



DEPARTMENT OF LANDS

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NOTICE TO LODGING PARTIES

Re: Land Parcel Identification Project

The Land Information Management Committee has for some years been aware that, in order to meet the requirements of several major users of the Land Information System (L.I.S.), all of the principles of unique identification of land parcels as recognised by local and overseas land information specialists, must be observed. Further development of the D.C.D.B. project emphasises the more immediate need for these requirements to be met.

One of the more significant aspects of unique identification to be considered by the Land Information Branch (L.I.B.), is the requirement for the physically separated pieces of land, which together comprise an allotment (as defined in Section 223 1a of the Real Property Act), to be uniquely identified. To cater for this change, this Section of the Real Property Act was amended in 1985, to include in the definition of an allotment, clause (ca) of Sub-Section 223 1a (1) which states:-

"(ca) two or more separately defined pieces of land that are delineated on a public map and that are identified in a Treasury Receipt, certificate or other document or instrument of title as forming one allotment."

To investigate and consider the methods and procedures to implement the legislative and other changes required to provide for the unique identification for both existing and new land parcels, a Land Identification Study Team was formed on 28.4.1986, to address the following terms of reference:-

"to produce, within three months of the commencement of a study, a report to the Registrar-General on unique identification of land parcels which examines the issues listed below:-

1. To identify the need for, and advantages flowing from, the unique identification of land parcels of the State.
2. To examine the alternative approaches to achieving unique identification, and to define that option which is most effective considering such factors as the time, resources, and institutional changes required.
3. To define the appropriate organisational structure required to support the above approach."

The Study Team subsequently produced a report on the above terms of reference, which was accepted by both the Land Parcel Identification Advisory Group and the Land Information Management Committee. It addresses the issues relating to the most efficient and practical method of achieving unique identification for both new and existing land parcels over Crown and freehold lands within the State. It has considered the methods and procedures to provide for "piece numbering" (i.e. the numbering of those physically separated pieces of land within an allotment) and, to this end, the following has been accepted:-

1. The use of the parcel type "piece" for those physically separated pieces of land within an allotment.
2. The numbering of pieces within the allotment numbering sequence, together with an appropriate notation indicating the pieces which together constitute an allotment.
3. The issue of separate Certificates of Title for those allotments which contain a number of pieces.

It is intended that the piece numbering recommendations be implemented by the preparation of plans in accordance with the attached example. To achieve this, both plans of division and filed plans (which redesignate land parcels) shall be lodged in this form from the 2nd February 1987. This policy will be extended to encompass Crown land divisions, following the introduction of the Common Plan Format early next year.

The identification of sub-units of allotments (i.e. new "pieces" of land) in the plan/parcel form, with appropriate notations, will safeguard the planning issue of specifically which "pieces" together comprise an allotment. The use of an asterisk following the piece identifier will denote the "pieces" of land, as distinct from an allotment. This, used in conjunction with an appropriate schedule on the plan, details which "pieces" comprise an allotment. Please refer to the attached copy of an example deposited plan for details.

These changes to the presentation and format of the plans will resolve the present shortcomings in the unique identification program and enable all new "pieces" of land to have legal unique identification, yet result in only minimal extra work in the preparation of the plan.

The unique identification of existing land parcels is to be reactivated, as the Identification Project, within the Department of Lands. A modified approach will use the Department's high technology resources to accelerate this project's task. In the near future further details of the Identification Project will be circulated to all users.



(J.G. MAHER)

REGISTRAR-GENERAL

