

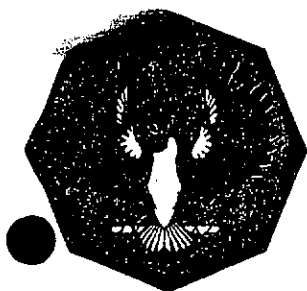
REGISTRAR-GENERAL'S OFFICE

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A DIVISION OF THE DEPARTMENT OF LANDS

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When replying please quote

NOTICE TO LODGING PARTIES

Re Strata Applications

This Office is concerned at the number of strata certificates which have to be returned for fresh approval because the land comprised in the parcel is different from that for which approval was initially sought from the Council. The parcel not only includes the fee simple but also all appurtenant rights of way and other easements. This problem is particularly prevalent in the City of Adelaide where easements have to be created to protect eaves or to provide access to the whole of the parcel. It is unreasonable to expect Councils to give their formal consent to a strata scheme until all boundaries have been established by survey, appurtenant easements defined and all the necessary documentation relating to those easements, lodged.

It is therefore requested that agents handling strata schemes refrain from lodging with the Council applications for strata approval until the parcel has been finally determined. It is realised that the time factor is important with strata schemes, and that it is considered expedient to have the Council appraising the plan whilst other procedures are still in train. However, in some cases this exercise is proving to be time wasting by having to obtain fresh certificates of approval from the Council and in addition involves the Council in unnecessary work. Your co-operation in this matter would be appreciated.


(J.G. MAHER)

REGISTRAR-GENERAL.

30.5.1983