



REGISTRAR-GENERAL'S OFFICE

A DIVISION OF THE DEPARTMENT OF LANDS

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NOTICE TO LODGING PARTIES

AMENDMENTS TO UNIT ENTITLEMENT AND ARTICLES OF A STRATA CORPORATION

By virtue of Sections 223mf and 223nj of the Real Property Act, 1886-1980, an application may be made to the Registrar-General for amendment of the schedule of unit entitlement and articles of a strata corporation respectively and, when accepted by the Registrar-General as conforming to the prescribed format, the amendment is noted on the relevant Strata Plan.

In the case of an amendment to the schedule of unit entitlement, the schedule itself may be amended or if such amendment is considered substantial, a substituted schedule may be prepared with appropriate reference to the authenticating instrument.

In the case of an amendment to the Articles, the first sheet of the Strata Plan is endorsed to this effect in the right hand margin with appropriate reference to the authenticating instrument.

An amendment to the schedule of unit entitlement takes effect when the Registrar-General endorses the same with his signature but the amendment to the articles becomes effective when lodged with the Registrar-General. At present, notice of amendment to either the schedule of unit entitlement or the articles is given only when the appropriate endorsement is made and therefore a search of the strata plan would not reveal the presence of any pending change which may be lodged but not endorsed.

In order to afford greater protection to parties dealing with a strata unit, who may be unaware of any pending change to unit entitlement or articles, it is proposed to withdraw the aperture card of that particular microfilmed copy of the strata plan immediately either of the above applications is lodged. Upon enquiry for a copy of that particular strata plan, a searcher will then be acquainted with the relevant application number of the amendment and normal searching procedures in relation to unpassed documents can then be instigated if it is desired to sight the pending amendments prior to settlement.

In the interests of all parties, it is recommended that any applications for such amendments be lodged at this Office as soon as possible after notification so that any intending purchaser may be acquainted with such change.

(J.G. MAHER)

REGISTRAR-GENERAL.

January, 1982