

## 4. SUBJECT TITLE DETAILS

The Subject Title Details panel shows information about the current and historical description of the land affected by the intent of the plan. The information generally originates from the certificates of title and must be shown in a table format under the following headings:

- PREFIX
- VOLUME
- FOLIO
- OTHER
- PARCEL
- NUMBER
- PLAN
- NUMBER
- HUNDRED/IA/DIVISION
- TOWN
- REFERENCE NUMBER

### 4.1 General Requirements

**4.1.1** A current title reference must be shown only once (see [Example 4.1](#)).

**4.1.2** Where a title or crown record reference has multiple parcels with the same PARCEL type all parcels must be shown on the same row with the exception of the PARCEL type of Sections, Blocks or Town Allotments (see [Example 4.1](#)).

SUBJECT TITLE DETAILS										
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED/IA/DIVISION	TOWN	REFERENCENUMBER
CT	5623	12		ALLOTMENT(S)	1-25	D	123456	NOARLUNGA		
				ALLOTMENT(S) COMPRISING PIECES	(12*.13*)	F	113575	NOARLUNGA		
				SECTION(S)	11			NOARLUNGA		
				BLOCK(S)	123			NOARLUNGA		

*Example 4.1*

**4.1.3** Where numerous title references exist, each must have entries in the fields where information is relevant, eg. Where the second title has the same historical references as the first title, they are still required to be shown (see [Example 4.2](#)). Parcel types must be shown in plural (eg.ALLOTMENT(S), SECTION(S) etc) even if only one allotment or section exists.

SUBJECT TITLE DETAILS										
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED/IA/DIVISION	TOWN	REFERENCENUMBER
CT	5875	54		ALLOTMENT(S)	89	D	61153	BLANCHE	SECTION	163
CT	5589	63		ALLOTMENT(S)	90	D	61153	BLANCHE	SECTION	163

*Example 4.2*

## 4.2 Prefix

- 4.2.1** The prefix of a whole or part of a Certificate of Title, Limited Certificate of Title, Crown Lease or Crown Record, reference must be shown in the PREFIX column. For a list of approved prefixes, refer to [Table 4.1 – Land Description Prefix Decision Table](#).

*Table 4.1 – Land Description Prefix Decision Table*

Prefix	Meaning
CT	Whole of a Certificate of Title/Limited
CL	Whole of a Crown Lease
CR	Whole of a Crown Record
PT CT	Part of a Certificate of Title/Limited
PT CL	Part of a Crown Lease
PT CR	Part of a Crown Record

- 4.2.2** Limited computerised titles are referred to as CT only.
- 4.2.3** Limited imperial titles (titles not converted) are shown in the OTHER column, eg. LT CT E/104

## 4.3 Volume

- 4.3.1** The volume of the current Certificate of Title, Crown Lease or Crown Record reference must be shown in the VOLUME column.
- 4.3.2** The volume reference must be shown as a whole number (eg: 5412).
- 4.3.3** Each volume reference must be shown on a separate row.

## 4.4 Folio

- 4.4.1** The folio of the current Certificate of Title, Crown Lease or Crown Record reference must be shown in the FOLIO column.
- 4.4.2** The folio reference must be shown as a whole number (eg: 62).
- 4.4.3** Each folio reference must be shown on a separate row.

## 4.5 Other

- 4.5.1** Instruments representing ownership to land (other than CT, CL or CR or part of these) within the bold black lines must be shown in the OTHER column (eg: VM 7156421).
- 4.5.2** Limited imperial titles (titles not converted) are shown in the OTHER column, eg LT CT E/104

## 4.6 Parcel Type

- 4.6.1** The parcel type must be shown in the PARCEL column. For a list of approved parcel types refer to [Table 4.2 – Parcel Type Decision Table](#).

Table 4.2 - Parcel Type Decision Table

Parcel Type
ALLOTMENT(S)
BLOCK(S)
SECTION(S)
TOWN ACRE(S)
UNIT(S)
COMMON PROPERTY
LOT(S)
LOT(S) COMPRISING PIECES
DEVELOPMENT LOT(S)
DEVELOPMENT LOT (S) COMPRISING PIECES
CLOSED ROAD MARKED
ALLOTMENT(S) COMPRISING PIECES
OTHER (eg. FREE FORMAT)
LAND MARKED (BEING CLOSED ROAD)
LAND MARKED (PORTION BEING CLOSED ROAD)
ALLOTMENT(S) (ROAD) (BEING CLOSED ROAD)
ALLOTMENT(S) (ROAD) (PORTION BEING CLOSED ROAD)
PT ALLOTMENT(S)
PT ALLOTMENT(S) COMPRISING PIECES
PT BLOCK(S)
PT SECTION(S)
PT CLOSED ROAD MARKED
ALLOTMENT(S) (ROAD)
ALLOTMENT(S) COMPRISING PIECES (ROAD)
ALLOTMENT(S) (RESERVE)
ALLOTMENT(S) COMPRISING PIECES (RESERVE)
ALLOTMENT(S) (THOROUGHFARE)
ALLOTMENT(S) COMPRISING PIECES (THOROUGHFARE)
PIECE(S)
ALLOTMENT(S) (THOROUGHFARE) (BEING CLOSED ROAD)
ALLOTMENT(S) (THOROUGHFARE) (PORTION BEING CLOSED ROAD)

**4.6.2** Parcel types must be shown in plural eg: ALLOTMENT(S) even if only one parcel exists.

**4.6.3** Each parcel type must be shown on a separate row eg: UNIT(S) not UNIT(S) and COMMON PROPERTY.

**4.7 Parcel Number**

**4.7.1** The number of the parcel must be shown in the NUMBER column, to the right hand side of the PARCEL. For a list of approved parcel number types refer to [Table 4.3 – Parcel Number Decision Table](#).

*Table 4.3 - Parcel Number Decision Table*

Parcel Number Type	Example
PARCEL NUMBERS	1-5
CLOSED ROAD(S)	A
ROAD(S)	10
RESERVE(S)	3
DRAINAGE RESERVE(S)	40 (DRAINAGE RESERVE)
RESERVE(S) COMPRISING PIECES	(10*.11*)

**4.7.2** Parcel numbers may be shown as numbers or alpha identifiers (eg: 18 or A).

**4.7.3** Multiple parcels must be shown on the same row where they,

- Exist in the same title and the
- Remaining columns (except – reference number) to the right hand side match. (See [4.1.2](#))
- Are Parcels in DP’s, FP’s or CP’s

**4.7.4** Where a title or crown record has a different:

- Plan, or
- Hundred, or
- Reference number

a separate row must be utilised. See [Example 4.3](#)

SUBJECT TITLE DETAILS											
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED/IA/DIVISION	TOWN	REFERENCE	NUMBER
CT	5164	993		ALLOTMENT(S) 8	8	D	51163	CADELL		SECTION	38
				ALLOTMENT(S) 9	9	D	51163	CADELL		SECTION	38
								EBA		SECTION	2
				ALLOTMENT(S) 10	10	D	51163	CADELL		SECTION	39
								CADELL		SECTION	40
OTHER TITLE(S) AFFECTED:											

*Example 4.3*

**4.7.5** The only parcel description that can be shown in the NUMBER column is (DRAINAGE RESERVE). ROAD or RESERVE are shown under PARCEL See example in [Example 4.4](#).

SUBJECT TITLE DETAILS										
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED/IA/DIVISION	TOWN	REFERENCE NUMBER
CT	5698	57		ALLOTMENT(S) (ROAD)	78	D	56567	CLARE		SECTION 15
CT	5698	58		ALLOTMENT(S) (RESERVE)	79	D	56567	CLARE		SECTION 15
CT	5698	59		ALLOTMENT(S) (RESERVE)	80(DRAINAGE RESERVE)	D	56567	CLARE		SECTION 15
OTHER TITLE(S) AFFECTED:										

Example 4.4

**4.8 Plan Prefix**

- 4.8.1 The plan prefix must be shown in the PLAN column.
- 4.8.2 The first letter of the plan prefix must be shown (eg: Deposited Plan is shown as D)
- 4.8.3 Each plan prefix must be shown on a separate row (eg: D not D.F).

**4.9 Plan Number**

- 4.9.1 The number of the plan must be shown in the NUMBER column, to the right hand side of the plan prefix.
- 4.9.2 The plan number reference must be shown as a whole number (eg: 60012).
- 4.9.3 Only one plan number can be shown on each row (eg: 45786 not 45786.56236).

**4.10 Hundred / IA / Division**

- 4.10.1 The Hundred name, Irrigation Area, Out of Hundreds or Division name of the land within the bold black lines must be shown in the HUNDRED / IA / DIVISION column. See [Table 4.4](#).
- 4.10.2 The Hundred Name must be shown in upper case (eg: YATALA). See [Table 4.4](#).
- 4.10.3 Irrigation Areas must include the suffix IA (eg: COBDOGLA IA). See [Table 4.4](#).
- 4.10.4 Out of Hundreds must include the 1:250,000 map sheet name, eg: OH (AMDAMOOKA). See [Table 4.4](#).

Table 4.4 - Hundred / IA / Division Format Table

AREA TYPE	Example
Hundred	YATALA
Irrigation Area	COBDOGLA IA
Division	NOOKAMKA DIVISION (NOOK)
Out of Hundreds	OH (INNAMINCKA)

- 4.10.5 Where an Irrigation Area also comprises a Division, both entries must be shown in the Hundred / IA / Division column. See [Example 4.6](#).

SUBJECT TITLE DETAILS										
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED/IA/DIVISION	TOWN	REFERENCENUMBER
CR	5032	39		BLOCK(S)	78			COBDOGLA IA (MCNI)		
OTHER TITLE(S) AFFECTED:										

Example 4.6

**4.11 Town**

- 4.11.1** If the Parcel in the Subject Title Details is an Allotment in a Town, the Township name must be shown in the Town Column. See [Example 4.7](#).
- 4.11.2** If the Parcel in the Subject Title Details is an Allotment in a Plan where the historical reference is an Allotment in a Town, the Township name must not be shown in the Town Column. See [Example 4.7](#).
- 4.11.3** Each Township name must be shown on a separate row.
- 4.11.4** Reference to a Township must be shown as upper case (eg: BERRI or GAMBIERTOWN). See [Example 4.7](#).

SUBJECT TITLE DETAILS											
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED/IA/DIVISION	TOWN	REFERENCE	NUMBER
CR	5879	85		ALLOTMENT(S)	65			BERRI IA	BERRI		
CT	5956	54		ALLOTMENT(S)	8	D	58965	BERRI IA		ALLOTMENT	52
OTHER TITLE(S) AFFECTED:											

*Example 4.7*

**4.12 Reference**

- 4.12.1** A parcel type must be shown in the REFERENCE column where the Council Locality requires a historical reference. Refer to Table 2.3 – Council Decision Table  
 Note: if multiple Council localities exist, one requiring historical reference and the other(s) not – then historical references must be shown for all land descriptions.
- 4.12.2** The historical parcel types must be shown in accordance with [Table 4.5 – Parcel Reference Format Table](#)

*Table 4.5 – Parcel Reference Format Table*

PARCEL TYPE
SECTION
ALLOTMENT
BLOCK
CLOSED ROAD
FORESHORE
SEABED

- 4.12.3** Reference must be made to the whole parcel (eg: PT must not be shown).

**4.13 Reference Number**

- 4.13.1** A parcel number must be shown in the NUMBER column where the Council Locality requires a historical reference. Refer to Table 2.3 – Council Decision Table.
- 4.13.2** Multiple parcels must be shown on separate lines.
- 4.13.3** Parcel numbers may be shown as numbers or alpha identifiers (eg: 18 or A)
- 4.13.4** Reference must be made to the whole parcel (eg: PT must not be shown).
- 4.13.5** Where one land description comprises historical references in different HUNDREDS, TOWN names or REFERENCE type, the historical references must be shown on separate rows to clarify. See [Example 4.8](#).

SUBJECT TITLE DETAILS										
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED/IA/DIVISION	TOWN	REFERENCE NUMBER
CT	5796	96		ALLOTMENT(S)	3	D	59172	LINCOLN		SECTION 112
								WANILLA		SECTION 2
								WANILLA		SECTION 3
PT CT	5623	12		ALLOTMENT(S)	6-8	F	125645	EBA		SECTION 156
								EBA		BLOCK 1
OTHER TITLE(S) AFFECTED:										

Example 4.8

**4.14 Other Title(s) Affected**

**4.14.1** A title reference must be shown as OTHER TITLE(S) AFFECTED for:

- An easement in gross title that is affected by the outcome of the plan.
- Land outside the bold black lines is affected by the outcome of the plan (eg: Dominant land is affected by the creation, variation or extinguishment of an easement). Except on a division plan when an easement is being extinguished and the easement remains appurtenant to other dominant land.
- Parcels affected by an amendment to a Community Plan. Current Title reference(s) of Lot(s) and Common Property are shown if their boundaries and or easements are affected by the amendment. The remaining Lot(s) or Common Property in the scheme must not be shown.
- An encroachment by a Community Plan occurs (see Section 9.31).
- Existing dominant easement(s) title(s) being extinguished (including easement in gross title(s)) over land opened or closed under the Roads (Opening and Closing) Act 1991

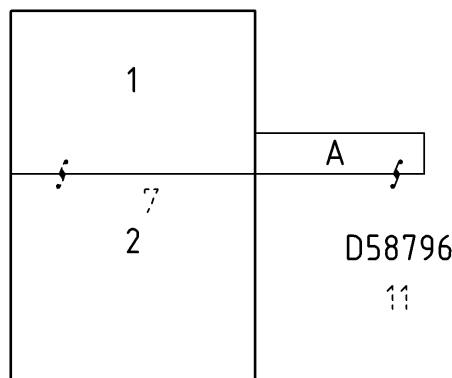
**4.14.2** Multiple title references may be shown (eg: CT5832/45.CT5832/46). See [Example 4.9](#).

SUBJECT TITLE DETAILS										
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED/IA/DIVISION	TOWN	REFERENCENUMBER
CT	5164	993		ALLOTMENT(S)	8.9	D	21163	ADELAIDE		
OTHER TITLE(S) AFFECTED: CT 5832/45.CT 5832/46										

Example 4.9

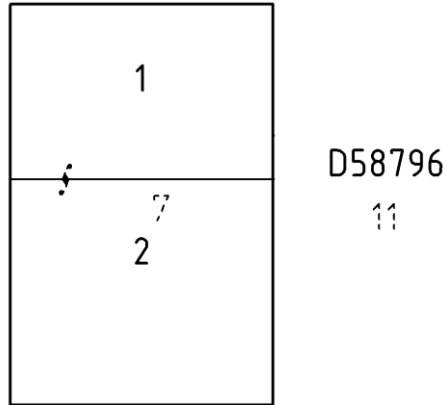
**4.15 Other Titles Affected – Case study 4.1**

In the example below Allotment 7 had an easement over A and is divided into Allotments 1 and 2. Only Allotment 1 is to retain an easement over A. Allotment 2 will no longer have an easement over A. In accordance with Section 223LH(2a) RPA 1886 the servient title for A is not shown in the OTHER TITLES AFFECTED panel.



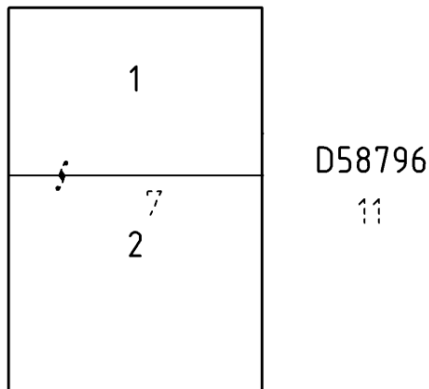
#### 4.16 Other Titles Affected – Case study 4.2

In the example below Allotment 7 had an easement over A and is divided into Allotments 1 and 2. Allotments 1 and 2 are no longer to retain an easement over A. A right search has found that another Allotment outside the plan has a dominant right over A. In accordance with Section 223LH(2a) RPA 1886 the servient title for A is not shown in the OTHER TITLES AFFECTED panel.



#### 4.17 Other Titles Affected – Case study 4.3

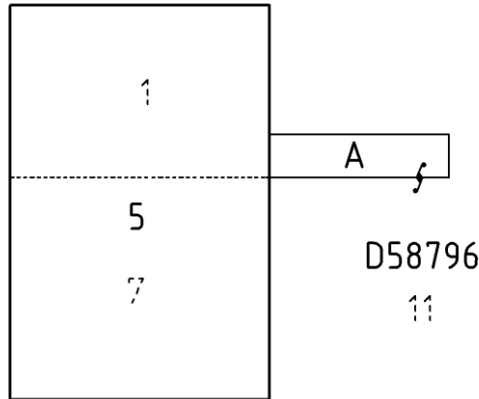
In the example below Allotment 7 had an easement over A and is divided into Allotments 1 and 2. Allotments 1 and 2 are no longer to retain an easement over A. A right search has found that there is no other Allotment outside the plan which has a dominant right over A. The servient title for A is shown in the OTHER TITLES AFFECTED panel.





**4.18 Other Titles Affected – Case study 4.4**

In the example below Allotment 1 had an easement over A. Allotments 1 and 7 are to be amalgamated. As Allotment 1 which has an easement over A is to be extended so that the whole of Allotment 5 is to have an easement over A the servient title for A is shown in the OTHER TITLES AFFECTED panel.



**4.19 Subject Title Details – Further Examples**

[Example 4.10](#) shows a land description where historical references are not required. Land outside the bold black lines is affected (dominant easement rights are being extinguished on titles CT5832/45 and CT5832/46).

SUBJECT TITLE DETAILS										
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED/IA/DIVISION	TOWN	REFERENCENUMBER
CT	5164	993		LOT(S)	8.9	C	21163	ADELAIDE		
CL	1223	89		SECTION(S)	140			YATALA		
OTHER TITLE(S) AFFECTED: CT5832/45.CT5832/46										

*Example 4.10*

[Example 4.11](#) shows an original land description that is still current and is contained in an Irrigation Area, Division and Government Town.

SUBJECT TITLE DETAILS										
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED/IA/DIVISION	TOWN	REFERENCENUMBER
CR	5032	39		BLOCK(S)	78			COBDOGLA IA (MCNI)		
CR	5879	85		ALLOTMENT(S)	65			BERRI IA	BERRI	
OTHER TITLE(S) AFFECTED:										

*Example 4.11*

[Example 4.12](#) shows a land description where historical references are required.

SUBJECT TITLE DETAILS										
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED/IA/DIVISION	TOWN	REFERENCE NUMBER
PT CT	5623	12		ALLOTMENT(S)	6-8	F	125645	EBA		SECTION 156
CT	5453	63		ALLOTMENT(S)	25	F	126341	KANMANTOO		BLOCK 1
OTHER TITLE(S) AFFECTED:										

*Example 4.12*

[Example 4.13](#) shows a land description where parcels are contained in an Irrigation Area and historical references are required.

SUBJECT TITLE DETAILS										
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED/IA/DIVISION	TOWN	REFERENCE NUMBER
CT	5786	56		ALLOTMENT COMPRISING PIECE(S)	(80*.81*)	D	57101	BERRI IA		ALLOTMENT 949
CT	5465	72		ALLOTMENT(S)	13	F	47801	COBDOGLA IA (NOOK)		BLOCK 130
OTHER TITLE(S) AFFECTED:										

*Example 4.13*

[Example 4.14](#) shows a land description where parcels are shown separately (they are contained in separate certificates of title but are in the same plan).

SUBJECT TITLE DETAILS										
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED/IA/DIVISION	TOWN	REFERENCE NUMBER
CT	5958	10		UNIT(S)	1	S	13985	NOARLUNGA		
CT	5958	11		UNIT(S)	2	S	13985	NOARLUNGA		
CT	5958	12		COMMON PROPERTY		S	13985	NOARLUNGA		
OTHER TITLE(S) AFFECTED:										

*Example 4.14*

[Example 4.15](#) shows an Allotment in a plan where the parcel's historical identity was a closed road.

SUBJECT TITLE DETAILS										
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED/IA/DIVISION	TOWN	REFERENCE NUMBER
CT	5642	56		ALLOTMENT(S)	106	F	205263	LINCOLN		CLOSED ROAD
OTHER TITLE(S) AFFECTED:										

*Example 4.15*

[Example 4.16](#) shows an Allotment in a plan where the parcel's historical identity was a foreshore and seabed.

SUBJECT TITLE DETAILS										
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED/IA/DIVISION	TOWN	REFERENCE NUMBER
CT	5642	56		ALLOTMENT(S)	106	F	205263	LINCOLN		FORESHORE SEABED
OTHER TITLE(S) AFFECTED:										

*Example 4.16*

[Example 4.17](#) shows a land description where the land is from the seabed and foreshore.

SUBJECT TITLE DETAILS										
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED/IA/DIVISION	TOWN	REFERENCE NUMBER
				SEABED	PORTION OF SEABED			OH(ADELAIDE)		
				FORESHORE	PORTION OF FORESHORE			PORT ADELAIDE		
OTHER TITLE(S) AFFECTED:										

*Example 4.17*

#### 4.20 Subject title details for Road Plans

The subject title details for a road closing can include:

- The closed road.
- Land merging with a closed road.
- Balance of the closed road.

The subject title details for a road opening must include the land from which the new road is being created.

The following are examples of the Subject Title details for road plans:

[Example 4.18](#) shows the land description where a parcel to be closed is an allotment in a plan with a title reference.

SUBJECT TITLE DETAILS										
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED/IA/DIVISION	TOWN	REFERENCE NUMBER
CT	6001	112		ALLOTMENT(S) (ROAD) (BEING CLOSED ROAD)	6	D	12346	ADELAIDE		
OTHER TITLE(S) AFFECTED:										

*Example 4.18*

[Example 4.19](#) shows a land description where a parcel to be closed is portion of an allotment in a plan with a title reference.

SUBJECT TITLE DETAILS										
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED/IA/DIVISION	TOWN	REFERENCE NUMBER
CT	7001	110		ALLOTMENT(S) (ROAD) (PORTION BEING CLOSED ROAD)	6	D	12347	ADELAIDE		
OTHER TITLE(S) AFFECTED:										

*Example 4.19*

[Example 4.20](#) shows a land description where the road being closed was created as a road in a road plan under the Roads (Opening and Closing) Act 1932.

SUBJECT TITLE DETAILS										
VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED/IA/DIVISION	TOWN	REFERENCE	NUMBER
			LAND MARKED (BEING CLOSED ROAD)	2	R	1237	ADELAIDE			
			LAND MARKED (PORTION BEING CLOSED ROAD)	1	R	1114	ADELAIDE			
OTHER TITLE(S) AFFECTED:										

*Example 4.20*

[Example 4.21](#) shows a land description where a parcel of closed road does not have a title reference and is not uniquely identified eg. A Government Road.

SUBJECT TITLE DETAILS											
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED/IA/DIVISION	TOWN	REFERENCE	NUMBER
				CLOSED ROAD ADJACENT TO SECTIONS 8.9				LINCOLN			
OTHER TITLE(S) AFFECTED:											

*Example 4.21*

[Example 4.22](#) shows a land description where the plan indicates existing Closed Road in a Certificate of Title.

SUBJECT TITLE DETAILS											
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED/IA/DIVISION	TOWN	REFERENCE	NUMBER
CT	7000	111		CLOSED ROAD A MARKED		R	111	ADELAIDE			
OTHER TITLE(S) AFFECTED:											

*Example 4.22*

**4.21 Resubdivision Docket**

Subject Titles affected by a current Resubdivision Docket must have the following note added to the ANNOTATION Panel:

THIS PLAN SUPERSEDES \_\_ IN RESUBDIVISION DKT \_\_/\_\_

**4.22 Closed Roads in a Certificate of Title**

Closed Road Parcels in a Road Plan are not an Allotment eg. A, B and C in RP 1211.

When dealing with a Certificate of Title containing parcels of closed road in a Road Plan these parcels form one Allotment and must be dealt with as if they were Pieces Comprising an Allotment.

Where a plan includes a closed road in a road plan the plan diagram must show the historic identifier of closed road in broken lettering.