

NOTICE TO LODGING PARTIES

LAND SERVICES GROUP

Colonel Light Centre
25 Pirie Street, ADELAIDE 5000

No. 120

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1. CAVEATS

Clients are reminded that where a caveat has been received for examination and requisitions are raised, **all amendments to the document must be initialled by the certifying party**. If the caveat has to be removed from this office and returned to the certifying party in order to comply with this requirement, it will lose its original date and time. A new date and time will be assigned to the caveat when it is relodged.

In view of the above, it is **strongly recommended** that the certifying party lodges a caveat personally whenever its lodgment is considered urgent.

2. MULTIPLE NUMBERED LEASES

When contiguous allotments of land held by different registered proprietors in separate certificates of title are to be leased to the one lessee, clients are strongly encouraged to prepare **separate** leases for registration.

However, it is recognised that this may not be feasible in all cases and that in some instances it is necessary to combine the leases within the one instrument. Currently, when this occurs, the document is given one number per proprietorship but charged only the one fee. As from the date of this Notice, leases prepared in this way will be charged a fee for each number. In this way, the fee which is exacted will be identical with that which would have been charged had separate instruments been lodged.

3. CORRECTION OF BOUNDARIES BY CONSENT

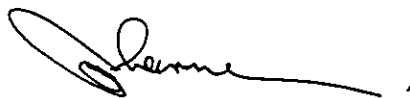
The following information concerns the correction or amendment of Certificates of Title pursuant to section 223j of the Real Property Act 1886.

For many years, requests for the correction or amendment of boundaries delineated in a Certificate of Title have been accepted under section 223j in varying formats. The only stipulation's which have been placed upon a request have been that it refers to section 223j, that it incorporates a statement that no compensation has been paid between the parties and that it has been signed by all persons who appear from the Register Book to have an interest in the relevant land.

In order to achieve consistency in format and formalise the procedure to be followed with a correction of this sort, a new form has been devised. The request is now to be prepared as a formal application for the rectification of boundaries and must be supported by a statutory declaration. Copies of the form and guidance notes to assist in the preparation of the application can be obtained from Mr Brian Baldock, Supervising Drafting Officer, Surveys, who can be contacted in person at the Plan Lodgment Counter on the Fifth Floor of the Colonel Light Centre, or by telephone on 8226 3952.

The combined application and declaration is now the form approved for the purposes of corrections under section 223j and **must** be used. An informal request in the form of a letter will no longer be accepted unless it was made prior to the date of this Notice.

It is stressed that all persons who are contemplating making an application pursuant to section 223j contact Mr Baldock to ascertain whether such an application is considered appropriate on the facts of the case. In many cases it may be that discrepancies between the position of boundaries as delineated on certificates of title and the boundaries which are actually occupied should be resolved by a plan of division.



ALAN J. SHARMAN
REGISTRAR-GENERAL
27 May 1998