

NOTICE TO LODGING PARTIES LAND SERVICES GROUP

Department for Administrative and Information Services
101 Grenfell Street Adelaide 5000



Government
of South Australia

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1. Amendments to the Community Titles Act 1996

The *Community Titles (Miscellaneous) Amendment Act 2001* has been proclaimed to come into operation on 7 April 2003.

The amendments to the *Community Titles Act 1996* (the Act):

- allow a surveyor to show the service infrastructure, the location of which is uncertain.
- make it possible for partition transfers to be completed within the application to deposit a plan of community division. Currently all lots that issue from a community plan must issue in the name of all owners. The amendment will allow individual lots to issue in separate names.
- make it mandatory for the duplicate certificate of title for the common property to be produced where additional common property is created by the division of a development lot.

The Schedule to the Act has also been amended to:

- make all existing schemes deposited under the transitional provisions of the Schedule to the Act primary strata plans of community division, even if there is no lot situated above another.
- allow for statutory encumbrances to remain over common property on deposit of a plan of community division under the transitional provisions.

2. Amendments to Regulations under the Community Titles Act

Changes made to the *Community Titles Regulations 1996*, by the *Community Titles Variation Regulations 2003* as published in the Government Gazette dated 20 February 2003 come into operation on 7 April 2003.

Schedule 1 relating to the certificate required by a surveyor has been amended. It now allows the surveyor to indicate in the certificate the part of the service infrastructure, the location of which is uncertain. Certificates dated after 7 April 2003 should be in the new format. If the surveyor is certain of the location of the service infrastructure, clause (a) of the certificate should be struck through.

3. New Strata Titles Regulations

The existing *Strata Titles Regulations 1988* are to be replaced by the *Strata Titles Regulations 2003*. The new regulations take effect from 7 April 2003.

4. Certification of Strata/Community plan when amended.

Surveyors are reminded that when a community or strata plan is amended the certification given by the surveyor relates to accuracy of the whole plan¹, not just for the area being amended.

Simon Libbis
REGISTRAR-GENERAL
3 April 2003

¹ See s.12(3)(c)(ii) of the Strata Titles Act 1988 and s.52(4)(f)(ii) and 58(3)(e) of the Community Titles Act 1996.