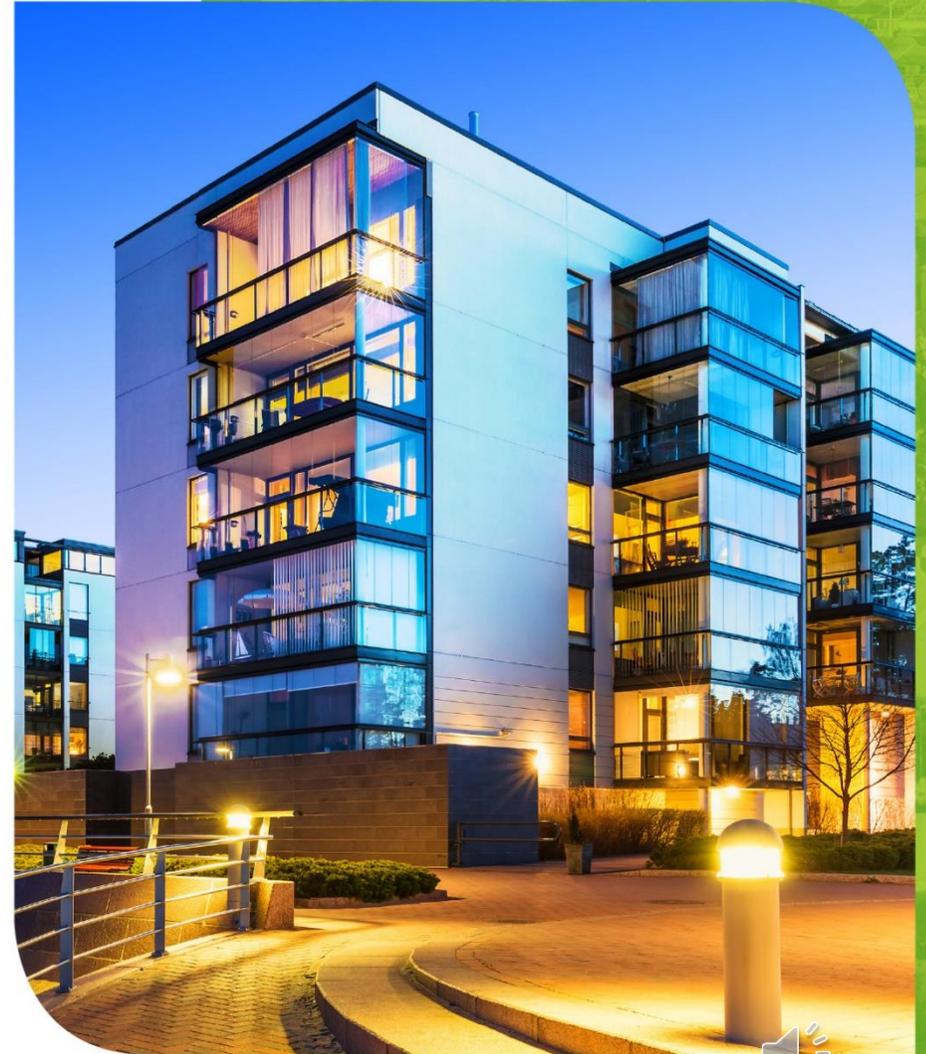




Industry Education Webinar:

Land Divisions involving  
Community and Strata Plans



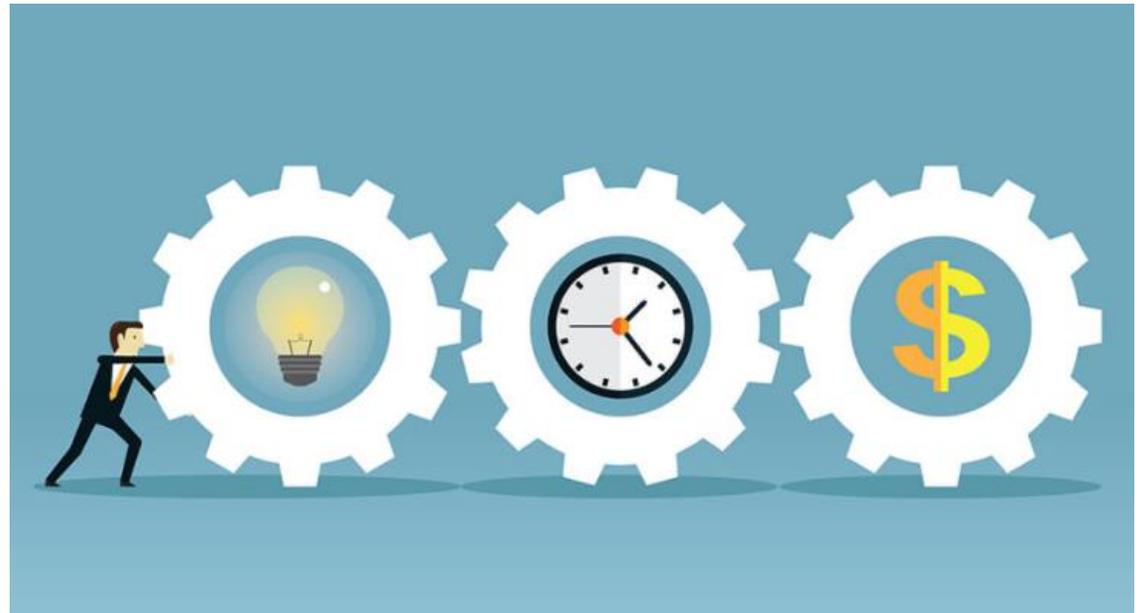


# Industry Education Program

Land Services SA is committed to providing an excellent Customer Experience. One way we continue to deliver value to the Industry is through our Industry Education Program, where we produce a range of helpful educational materials, hold regular webinars and Industry Events.

## Why are we doing this?

- ✓ Assist in educating the industry by providing regular training updates
- ✓ Assist in reducing requisitions across your business, saving you time and money
- ✓ Supporting you to deliver excellent service to your clients





# About our Land Services SA Team

This Industry Education Webinar was prepared by two of Land Services SA's Subject Matter Experts. Our staff have years of experience and are well respected in the Industry.



**Bill Sheeky** is a Senior Division Officer for Land Services SA. He has been with LSSA since its inception in 2017 and has worked with the Lands Titles Office for 45 years.



## Agenda

- PPR Scenarios
- Division and Community or Strata Plans
- SCAP Consents required for both plans
- Scenarios
- Key Points to remember





# PPR: Scenarios for Community Plans

Sections 10.26 through to 10.31

PPR Section	Scenario
10.26	Amending the external boundaries of a Community Plan
10.27	Amendments where the whole of an Allotment is added to a Community Plan
10.28	Amendments where portion of an Allotment is added to a Community Plan
10.29	Amendments where Land is truncated from a Community Plan and added to an Allotment
10.30	Amendments where Land is truncated from a Community Plan to form an allotment
10.31	Amendments where Land is both truncated from and added to a Community Plan to form an allotment



# PPR: Scenarios for Community Plans

Sections 11.9 through to 11.14

PPR Section	Scenario
11.9	Amending the external boundaries of a Strata Plan
11.10	Amendments where the whole of an allotment is added to a Strata Plan
11.11	Amendments where portion of an allotment is added to a Strata Plan
11.12	Amendments where Land is truncated from a Strata Plan and added to an Allotment
11.13	Amendments where Land is truncated from a Strata Plan to form an allotment
11.14	Amendments where Land is both truncated and added to a Strata Plan to form an allotment

# Overview of Requirements

- It is a two plan Job
- We must have SCAP approval for both plans
- Both Plans should be lodged together
- Communicate with the Conveyancer



An aerial photograph of a residential neighborhood, showing houses and trees, overlaid with a semi-transparent green filter. The text is positioned on the left side of the image.

# Scenario One:

Division involving a DPL Community Plan



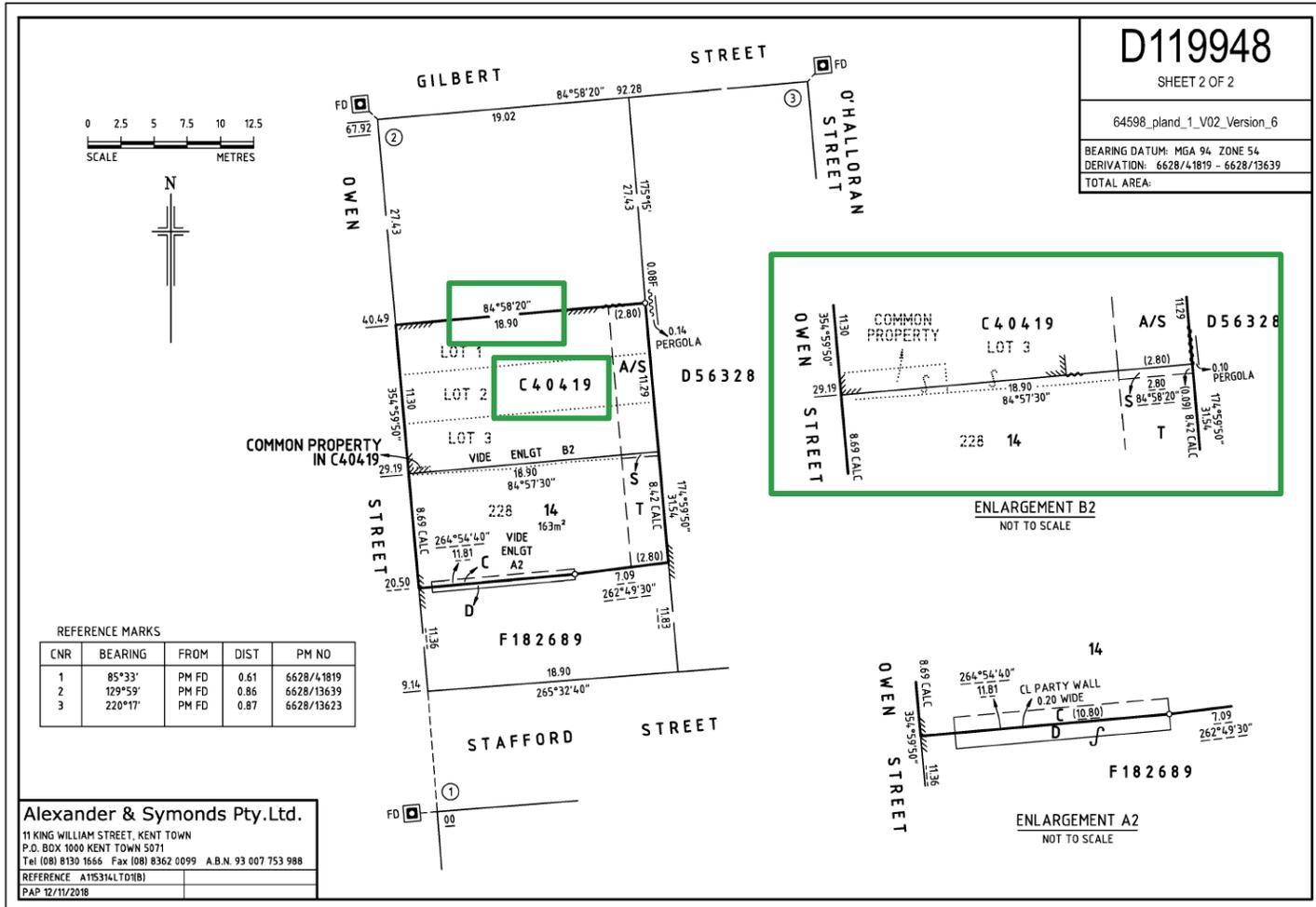
# The Division Plan

PURPOSE: DIVISION		AREA NAME: ADELAIDE		RE-APPROVED: 06/01/2020		 <b>D119948</b> SHEET 1 OF 2			
MAP REF: 6628/41/M		COUNCIL: THE CORPORATION OF THE CITY OF ADELAIDE		DEPOSITED: 11/05/2020					
LAST PLAN:		DEVELOPMENT NO: 020/D011/18/001/56736							
AGENT DETAILS:		SURVEYORS CERTIFICATION:							
AGENT CODE:									
REFERENCE:									
SUBJECT TITLE DETAILS:									
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	6169	428		ALLOTMENT(S)	228	F	182690 ADELAIDE		
CT	6173	372		LOT(S)	3	C	40419 ADELAIDE		
CT	6173	373		COMMON PROPERTY		C	40419 ADELAIDE		
OTHER TITLES AFFECTED: CT 6173/370 , CT 6173/371									
EASEMENT DETAILS:									
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION		
EXISTING	14	SHORT	EASEMENT(S)	T	FOR SEWERAGE PURPOSES		TG 12416276		
EXISTING	14	SHORT	EASEMENT(S)	C	PARTY WALL RIGHTS	D	T 1808998		
EXISTING		SHORT	EASEMENT(S)	D	PARTY WALL RIGHTS	C	T 1808998		
EXISTING	1. 2. 3 IN C40419. 14	SHORT	EASEMENT(S)	S	FOR SEWERAGE PURPOSES		TG 12416274		
VARY FROM	1. 2. 3 IN C40419	SHORT	EASEMENT(S)	S IN F250377	FOR SEWERAGE PURPOSES	228 IN F182690	TG 12416275		
VARY TO	1. 2. 3 IN C40419	SHORT	EASEMENT(S)	A	FOR SEWERAGE PURPOSES	14	TG 12416275		





# The Division Plan





# The Community Plan Amendment (DPL)

PURPOSE: PRIMARY COMMUNITY	AREA NAME: ADELAIDE	RE-APPROVED: 02/03/2020	 <b>C40419</b> SUBSTITUTE SHEET SHEET 1 OF 2						
MAP REF: 6628/41/M	COUNCIL: THE CORPORATION OF THE CITY OF ADELAIDE	DEPOSITED: 21/04/2016							
LAST PLAN: D119948	DEVELOPMENT NO: 020/C005/15/001/44432, 020/C013/18/001/56738								
AGENT DETAILS:		SURVEYORS CERTIFICATION:							
AGENT CODE:									
REFERENCE:									
SUBJECT TITLE DETAILS:									
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
PT CT	6169	426		ALLOTMENT(S)	229	F	182691 ADELAIDE		
OTHER TITLES AFFECTED: CT 6173/370 , CT 6173/371 , CT 6173/372 , CT 6173/373									
EASEMENT DETAILS:									
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF		CREATION	
EXISTING	1. 2. 3	SHORT	EASEMENT(S)	S	FOR SEWERAGE PURPOSES			TG 12416274	
EXISTING	1. 2. 3	SHORT	EASEMENT(S)	A	FOR SEWERAGE PURPOSES			TG 12416275	
ANNOTATIONS:				THE COMMON PROPERTY IS DESIGNATED (C1) FOR LAND INFORMATION PURPOSES ONLY AND DOES NOT PROVIDE A LEGAL IDENTIFIER FOR THE COMMON PROPERTY.					
				THE SERVICE INFRASTRUCTURE WAS NOT IN PLACE AS AT 21 / 05 / 2015					
				EASEMENT A AFFECTED BY AP 13217251					



# Scenario Two:

## Divisions involving a Manual Community Plan

- Must be now lodged through DPL
- Plan examination fee now paid through DPL

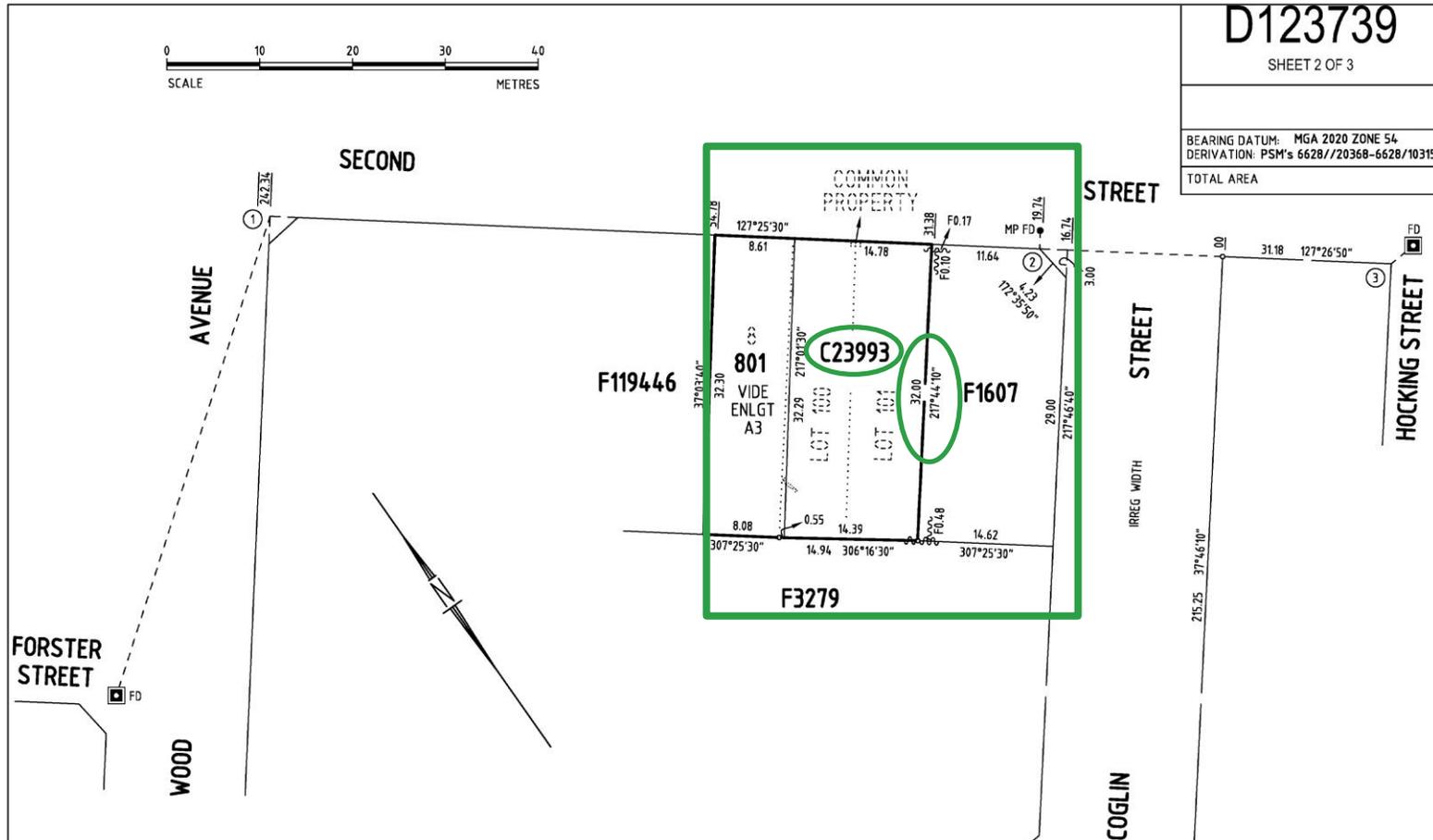


# The Division Plan

PURPOSE: DIVISION		AREA NAME: BROMPTON		APPROVED: 23/06/2020		 <b>D123739</b> SHEET 1 OF 3			
MAP REF: 6628/40/P, 6628/41/C		COUNCIL: CITY OF CHARLES STURT		DEPOSITED: 06/07/2020					
LAST PLAN:		DEVELOPMENT NO: 252/D332/19/001/58250							
AGENT DETAILS:				SURVEYORS CERTIFICATION:					
AGENT CODE:									
REFERENCE:									
SUBJECT TITLE DETAILS:									
PREFIX	VOLUME	FOLIO	OTHER	PARCEL ALLOTMENT(S)	NUMBER	PLAN	NUMBER HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5103	81			8	F	100986 YATALA		
CT	5999	561		LOT(S)	100	C	23993 YATALA		
OTHER TITLES AFFECTED:									
EASEMENT DETAILS:									
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION		



# The Division Plan





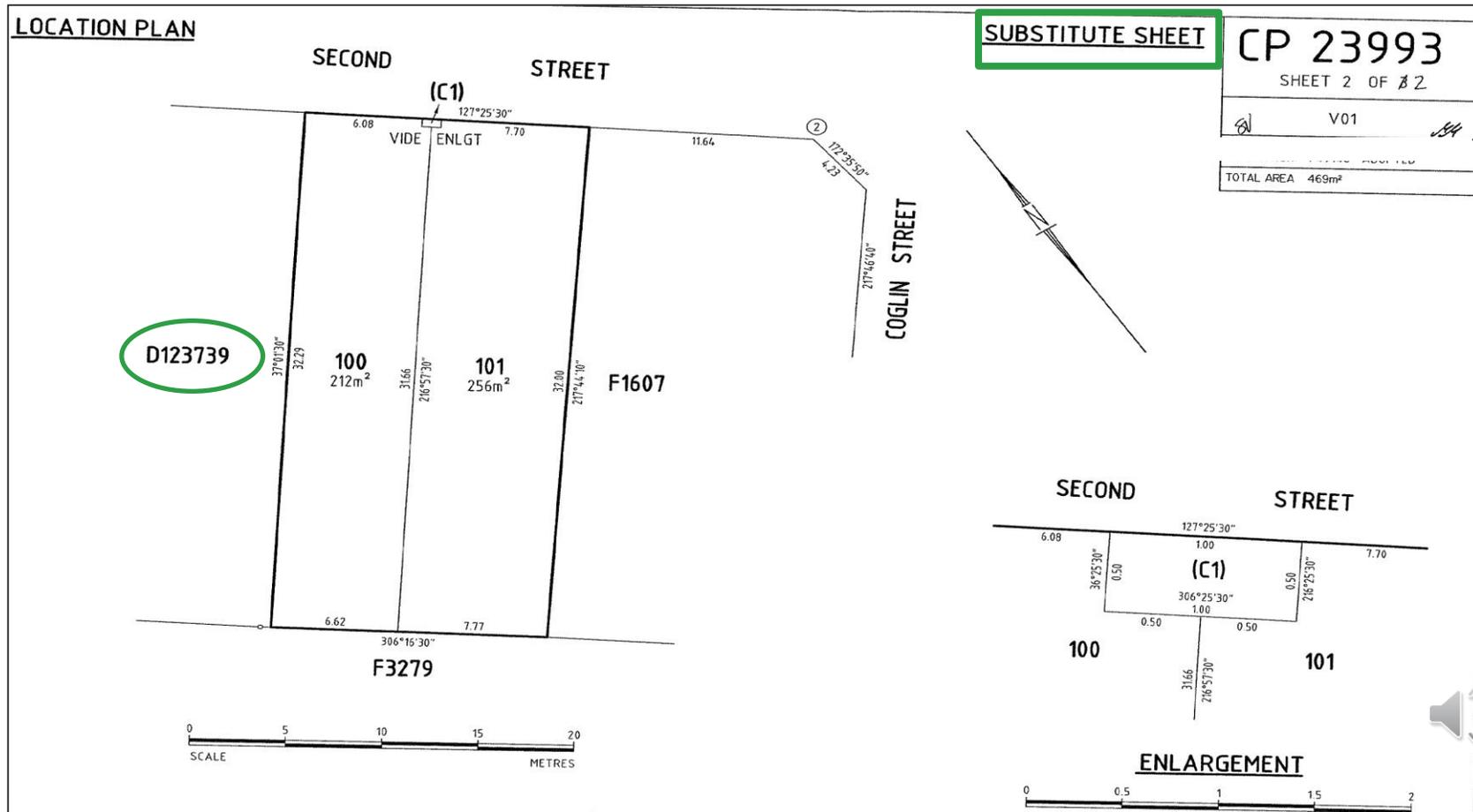
# The Community Plan Amendment

PURPOSE: PRIMARY COMMUNITY		AREA NAME: BROMPTON		APPROVED:						
MAP REF: 6628/41/C, 6628/40/P		COUNCIL: CITY OF CHARLES STURT		23.6.20						
LAST PLAN: D123739		DEVELOPMENT NO: 252/C016/06, 252/C333/19/001/58354		CP 23993						
				DEPOSITED/FILED: 6/12/2007						
				SUBSTITUTE SHEET						
				SHEET 1 OF 2						
				V01						
AGENT DETAIL			SURVEYORS CERTIFICATION:							
AGENT CODE:										
REFERENCE:										
SUBJECT TITLE DETAILS:										
REFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
PT CT	5221	493		ALLOTMENT(S)	6	F	121450	YATALA		
PT CT	5221	578		ALLOTMENT(S)	6	F	121450	YATALA		
OTHER TITLES AFFECTED:			CT 5999/561							
EASEMENT DETAILS:										
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION			
ANNOTATIONS: THE COMMON PROPERTY IS DESIGNATED (C1) FOR LAND INFORMATION PURPOSES ONLY AND DOES NOT PROVIDE A LEGAL IDENTIFIER FOR THE COMMON PROPERTY THE SERVICE INFRASTRUCTURE COULD NOT BE FOUND DUE TO THE AGE AND NATURE OF THE SCHEME AND THE UNAVAILABILITY OF RECORDS										





# The Community Plan Amendment



# Scenario Three: STRATA AMENDMENT

## Divisions involving a Strata Plan

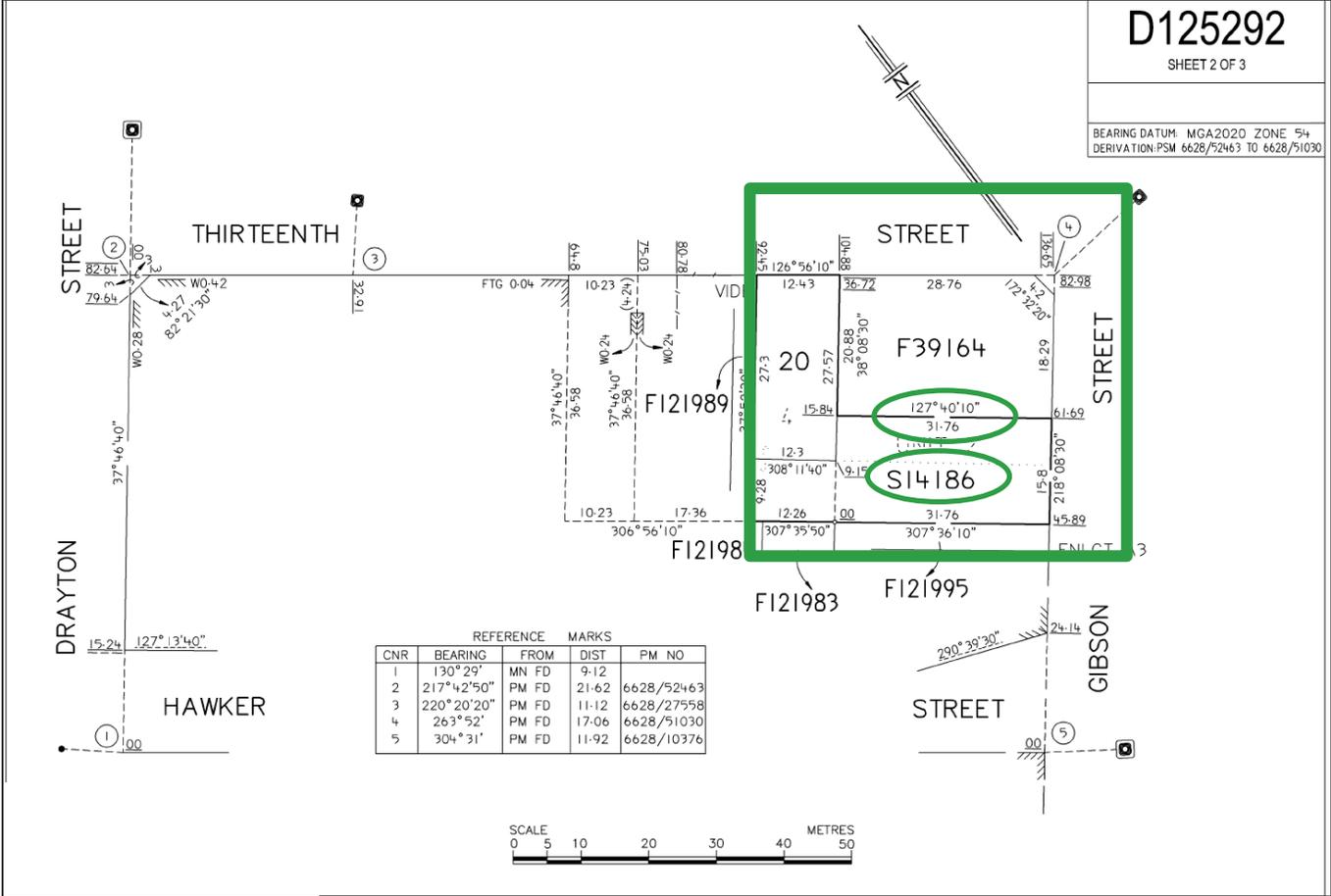
- Must be now lodged through DPL
- Plan examination fee paid through DPL
- Surveyor must certify the whole Strata Scheme
- Surveyor should coordinate with Conveyancer to lodge the AP at the same time as they lodge the plans
- All Units affected shown in OTHER TITES AFFECTED
- Should they take this opportunity to convert to COMMUNITY PLAN?



# The Division Plan

PURPOSE: DIVISION		AREA NAME: BOWDEN		APPROVED: 13/11/2020		 <b>D125292</b> SHEET 1 OF 3			
MAP REF: 6628/41/D		COUNCIL: CITY OF CHARLES STURT		DEPOSITED: 04/12/2020					
LAST PLAN:		DEVELOPMENT NO: 252/D253/20/001/60240							
AGENT DETAILS:				SURVEYORS CERTIFICATION:					
AGENT CODE:									
REFERENCE:									
<b>SUBJECT TITLE DETAILS:</b>									
PREFIX	VOLUME	FOLIO	OTHER	PARCEL ALLOTMENT(S)	NUMBER	PLAN	NUMBER HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5943	637			4	F	106970 YATALA		
CT	5482	310		UNIT(S)	1	S	14186 YATALA		
OTHER TITLES AFFECTED:									
<b>EASEMENT DETAILS:</b>									
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION		
									

# The Division Plan





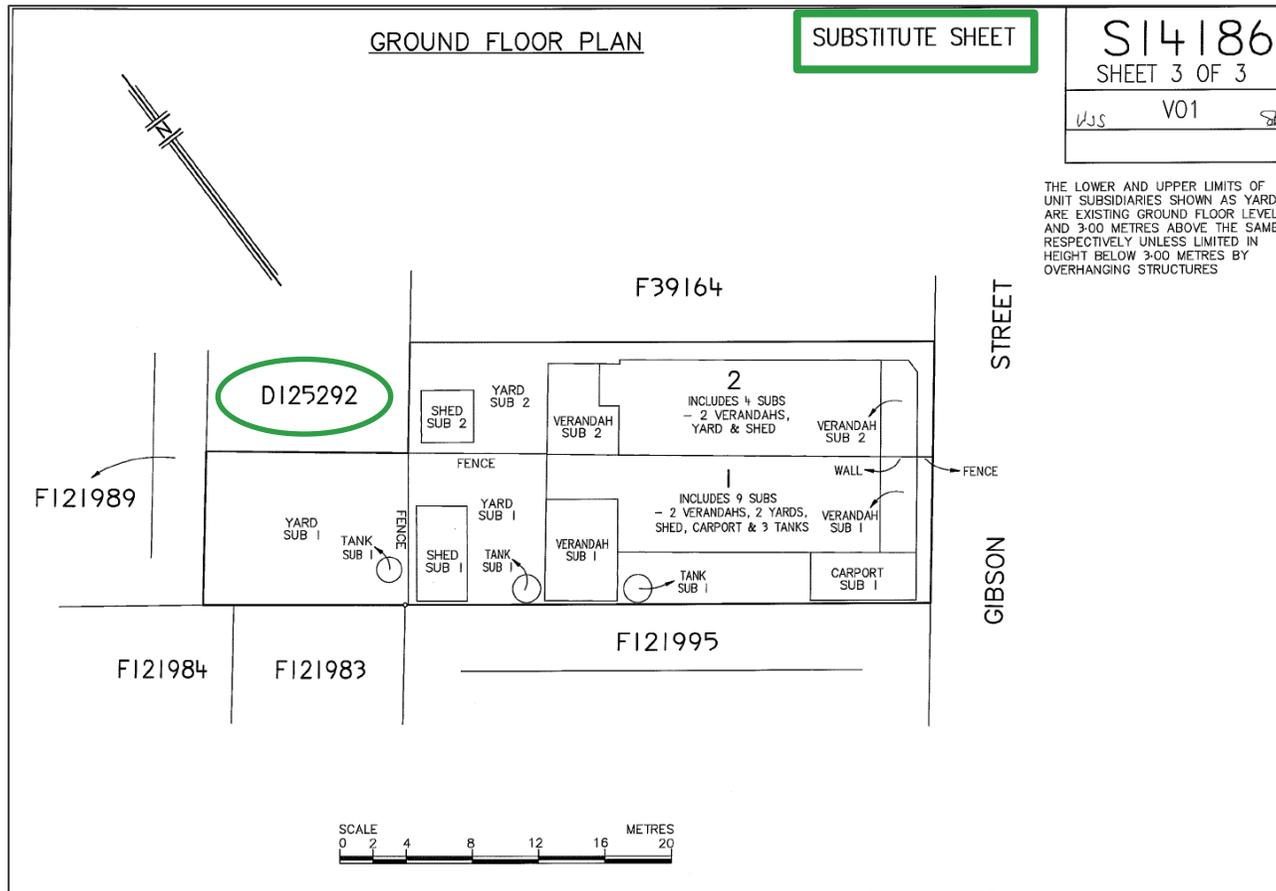
# The Strata Plan Amendment

PURPOSE: STRATA	AREA NAME: BOWDEN	APPROVED: <i>p. 1</i>	S14186							
MAP REF: 6628-41-D	COUNCIL: CITY OF CHARLES STURT	<i>13/11/2020</i>								
LAST PLAN: D125292	DEVELOPMENT NO: 252/S014/97, 252/S254/20/60320	DEPOSITED/FILED: - -	SUBSTITUTE SHEET SHEET 1 OF 3							
AGENT DETAILS:		V01								
SURVEYORS CERTIFICATION:										
AGENT CODE:										
REFERENCE:										
SUBJECT TITLE DETAILS:										
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	3177	159		ALLOTMENT(S)	112	F	39164	YATALA		
CT	3177	160		ALLOTMENT(S)	112	F	39164	YATALA		
PT CT	5943	637		PT ALLOTMENT(S)	4	F	106970	YATALA		
OTHER TITLES AFFECTED: CT 5482/310, CT 5926/27, CT 5482/312										
EASEMENT DETAILS:										
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION			





# The Strata Plan Amendment



## Scenario Four:

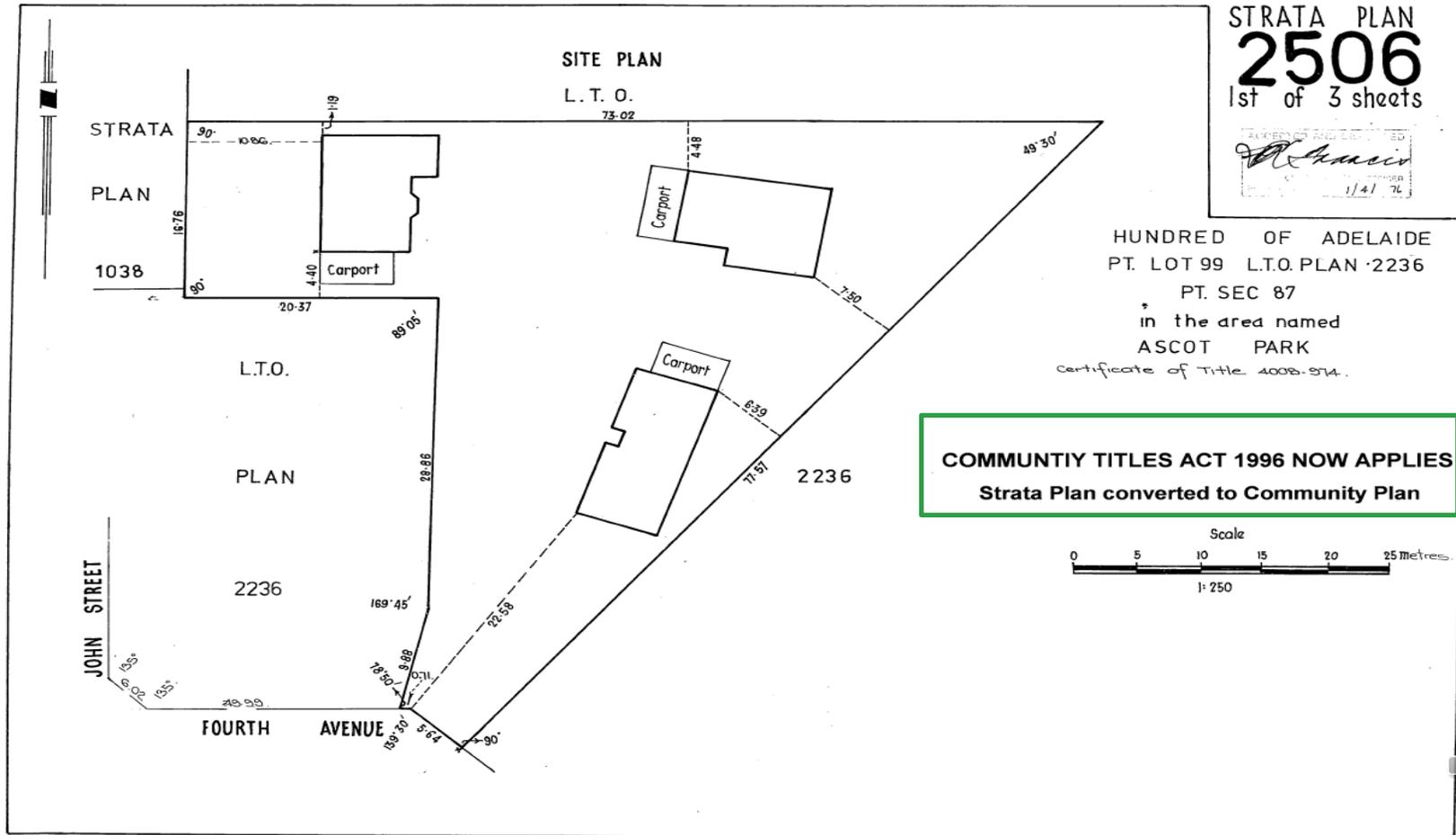
### **Division over Strata Plan to be Converted to a Community Scheme**

- Lodgement of Resolution LR must be lodged up front to adopt the Community Titles Act
- An OB is required to Convert Strata Plan
- The amendment is lodged through DPL
- The original strata plan number is maintained



# The Strata Plan

LR – Lodgement of Resolution Required for Conversion





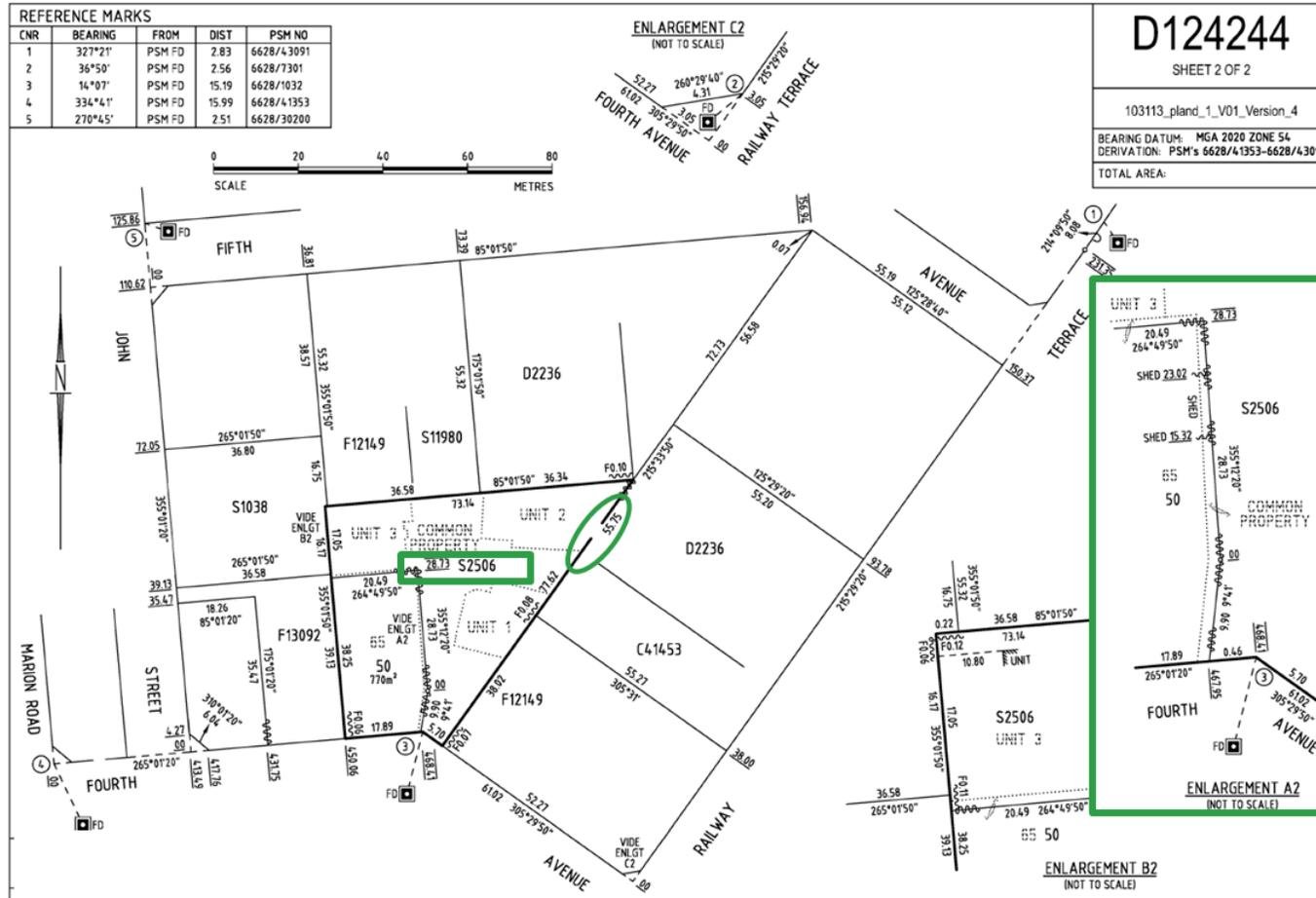
# The Division Plan

PURPOSE: DIVISION		AREA NAME: ASCOT PARK		APPROVED: 27/08/2020		 <b>D124244</b> SHEET 1 OF 2 <small>103113_text_01_v04_Version_4</small>		
MAP REF: 6628/50/P		COUNCIL: THE CORPORATION OF THE CITY OF MARION		DEPOSITED: 29/09/2020				
LAST PLAN:		DEVELOPMENT NO: 100/D077/20/001/58867						
AGENT DETAILS:		SURVEYORS CERTIFICATION:						
AGENT CODE:								
REFERENCE:								
<b>SUBJECT TITLE DETAILS:</b>								
PREFIX	VOLUME	FOLIO	OTHER	PARCEL UNIT(S)	PLAN	NUMBER HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5038	430			S	2506 ADELAIDE		
CT	5038	431		COMMON PROPERTY	S	2506 ADELAIDE		
CT	5351	719		ALLOTMENT(S)	F	12149 ADELAIDE		
OTHER TITLES AFFECTED:								
EASEMENT DETAILS:								
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION	





# The Division Plan





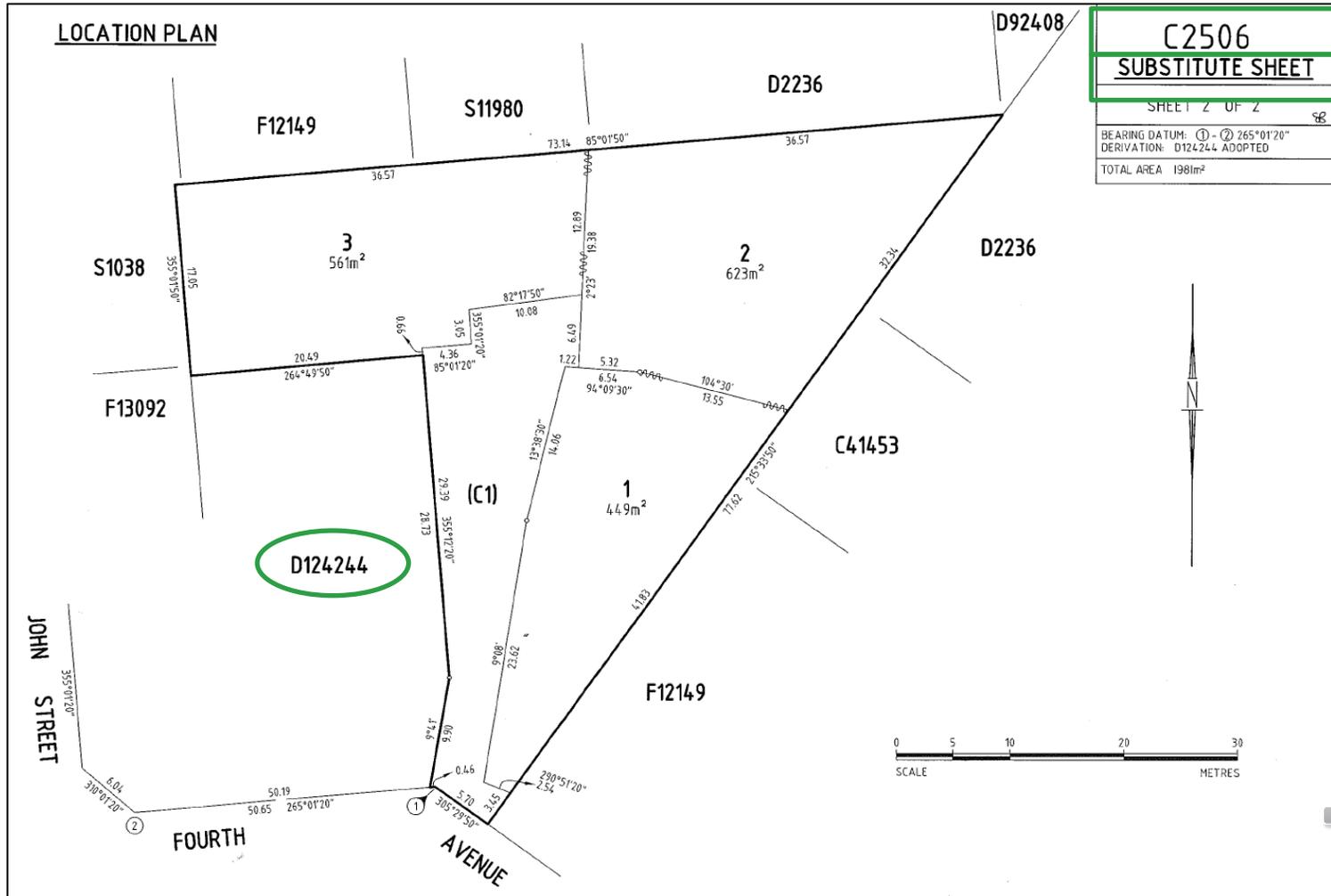
# Community Plan: Substitute Sheet

PURPOSE: PRIMARY COMMUNITY		AREA NAME: ASCOT PARK		APPROVED: <i>[Signature]</i>		C2506		
MAP REF: 6628/50/P		COUNCIL: CITY OF MARION		DEPOSITED/FILED: <i>27/9/2020</i>		SUBSTITUTE SHEET		
LAST PLAN: D124244		DEVELOPMENT NO: 100/C038/20/001/58988		<i>1/4/1976</i>		SHEET 1 OF 2		
AGENT DETAIL		SURVEYORS CERTIFICATION						
AGENT CODE: REFERENCE:								
SUBJECT TITLE DETAILS:								
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER HUNDRED / IA / DIVISION TOWN	REFERENCE NUMBER
PT CT	4008	974		PT ALLOTMENT	99	D	2236 ADELAIDE	
PT CT	5351	719		PT ALLOTMENT	65	F	12149 ADELAIDE	
OTHER TITLES AFFECTED: CT5038/428, CT5038/429, CT5038/430, CT5038/431								
CASEMENT DETAILS:								
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION	
ANNOTATIONS: THE COMMON PROPERTY IS DESIGNATED (C1) FOR LAND INFORMATION PURPOSES AND DOES NOT PROVIDE A LEGAL IDENTIFIER FOR THE COMMON PROPERTY. THE SERVICE INFRASTRUCTURE COULD NOT BE FOUND DUE TO THE AGE AND NATURE OF THE SCHEME AND THE UNAVAILABILITY OF RECORDS								



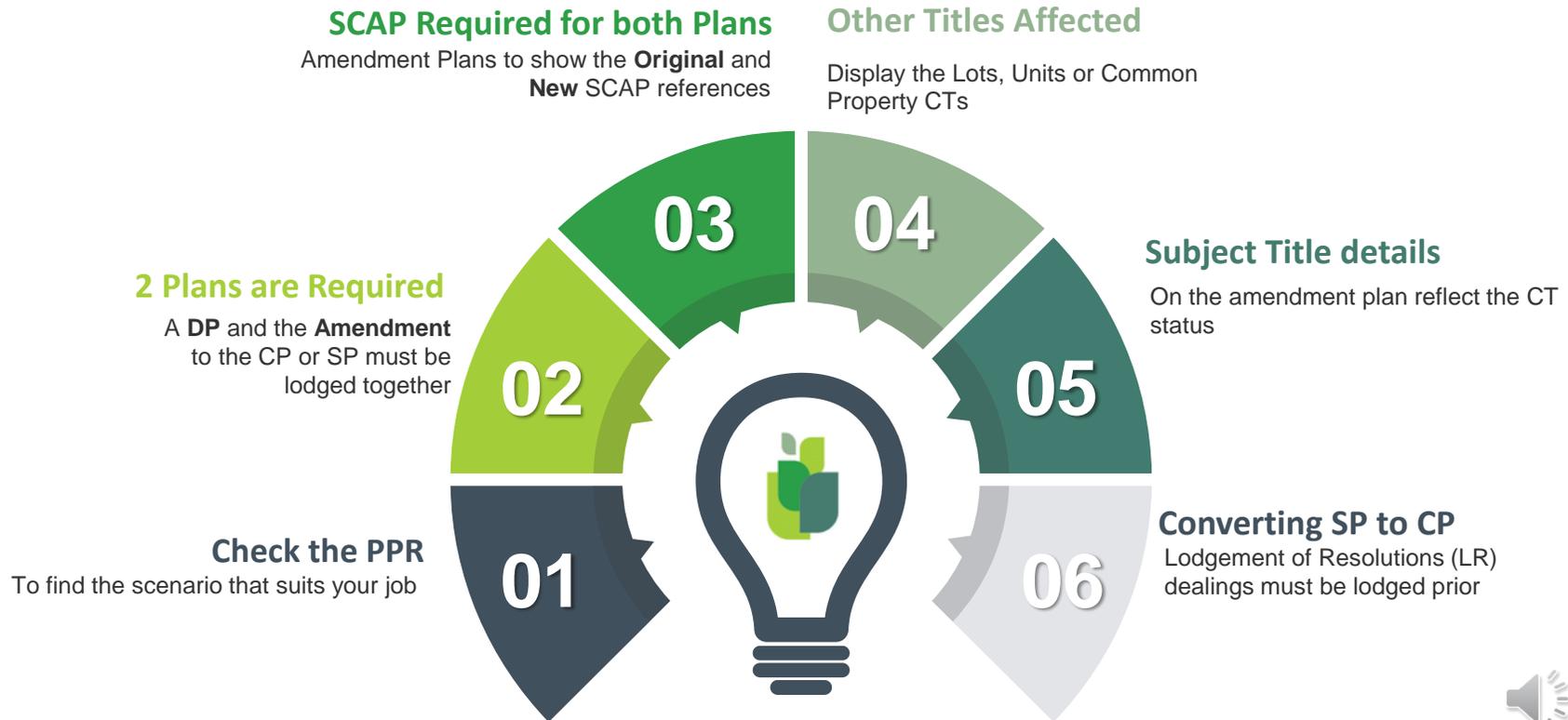


# Community Plan: Substitute Sheet





# Summary of Key Points



# Industry Education Hub



Land Services SA partner with the SA Government and relevant Industry Bodies to deliver a range of Educational Materials to support property industry professionals. This webpage is dedicated to the publication of Industry Education Materials to assist conveyancing and survey professionals.

Industry Education Series	+
eConveyancing	+
Digital Plan Lodgement	+
SAILIS Video Tutorials	+
Land Services SA Fact Sheets	+



**Hot Tip:**  
Keep updated on  
LSSA's webinars and  
video's

# Questions

