



NOTICE TO SURVEYORS T2/2013

All items hereunder are to be considered as special directions in relation to plans and surveys pursuant to Regulation 5 of the *Licensed Surveyors (Transfer of Land Act 1893) Regulations 1961*.

STRATA PLAN MATTERS

1. **Lodgement of Field Books for Survey-Strata Plans**
2. **Former Tenure Tables on Strata/Survey-Strata Plans of Re-subdivision**
3. **Street Names for CP Lots on Survey-Strata Plans**
4. **Conversion to Survey-Strata Issues**

1. Lodgement of Field Books for Survey-Strata Plans

Notice to Surveyors T5/2003 instructed surveyors to lodge Field Books for all Survey-Strata Schemes to contain the details of alignments re-established, any additional referencing placed, connections to improvements on or near boundaries, and where applicable, connections to the geodetic network. If no connection is made to the geodetic network then details of any previous survey that has made such a connection must be provided in the field book.

T5/2003 also advised that internal lot detail within a survey-strata scheme need not be included in the Field Book(s) lodged. Regulation 8 (1) of the *Licensed Surveyors (Guidance of Surveyors) Regulations 1961* and Regulation 8 of the *Licensed Surveyors (Transfer of Land Act 1896) Regulations 1961* both essentially require that a surveyor's field notes show everything he/she does and finds to exist on the ground.

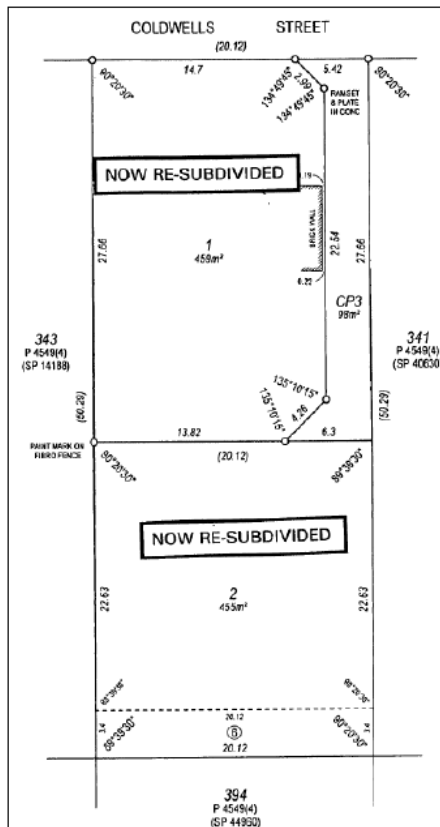
Surveyors are advised that the compliance to these regulations necessitates the inclusion of the internal lot detail (particularly non-standard marking and connections to structures and other improvements) of a survey-strata scheme and as such will be required to be included in Field Books lodged with Landgate as from the date of this notice.

Note: This special direction is a clarification of Notice to Surveyors T5/2003 and will be included in Chapter 9.7.2 of the Strata Titles Practice Manual in the next edition.

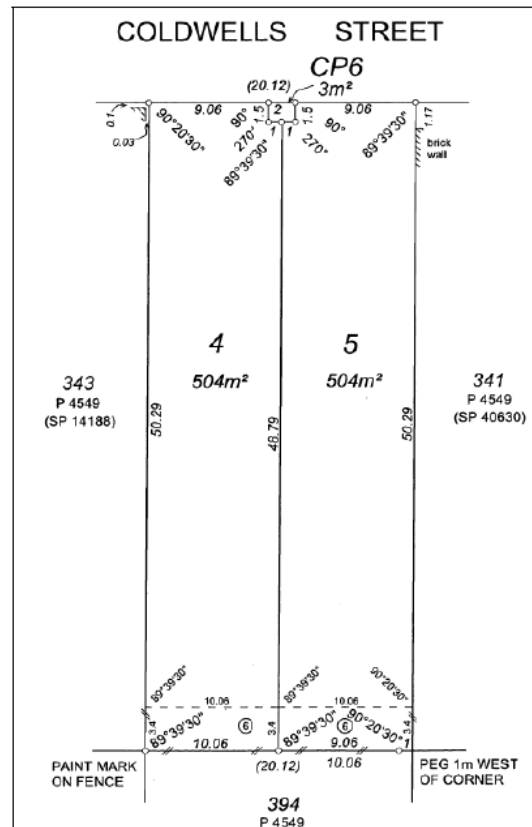
2. Former Tenure Tables on Strata/Survey-Strata Plans of Re-subdivision

Deposited Plans involving multiple lots or titles require a 'former tenure table' which clearly indicates the previous tenure of each lot. This table assists in the preparation of documentation and new Title creation. Surveyors are advised that, as of Monday 29 April 2013, plans of re-subdivision of Strata/Survey-Strata Schemes involving more than one parent lot are now required to include a 'former tenure table' as set out in Example 'A' below.

EXAMPLE 'A'



Stage 1



Stage 2

Lot	Former Tenure	Title
4	1	2628-729
	2	2628-730
5	1	2628-729
	2	2628-730
	CP3	SP50490
CP6	1	2628-729

Former Tenure Table for Stage 2

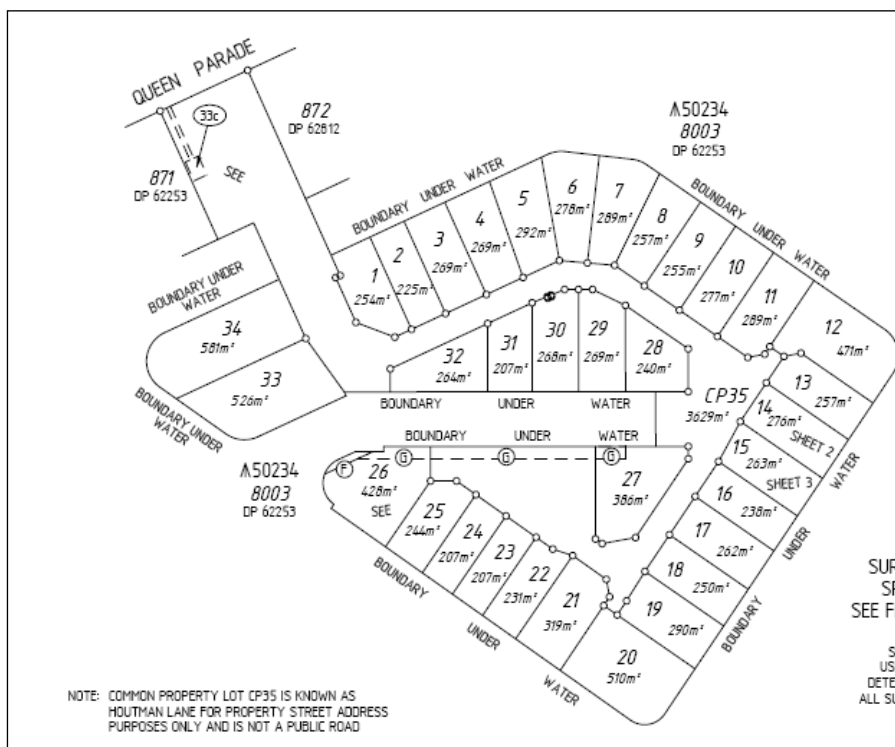
This table is similar to what is currently shown on a Deposited Plan except for the 'On Plan/Dia' column, which is unnecessary as the former plan will always be the Strata/Survey-Strata Plan being re-subdivided.

3. Street Names for CP Lots on Survey-Strata Plans

Surveyors are advised that, in the situation where a CP Lot on a Survey-Strata Plan is to be more commonly known by a street name as approved by the relevant Local Government and Landgate's Geographic Names Committee, the plan graphic should still display only the CP Lot number.

An endorsement as indicated on Example 'B' below should be placed on the face sheet indicating the approved street name of the CP Lot. Certificates of Title issuing from the plan will show the allocated Property Street Address. In this example, the address for Lot 2 on the title will be '2 Houtman Lane, Wannanup'.

EXAMPLE 'B'



NOTE: COMMON PROPERTY LOT CP35 IS KNOWN AS HOUTMAN LANE FOR PROPERTY STREET ADDRESS PURPOSES ONLY AND IS NOT A PUBLIC ROAD

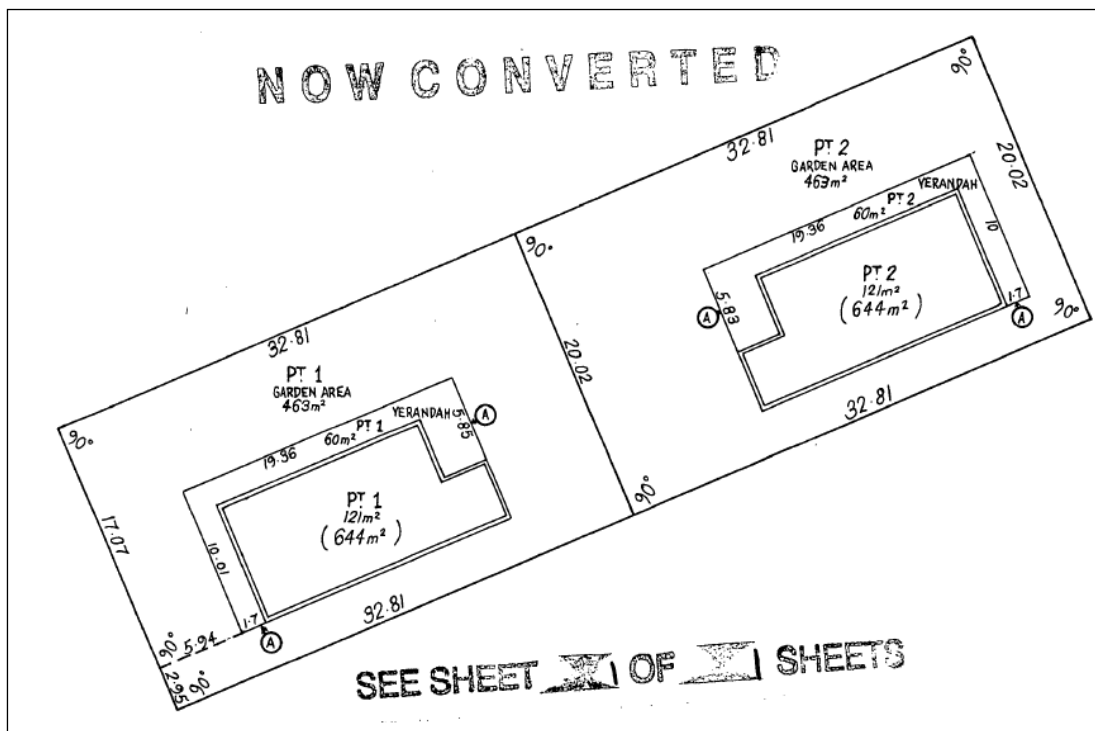
Note: This direction will be included in Chapters 9.8 and 10.10 of the Strata Titles Practice Manual in the next edition.

4. Conversion to Survey-Strata Issues

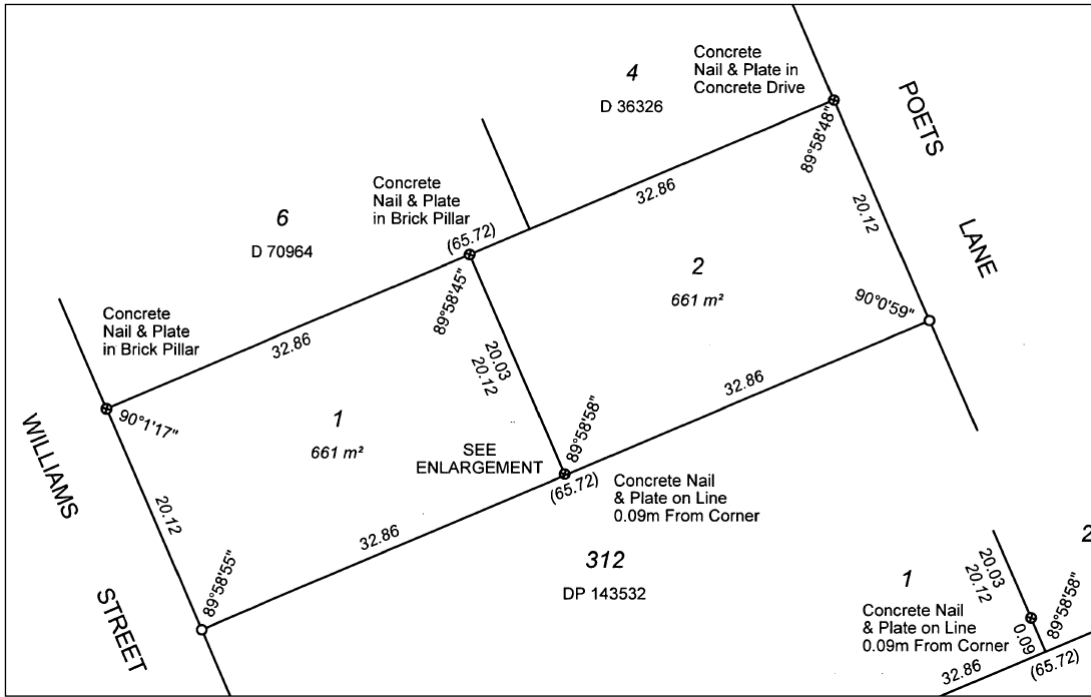
When converting a Strata Plan to a Survey-Strata Plan under sections 31A-K *Strata Titles Act 1985* (STA), surveyors are reminded of the following issues:

1. Where the floor plan on the original Strata Plan is endorsed with a section 6 STA use restriction, the conversion of the Strata Plan does not automatically remove this use restriction. This restriction must be removed by the lodgement of a *Strata Titles General Regulations 1996* (STGR) Form 19 by the Strata Company before the registration of the plan of conversion can be processed.
2. Surveyors may encounter Strata Plans registered between July 1985 and December 1988 where the floor plans of these Strata Plans were surveyed and drawn at that time, with the understanding there was to be a strip of common property between the strata lot boundaries and the parcel boundaries. Surveyors who encounter a discrepancy of 0.1 m or thereabouts during the survey of the conversion could safely attribute this discrepancy to this common property strip. This strip was usually 0.05m and complied with Reg. 5(3) of the STGR introduced in 1985 and needs to be distributed proportionally to the strata lots. Please refer to example 'C' below.

EXAMPLE 'C'



Original Strata Plan



Plan of Conversion to Survey-Strata

Example 'C' above clearly shows the 0.05 metre strip of common property has been evenly distributed to the proprietors.

JEAN VILLANI
REGISTRAR OF TITLES

17 April 2013