

Notice

To Lodging Parties

20 August 2026

No. 280

Commencement of the *Community Titles Regulations 2026* and *Strata Titles (Miscellaneous) Amendment Regulations 2026* – Certificate of licensed surveyor

Please be advised that on 1 September 2026, the *Community Titles Regulations 2026* (the CT Regulations) and *Strata Titles (Miscellaneous) Amendment Regulations 2026* (the ST Amendment Regulations) will commence.

The CT Regulations have been updated and will replace the existing *Community Titles Regulations 2011* upon commencement, while the ST Amendment Regulations have been made to make equivalent changes to the *Strata Titles Regulations 2018* where necessary to maintain consistency with the remade CT Regulations.

The remaking of the CT Regulations presented an opportunity to review the content and make changes where appropriate. Accordingly, the Form 1 certificate of licensed surveyor under Schedule 1 has been updated to require more details to be provided by the certifying surveyor.

The revised certificate closely aligns with the form of the certificate required for Deposited Plans and Filed Plans and now includes:

- The date the field work was completed.
- A check box to advise who carried out the survey.
- A check box to certify that, where parcel boundaries, subsidiaries, common property and encroachments are defined by monuments, every monument required to define those features is correct and was physically in place on the date the field work was completed.
- Check boxes to certify that service infrastructure exists and/or is unknown between certain points.

Importantly, the intent of the licensed surveyor certification has not changed and the Plan Presentation Requirements for service infrastructure have not changed.

Changes in the Digital Plan Lodgement (DPL) certification to reflect the revised Form 1 certificate for plans certified under the *Community Titles Act 1996* will be live on 1 September 2026.

Any community titles plan certified or re-certified on or after 1 September 2026 will carry the new certification as shown on the following page.



Bradley Slape
Surveyor-General

Office of the Surveyor-General

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Government of South Australia

Department for Housing
and Urban Development

Schedule 1—Forms

Form 1

sections 14(4)(h), 52(4)(f)(ii), 58(3)(e) and 60(3)(f) of Act

Certificate of licensed surveyor

I, *[insert name]*, a licensed surveyor under the *Survey Act 1992* certify that—

- (a) this plan has been made from surveys carried out by me/another licensed surveyor under my personal supervision/a person other than a licensed surveyor under my personal supervision *[strike out whichever is not applicable]* and correctly prepared in accordance with the *Community Titles Act 1996*; and
- (b) the field work was completed on *[insert date]*; and
- (c) where parcel boundaries, subsidiaries, common property or encroachments are defined by monuments, every monument required to define those parcel boundaries, subsidiaries, common property or encroachments is correct and was physically in place on the date the field work was completed *[strike out if not applicable]*; and
- (d) service infrastructure exists as shown on the plan/service infrastructure exists as shown on the plan, however I am uncertain about the location of that part of the service infrastructure shown between the points marked > and < on the plan *[strike out whichever is not applicable]*.

Date:

Signed:

Office of the Surveyor-General

GPO Box 1815 Adelaide

South Australia 5001

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