

REGISTRATION SERVICES

Customer Information Bulletin

Bulletin No. 136
March 2004

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1. LODGEMENT OF DOCUMENTS CONTAINING KNOWN OMISSIONS AND ERRORS

An omission or error in a document noticed before it is lodged should be corrected and the correction authenticated by the party to the document affected by the correction.

Over a period of time the Department of Land Information (DLI) have been accepting and registering documents containing known omissions or errors identified prior to lodgement. These documents then include letters of authority, requesting the Registrar of Titles to amend the omission or error.

The practice of lodging documents containing known omissions and errors is contrary to best business practice and DLI practice and procedure.

DLI will cease registering known imperfect documents, which include letters of authority to amend, as from 1 April 2004. Requisitions with fee charges will be issued for imperfect documents lodged on or after this date.

Conveyancers are encouraged to cease the practice immediately. However to ensure a smooth transition to best practice, DLI will only issue requisitions for these erroneous documents lodged on or after 1 April 2004. Letters of authority included with knowingly imperfect documents requesting amendment, will not be processed and a requisition with accompanying fees will be issued.

Conveyancers are reminded that Solicitors or Settlement Agents acting on behalf of their clients or Bank Attorney's acting on behalf of their bank can make minor patent amendments to documents before lodgement.

Amendments made by Solicitors or Settlement Agents to documents before lodgement must be verified by a certificate on either the face or reverse of the document in the following form.

<p>Iam the Solicitor/Settlement Agent for the transferee/transferor etc.) Full Name I have made or authorised and I have authority to make and to authorise on behalf of such person(s) the amendment(s) hereon / on the reverse hereof countersigned by me.</p> <p>..... Signature Solicitor / Settlement Agent</p> <p>..... Witness signs, Print Full Name, Address, Occupation</p>

Amendments cannot be made by Solicitors or Settlement Agents:

- Where there are any alterations to a lot or parcel identifier;
- Where the amendment constitutes the substitution of a completely different name of a party or an additional name inserted (an amendment of some letters is acceptable);
- Where the amendment constitutes the substitution of a completely different registered number of an encumbrance being discharge or withdrawn;
- Which constitutes additions to Limitations, Interests, Encumbrances and Notification panel; or
- To attestation clauses.

All amendments described above should be acknowledged and amended by the person(s) detrimentally affected by the amendment or inclusion, or alternatively new documentation should be obtained.

2. STRATA / SURVEY STRATA PLANS WITH DEPOSITED PLAN INSET

Amendments to the Town Planning and Development Act 1928 now permits the automatic vesting of land to the Crown under Section 20A, when registering a strata/survey strata plan.

Previously, where part of the land was to vest in the Crown, a separate deposited plan (DP) was required. The DP facilitated the vesting to the Crown and the strata/survey plan was duly lodged as one of the lots on this DP.

New Practice

Strata/Survey strata plans which contain vesting land, will be allocated a strata plan number and a DP number. The DP number is allocated to enable titles to issue for the vesting lots.

Land vesting in the Crown is shown on the location page of the strata/survey strata plan with its symbol and purpose followed by the lot number on the DP. The balance of the parent title after the removal of any vesting lot is allocated a lot number on the DP.

On any termination of the strata/survey strata unless there are changes to boundaries the ownership resides in this lot.

Conveyancing Hints

It is considered that:

- It is not necessary for conveyancers to lodge a separate Application for the DP. The application to register the strata/survey strata automatically registers the DP.
- One fee for the application is payable plus any productions.
- No separate lot fee is payable for the vesting lots as the certificate of title underlying DP strata parent lot is not created.
- Conveyancers should ensure that, if the parent lot has encumbrances, those encumbrances must be removed from the vesting lots.

Survey strata plan 44856 and deposited plan 40902 is an example of an inset plan.

3. NEW LEGISLATION - CARBON RIGHTS

The Carbon Rights Act 2003, which is to be proclaimed shortly, provides statutory recognition of “carbon rights” for the creation of interests in land in relation to carbon sequestration from and carbon release to the atmosphere.

Carbon Rights legislation will create new rights in land that can be registered on the certificate of title for that land. These rights can apply to either freehold or Crown land and will remain on the title until it is surrendered by agreement.

The registration of these new interests in land have required amendments to the Transfer of Land Act 1893 (TLA) including:

- Carbon Rights and Carbon Covenant become interests in land achieved by the registration of an “Instrument” in the approved form under the TLA.
- The term “Proprietor” amended to include the holder of a Carbon Right or Carbon Covenant interest in land.
- These rights are not removed from title on mortgagees’ power of sale of the land.
- A caveat may be lodged claiming a Carbon Right or Carbon Covenant.

Once the carbon rights have been registered on the title, those rights exist at law and have the benefit of priority and indefeasibility under the TLA and being an instrument under the TLA can be dealt with as a separate interest, except that it cannot be varied.

It is not essential that Carbon Right interests in land relate to a plantation of trees but may include grazing or agricultural land etc. The State of Western Australia has no involvement in determining their value. The market will determine their value.

A Carbon Covenant interest in land is created when the instrument is lodged pursuant to a registered Carbon Right and can also be dealt with as a separate interest and be subject of a caveat or process of execution.

Carbon Covenants will be used as a control mechanism to ensure the continuation of the trees or other land-based resource underlying or providing the carbon sequestration.

The proprietor of the Carbon Covenant must at all times be the proprietor of the relevant Carbon Right. The benefit of the Carbon Covenant must extend over the whole of the Carbon Right.

It is hoped that the legal nature of carbon rights will be such that investment schemes will be attracted to Western Australia that help reduce gas emissions and land degradation while protecting biodiversity and promoting sustainability. The increase in land uses, land use change and forestry activities which sequester carbon should deliver financial benefits to landowners.

This will assist Australia, as a whole, in complying with international greenhouse obligations as stated under the United Nations Framework Convention on Climate Change.

A further Customer Information Bulletin will be released shortly, defining DLI's practice, procedure and registration requirements regarding Carbon Rights, Carbon Covenants and subsequent documentation.

4. NOTICES TO SURVEYORS – IMPORTANT INFORMATION FOR CONVEYANCERS

DLI regularly publishes "Notices to Surveyors", notifying Surveyors of important changes to Legislation and/or DLI practice and procedure, similar to Customer Information Bulletins.

In many instances, the information contained in the Notice to Surveyors may be valuable information for members of the Conveyancing Industry. These notices provide Conveyancing industry personal an insight into the practice, procedure and documentation required to be submitted by Surveyors, to complement and facilitate a successful registration, where surveys are required.

Attached are two recent Notices to Surveyors for your information.

T2 – Depiction of interests and notifications on plans

T3 – Requirement to lodge Surveyor's reports.

It is important for all conveyancers to recognise that the effect of changes to the Transfer of Land Act 1893 and associated legislation since 1996 means that it is very important for conveyancers to become involved at the earliest possible stage in the land development process and to work more closely with surveyors. Early involvement will ensure that both the survey and conveyancing documents are consistent with each other and achieve the desired result for the registered proprietor. I encourage all conveyancers to contact their clients to discuss this early involvement.

5. PREVIOUS CUSTOMER INFORMATION BULLETINS

DLI receives many requests for back copies of Customer Information Bulletins. I am pleased to advise that copies are now available from the DLI website via the link below. Customers just need to click on the link to be directed to the correct web page.

<http://www.dli.wa.gov.au/corporate.nsf/web/Customer+Information+Bulletins>

**BRUCE ROBERTS
REGISTRAR OF TITLES
A/MANAGER
REGISTRATION SERVICES BRANCH**

9 March 2004

NOTICE TO SURVEYORS T2/2004

DEPICTION OF INTERESTS AND NOTIFICATIONS ON PLANS

This notice is intended to provide surveyors with direction on how certain interests and notifications are to be depicted on deposited, strata and survey-strata plans. The topics covered below are matters where clarification seems necessary or, in some cases, where new requirements have been introduced.

1. Terminology for Amending Easements
2. Content and Structure of the Interests and Notifications Schedule
3. Un-dimensioned Memorials and Notifications
4. Multiple 27A Easements
5. Burdened and Benefited Land within Strata/Survey-Strata Schemes
6. Mineral Reservations on Strata/Survey-Strata Plans
7. Private Rights of Way and Implied Rights
8. Bringing Forward Unregistered Easements

1. Terminology for Amending Easements

The following terminology applies to the modification or removal of easements. This terminology should be reflected on plans where applicable and within any supporting “Letters of Intent”.

- **Easements created under section 27A of the *Town Planning and Development Act 1928*** – require an application to “Extinguish” or “Vary” under section 27A(4).
- **Easements created under section 136C of the *Transfer of Land Act 1893*** – require an application to “Discharge” or “Modify” under section 136J.
- **Easements created by document** – require an application to “Surrender” or “Partially Surrender”.

2. Content and Structure of the Interests and Notifications Schedule

To provide better clarity and assist in the processing of plans, surveyors are to structure the schedule for interests and notifications in the following manner.

Existing Interests being brought forward (ie. Shown above “the line”)

It is only necessary to bring forward Section 167A interests and interests that have a spatial nature over part of a new lot and it is preferred that these be listed in chronological (ie. registration) order as set out in items 14.10 and 14.20 of the *Survey and Plan Practice Manual 2003 (version 3.1)* and item 10.150 of the *Strata Titles Manual 2001 (edition 2.0)*. The interests currently excluded from this requirement are mortgages, leases, licenses, profits a prendre and caveats.

Existing interests that affect whole parcels should not be shown within the schedule as these are automatically carried forward within SmartRegister.

Memorials and notifications must not be shown above the line unless there is a spatial component that needs to be depicted.

Mineral reservations must not be shown above the line on deposited plans unless there is a spatial component that needs to be depicted. Refer to item 6 herein for the strata/survey-strata plan requirements.

New Interests and Notifications being depicted (ie. Shown below “the line”)

These should be listed using the following order of priority:

1. Easements created on the plan under Section 27A of the *Town Planning and Development Act 1928*,
2. Easements created on the plan under Part IVA of the *Transfer of Land Act 1893* and/or Section 5D of the *Strata Titles Act 1985*,
3. Covenants created on the plan under Part IVA of the *Transfer of Land Act 1893*,
4. New Easements to be created by document as part of the subdivision where the plan depicts the spatial extent of the easements,
5. Other new Covenants to be created by document as part of the subdivision where the plan depicts the spatial extent of the covenants,
6. Other interests (excluding automatic memorials) to be created by document as part of the subdivision. Mortgages, leases, licenses, profits a prendre and caveats are not to be included in the schedule,

(Insert a dotted line here to separate the new interests from the new vestings and notifications)

7. Lots to be vested in the Crown under Section 20A of the *Town Planning and Development Act 1928*,
8. Notifications under Section 70A of the *Transfer of Land Act 1893*,
9. Notifications under Section 12A of the *Town Planning and Development Act 1928*,
10. Automatic Memorials under Section 67B of the *Water Agencies (Powers) Act 1984* or Section 62D of the *Water Boards Act 1904*,

On a plan where there are a large number of interests and notifications to be listed and it is necessary to use more than one schedule, headings should be added to the schedules to clarify whether the items listed are existing or new. The accompanying sheet from plan (DP 36344) is an example of this situation.

3. Un-dimensioned Memorials and Notifications

Where possible, surveyors should attempt to avoid situations where memorials and notifications of a spatial nature are depicted on plans without dimensions. In situations where it is not possible to provide dimensions for memorials and notifications that affect a portion of a lot (eg. conservation areas) the document needs to contain a sketch of the likely affected area. The memorial or notification needs to be listed in the “Interest and Notification Schedule” on the plan with the notation “As to Portion Only – Refer document” placed in the “Comments” field of the schedule. The accompanying plan (DP26402) is an example of this situation.

When bringing forward un-dimensioned memorials and notifications that are near or over new boundaries, surveyors should consider the intent of the document and use the best evidence available to ensure that intent is maintained. This may require ground proofing or the use of aerial photography to identify the area and location of the land the subject of the document creating the memorial or notification.

As a general rule, the Department of Land Information will not accept for registration any easement or restrictive covenant affecting part of a lot unless it is accurately defined by dimensions.

4. Multiple 27A Easements

To further clarify item 14 within Notice to Surveyors T7/2002, where two or more existing and/or new Section 27A easements need to refer to the same regulation number an additional capital letter should be added to the label outside the circle surrounding the regulation number. It is intended that this requirement applies in situations where:

- There are new and/or existing easements with the same regulation number that need to be distinguished individually on a new plan. The need to make this distinction would normally only be necessary where the multiple easements affect a single lot.

The accompanying plan (DP37269) is an example of a situation where there was a need for the easements to be labelled separately.

5. Burdened and Benefited Land within Strata/Survey-Strata Schemes

It is now a requirement for surveyors to show within the Interests and Notifications Schedule on strata and survey-strata plans the respective individual lots and/or Common Property within a scheme affected by any interest or notification being brought forward or created. Surveyors must no longer refer to the parent parcel as being the land burdened or benefited. Where the whole of the parcel is subject to a benefit or burden the term “All lots and CP” can be used.

6. Mineral Reservations on Strata/Survey-Strata Plans

SmartRegister titles for strata and survey-strata lots do not make reference to any mineral reservations that may affect such lots. Surveyors are now required to show on strata and survey-strata plans (within the Interests and Notifications Schedule) all the lots affected by a mineral reservation irrespective of whether the mineral reservation affects the whole or only part of the parent parcel. Where a portion of the land in a parent parcel is affected by a mineral reservation the strata/survey-strata plan must depict the subject portion (without dimensions) and the schedule must indicate the lots affected.

7. Private Rights of Way and Implied Rights

Surveyors must only bring forward, within the Interests and Notifications Schedule, those private rights of way that are labelled “ROW” and coloured brown on the original subdivision plan that created them being the subject of Section 167A of the *Transfer of Land Act 1893*.

Where land is coloured brown on the original subdivision plan but **not labelled “ROW”** it must be labelled exactly as it was shown on the original plan together with the comment “coloured brown on plan/dia”. Under no circumstances should any possible implied rights arising from these situations be brought forward and included within the schedule of interests and notifications. Where there is a spatial element arising from the appurtenance of one of these portions of land, a note should be included within the graphic area of the plan describing the appurtenant land. The accompanying plan (DP35177) is an example of this situation.

8. Bringing Forward Unregistered Easements

Except as outlined below, surveyors are required to bring forward onto new plans any unregistered interests that can be identified from “Easement Only” plans lodged with the Department of Land Information. The new plans will be placed “In Order for Dealings” subject to the registration of the particular interest.

This requirement does not apply in situations where there is no intention for the interest on the “Easement Only” plan to be registered. In this case, a request to have the “Easement Only” plan cancelled must be made using a “Letter of Intent”.

BRUCE ROBERTS
REGISTRAR OF TITLES

23 January 2004

DP 36344 (04)



INTERESTS AND NOTIFICATIONS - BROUGHT FORWARD

INTERESTS AND NOTIFICATIONS - CREATED ON THIS PLAN

INTERESTS AND NOTIFICATIONS - CREATED ON THIS PLAN cont...

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS	SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
	NOTIFICATION	SEC 12A T.P. & D. ACT	H 840645	ALL LOTS		(U.X.O.)			SEC 136C T.L.A.	THIS PLAN & DOC153807	LOT 1389	LOT 1390	
	MINERAL RESERVATION		7033/1940	ALL LOTS					SEC 136C T.L.A.	THIS PLAN & DOC153807	LOT 1390	LOT 1386	
									SEC 136C T.L.A.	THIS PLAN & DOC153807	LOT 1391	LOT 1388	
									SEC 136C T.L.A.	THIS PLAN & DOC153807	LOT 1391	LOT 1386	
									SEC 136C T.L.A.	THIS PLAN & DOC153807	LOT 1392	LOT 1385	
									SEC 136C T.L.A.	THIS PLAN & DOC153807	LOT 1393	LOT 1383	
									SEC 136C T.L.A.	THIS PLAN & DOC153807	LOT 1393	LOT 1384	
									SEC 136C T.L.A.	THIS PLAN & DOC153807	LOT 1393	LOT 1392	
									SEC 136C T.L.A.	THIS PLAN & DOC153807	LOT 1394	LOT 1381	
									SEC 136C T.L.A.	THIS PLAN & DOC153807	LOT 1394	LOT 1382	
									SEC 136C T.L.A.	THIS PLAN & DOC153807	LOT 1394	LOT 1383	
									SEC 136C T.L.A.	THIS PLAN & DOC153807	LOT 1395	LOT 1380	
									SEC 136C T.L.A.	THIS PLAN & DOC153807	LOT 1395	LOT 1394	
									SEC 136C T.L.A.	THIS PLAN & DOC153807	LOT 1396	LOT 1379	
									SEC 136C T.L.A.	THIS PLAN & DOC153807	LOT 1396	LOT 1395	
									SEC 136C T.L.A.	THIS PLAN & DOC153807	LOT 1397	LOT 1378	
									SEC 136C T.L.A.	THIS PLAN & DOC153807	LOT 1397	LOT 1396	
									SEC 136C T.L.A.	THIS PLAN & DOC153807	LOT 1398	LOT 1377	
									SEC 136C T.L.A.	THIS PLAN & DOC153807	LOT 1398	LOT 1397	
									SEC 136C T.L.A.	THIS PLAN & DOC153807	LOT 1399	LOT 1376	
									SEC 136C T.L.A.	THIS PLAN & DOC153807	LOT 1399	LOT 1398	
									SEC 136C T.L.A.	THIS PLAN & DOC153807	LOT 1400	LOT 1375	
									SEC 136C T.L.A.	THIS PLAN & DOC153807	LOT 1400	LOT 1399	
									SEC 136C T.L.A.	THIS PLAN & DOC153807	LOT 1401	LOT 1374	
									SEC 136C T.L.A.	THIS PLAN & DOC153807	LOT 1401	LOT 1400	
									SEC 136C T.L.A.	THIS PLAN & DOC153807	LOT 1403	LOT 1402	
									SEC 136C T.L.A.	THIS PLAN & DOC153807	LOT 1403	LOT 1404	
									SEC 136C T.L.A.	THIS PLAN & DOC153807	LOT 1404	LOT 1405	
									SEC 136C T.L.A.	THIS PLAN & DOC153807	LOT 1405	LOT 1406	

MAPS Ref. 9248646-197B
DPS1071A.CSD

DOLA
Department of Land Administration

DEPOSITED PLAN
36344

APPROVED BY
PLANNING COMMISSION
FILE 119758
DATE 10-6-2003

SCALE: NOT TO SCALE
ALL DIMENSIONS ARE IN METERS

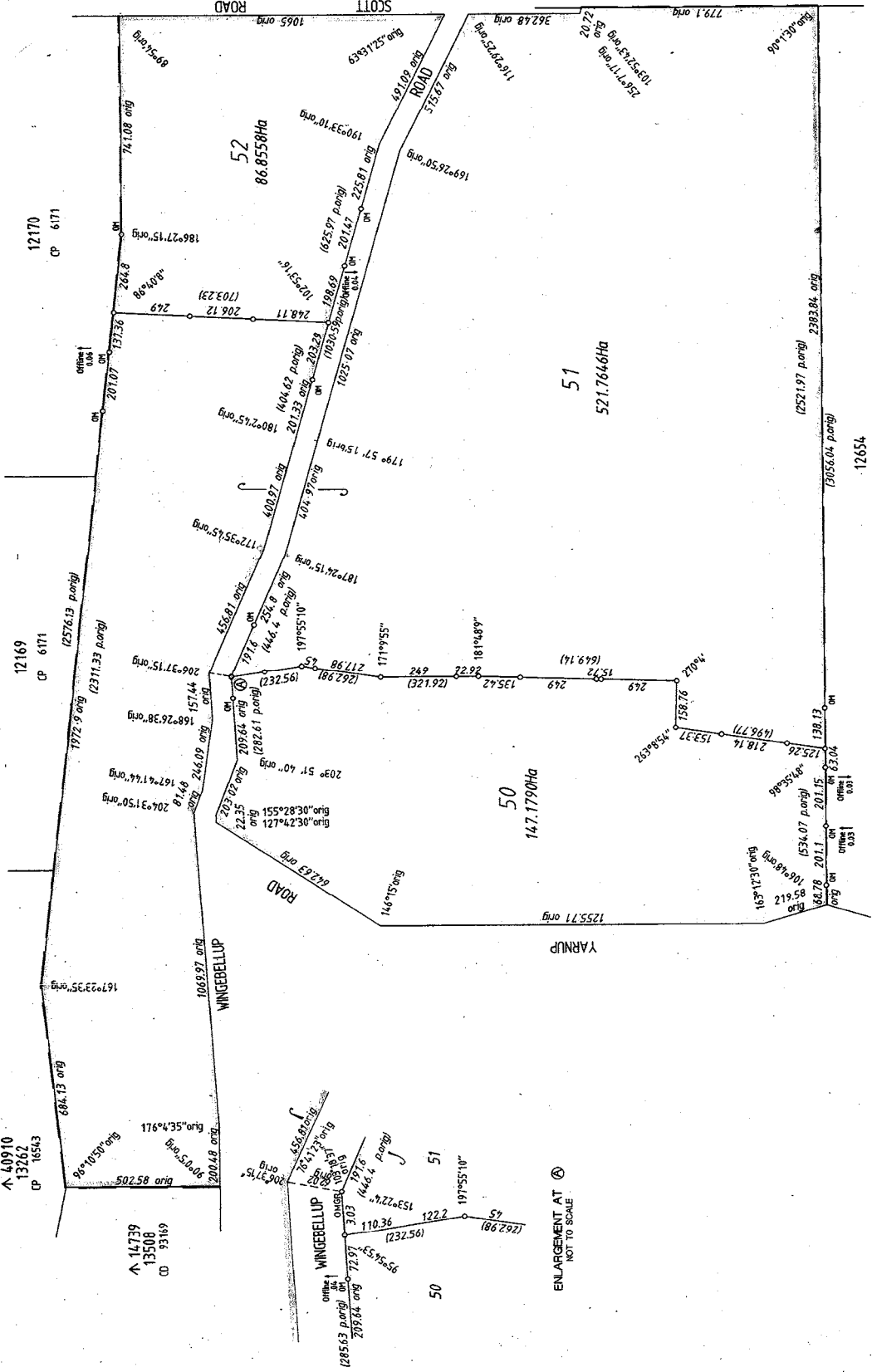
SHEET 4 OF 9 SHEETS
VERSION 3

FOR HEADING SEE SHEET 1

DP 26402



LIMITED IN DEPTH TO 12.19 METRES



LOT	FORMER TENURE	ON PLAN/DIAGRAM	TITLE
50	PL. LOC. 12847	CP 8880	19/19/283
51	PL. LOC. 12847	CP 8880	19/19/283
52	PL. LOC. 12768	CP 10814	19/19/282
	PL. LOC. 12768	CP 10814	19/19/282

OUR REF. 4082

DEPARTMENT OF LAND ADMINISTRATION

26402

DEPOSITED PLAN

SHEET 1 OF 1

EDITION 1

VERSION 1

DATE: 26.7.02

APPROVED: [Signature]

FOR INSPECTOR OF PLANS & SURVEYS/AUTHORIZED LAND OFFICER

DATE: 21.11.02

APPROVED: [Signature]

FOR INSPECTOR OF PLANS & SURVEYS/AUTHORIZED LAND OFFICER

DATE: 26.7.02

APPROVED: [Signature]

FOR INSPECTOR OF PLANS & SURVEYS/AUTHORIZED LAND OFFICER

DATE: 26.7.02

APPROVED: [Signature]

FOR INSPECTOR OF PLANS & SURVEYS/AUTHORIZED LAND OFFICER

DATE: 26.7.02

APPROVED: [Signature]

FOR INSPECTOR OF PLANS & SURVEYS/AUTHORIZED LAND OFFICER

DATE: 26.7.02

APPROVED: [Signature]

FOR INSPECTOR OF PLANS & SURVEYS/AUTHORIZED LAND OFFICER

DATE: 26.7.02

APPROVED: [Signature]

FOR INSPECTOR OF PLANS & SURVEYS/AUTHORIZED LAND OFFICER

DATE: 26.7.02

APPROVED: [Signature]

FOR INSPECTOR OF PLANS & SURVEYS/AUTHORIZED LAND OFFICER

DATE: 26.7.02

APPROVED: [Signature]

FOR INSPECTOR OF PLANS & SURVEYS/AUTHORIZED LAND OFFICER

JOHN KINNAR & ASSOCIATES
Consulting Surveyors
150 BOX 1429
ALBERTA ST. SUITE 101
MELBOURNE VIC 3000
PHONE (03) 9425 1000 FAX (03) 9425 1078
AUST. REG. NO. 240 751

SCALE: 1:10000

SEE TABLE ABOVE

FORMER TENURE: ON

FIELD BOOK: 814687

TYPE: FREEHOLD

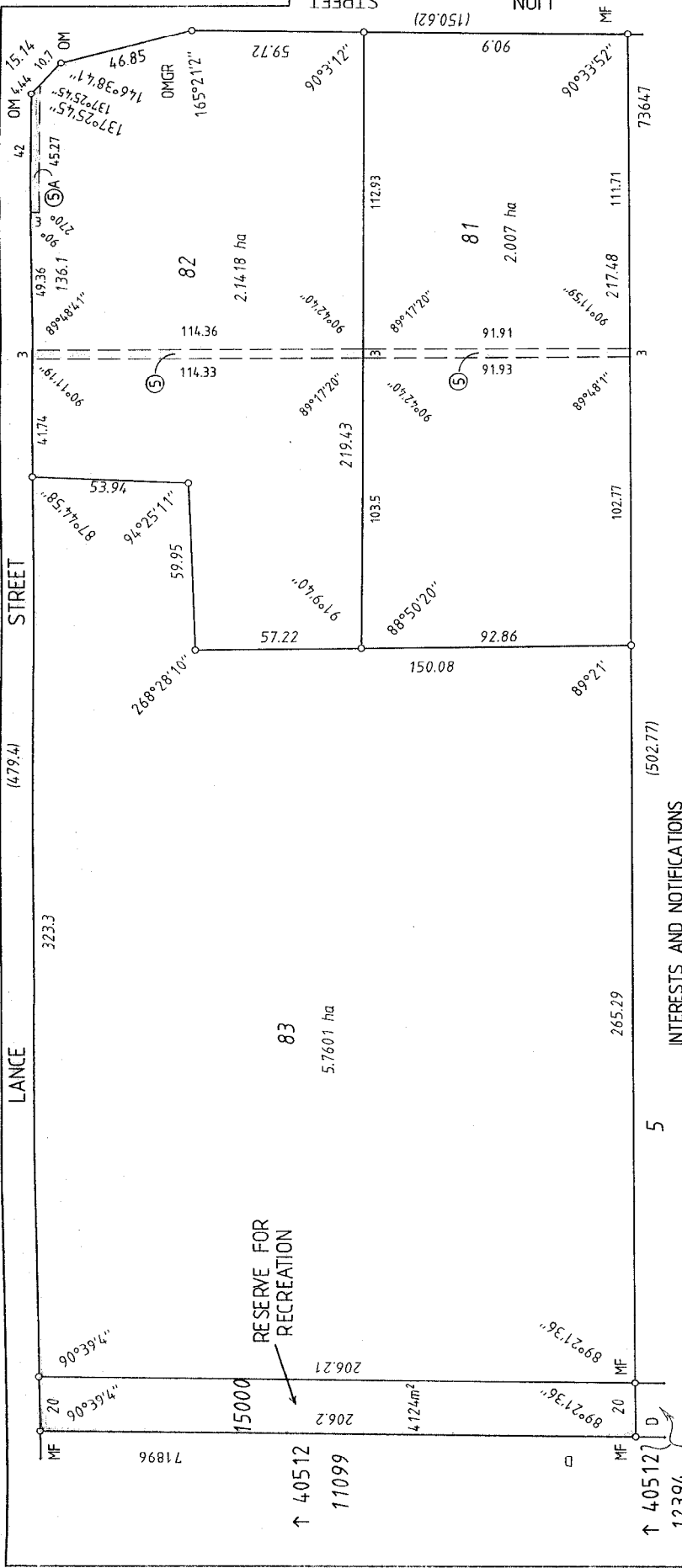
PURPOSE: SUBDIVISION

PLAN OF: LOT 50, 51 AND 52

DISTRICT: NELSON

DOLA FILE: FRANKLAND

LOCAL AUTHORITY: SHIRE OF CRANBROOK



SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
⑤ A	EASEMENT (DRAINAGE)	SEC. 27A OF THE T.P. & D. ACT. REG. 5	THIS PLAN	LOT 82	SHIRE OF MUNDARING	
⑤	EASEMENT (DRAINAGE)	SEC. 27A OF THE T.P. & D. ACT. REG. 5	THIS PLAN	LOTS 81 & 82	SHIRE OF MUNDARING	
LOT 15000	RESERVE FOR RECREATION	VEST IN THE CROWN UNDER SEC. 20A OF THE T.P. & D. ACT	THIS PLAN			

INTERESTS AND NOTIFICATIONS
 5 (502.77)

TYPE FREEHOLD
PURPOSE SUBDIVISION
PLAN OF LIMITED IN DEPTH TO 609.6 METRES

DISTRICT SWAN DOLA FILE DOLA FILE LOCAL AUTHORITY SHIRE OF MUNDARING		TOWNSITE LOCALITY SAWYERS VALLEY	
APPROVED BY WESTERN AUSTRALIAN PLANNING COMMISSION FILE WAPC 119415 <i>Paul A. Stephen</i> FOR CHAIRMAN		IN ORDER FOR DEALINGS SUBJECT TO SEC. 20 A AND 27 A OF THE T.P. & D. ACT <i>John Branson 15.7.2003</i> FOR INSPECTOR OF PLANS & SURVEYS AUTHORIZED LAND OFFICER	
DATE 14.7.2003 LODGED 6.6.2003 DATE 6.6.2003 LEGAL COMPONENT RAW DOCKET 3.6950 CERTIFIED CORRECT ✓ F.S.C. 384229	TYPE OF VALIDATION FULL AUDIT LEGAL COMPONENT DOCKET CERTIFIED CORRECT F.S.C.	SCALE: 1:1500 STATEWEST SURVEYING & PLANNING ALL DISTANCES GIVEN ARE IN METRES APPROVED Approved 17.7.2003 INSPECTOR OF PLANS & SURVEYS AUTHORIZED LAND OFFICER	DATE 17.7.2003 DATE 17.7.2003 FOR INSPECTOR OF PLANS & SURVEYS AUTHORIZED LAND OFFICER
DATE 6/6/2003 Licensed Surveyor R.J.M. ROGERS hereby certify that this plan is a correct representation of the survey and / or calculations from measurements recorded in the field book lodged for the purposes of this plan and that it complies with the relevant written laws in relation to which it is lodged.	DATE 6/6/2003 Licensed Surveyor J. Branson hereby certify that this compiled plan (a) is a correct and accurate representation of the survey(s) of the subject land; and (b) is in accordance with the relevant law in relation to which it is lodged.	APPROVED Approved 17.7.2003 INSPECTOR OF PLANS & SURVEYS AUTHORIZED LAND OFFICER	DATE 17.7.2003 FOR INSPECTOR OF PLANS & SURVEYS AUTHORIZED LAND OFFICER

DOLA
 Department of LAND ADMINISTRATION
DEPOSITED PLAN
37269
 SHEET 1 OF 1
 EDITION 1 VERSION 1

DP 35177



EARLY ISSUE YES/NO

DISTRICT SWAN DOLA FILE

TOWNSITE TOWN OF VINCENT
LOCAL AUTHORITY HIGHGATE

FORMER TENURE ON FIELD BOOK
SEE TABLE INDEX 8034(1) 2751 COMPILED

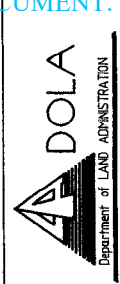
SCALE 1 : 400
ALL DISTANCES ARE IN METRES

SURVEYOR'S CERTIFICATE - Compiled
MURRAY CARLTON, hereby certify that this compiled plan (a) is a correct and accurate representation of the survey(s) of the subject land; and (b) is in accordance with the relevant law in relation to which it is lodged.
Date 19-12-2002
Licensed Surveyor

SURVEY FIRM
CARLTON SURVEYS
LICENSED SURVEYORS
SUITE 4, 160 BURSWOOD ROAD
BURSWOOD 6100
TELEPHONE 9361 5358 FAX 9361 3457

APPROVED BY
WESTERN AUSTRALIAN
PLANNING COMMISSION
FILE 118475

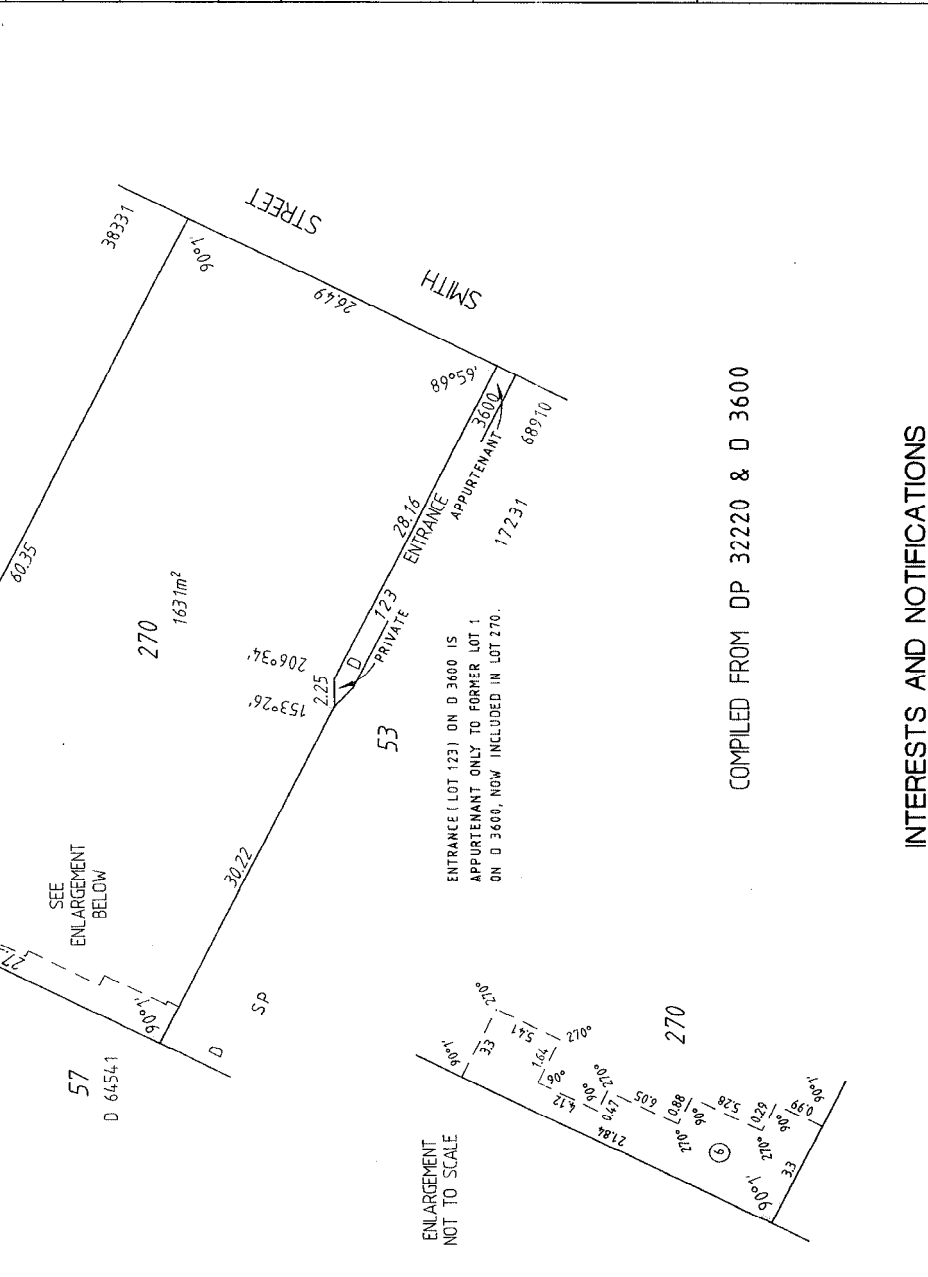
DELEGATED UNDER S20 WAPC ACT 1985
DATE 22-1-2003



DEPOSITED PLAN
35177
SHEET 1 OF 1
EDITION 1 VERSION 1

TYPE	FREEHOLD
PURPOSE	SUBDIVISION
PLAN OF	LOT 270 & EASEMENT

LOT	FORMER P/TENURE	ON PLAN / DIAGRAM	TITLE
270	LOT 1	D 3600	1915 - 997
	LOT 355	DP 32220	1622 - 290
	LOT 356		1639 - 377



COMPILED FROM DP 32220 & D 3600

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
⑥	EASEMENT (SEWERAGE)	SECTION 27A OF THE T P & D ACT REG 6	THIS PLAN	LOT 270	WATER CORPORATION	

APPROVED

13.5.03
DATE
INSPECTOR OF PLANS & SURVEYS
AUTHORIZED LAND OFFICER

FOR INSPECTOR OF PLANS & SURVEYS
DATE 23.1.2003
AUTHORIZED LAND OFFICER

SEC. 27A OF THE T.P.&D. ACT

IN ORDER FOR DEALINGS
SUBJECT TO

LOGGED 19.12.02
DATE
FEE PAID \$ 208
ASSESS NO. 367995
F.S.C.

TYPE OF VALIDATION
FULL AUDIT
LEGAL COMPONENT B.L.G.
DOCKET PLAN / EMBANKMENT 3420.0
CERTIFIED CORRECTIVE 20.1.2003



NOTICE TO SURVEYORS T3/2004

REQUIREMENT TO LODGE SURVEYOR'S REPORTS

This notice supersedes Notice to Surveyors T3/2003 and the last paragraph of Notice to Surveyors T1/2004.

To avoid unnecessary delays in the processing of deposited plans, strata and survey-strata plans, **surveyors must now lodge with each plan a "Surveyors Report"**.

The form accompanying this notice must be completed by the practising/eligible surveyor responsible for certifying the plan or, in the case of a strata/survey-strata plan, the signing of the relevant certificate. PDF versions of the notice can be obtained by contacting DLI via e-mail at plan.reg@dli.wa.gov.au or by using the relevant page of this notice downloaded from the DLI Homepage or the Landgate Survey Channel.

Please note that plans will now be placed "In Order for Dealings" based on the content provided in the Surveyors Report.

Note also that the report form replaces the need for surveyors to request cancellation of superseded plans and the lodgement of release letters in some situations.

This notice takes effect from 1 March 2004. As from this date plans will not be accepted at the point of lodgement unless a Surveyors Report accompanies the plan.

**BARRY CRIBB
INSPECTOR OF PLANS AND SURVEYS
MANAGER LAND BOUNDARY SERVICES**

20 February 2004

SURVEYORS REPORT

	SURVEY	Y	N/A
1.1	Deferred final marking survey with conditional approval (copy of approval attached)		
1.2	Special Survey (eg limited marking) with conditional approval (copy of approval attached)		
1.3	Advice on matters relating to boundary alignments has been received from DLI officer _____ (insert name of the person that provided advice) on _____ (insert date)		
INTENTION OF THE PLAN			
2.1	Plan conforms with the intended conveyancing outcome		
2.2	The "Schedule of Interests and Notifications" has been checked and is complete and correct.		
2.3	The following easements, covenants or other interests are to be merged, modified, varied, surrendered, released, discharged or modified:		
2.4	The following registration actions will occur for this "Easement Only" plan:		
2.5	_____ is to be "Cancelled". <i>(Note that this report is your request for the cancellation of this plan which is to be superseded)</i>		
2.7	The subject land includes a strata/survey-strata scheme which is to be 1. modified 2. terminated _____ <i>(select 1 or 2 as required)</i>		
2.8	Advice on matters relating to this plan has been received from a DLI officer. The advice was related to: _____ <i>(insert nature of advice)</i> Advice provided by _____ on _____ <i>(insert name of the person that provided advice and the date the advice was given)</i>		
TIMING AND OTHER ISSUES TO NOTE			
3.1	<p style="text-align: center;">1. Please release plan to DPI</p> <p style="text-align: center;">2. Release Letter, ISC or FSC will be lodged at DLI in _____ days</p> <p><i>(Select 1 or 2 as required. If option 1 is selected this report will constitute your Release Letter.)</i></p>		
3.2	"Simultaneous Lodgement" applies to this Strata/Survey Strata Plan. See Doc		
3.3	This Strata Plan is URGENT – see evidence attached		
3.4	This plan involves unusual planning conditions (eg. lot created without access). <i>(Attach a copy of the planning condition(s) to this report)</i>		
3.5	This plan involves Crown Land. <i>(Outline what actions have been undertaken and what arrangements or approvals have been made by LAMS of DPI at item 3.6 below – include the DPI file references)</i>		
3.6	Other matters to note include <i>(Attach separate sheet where necessary):</i>		

Licensed Surveyor

Date