

REGISTRATION SERVICES

Customer Information Bulletin

BULLETIN No. 146
MARCH 2005

CONTENTS:

CONVERTING MULTI POLYGON MULTI TENURE CERTIFICATES OF TITLE

Background

The Department of Land Information (DLI) commenced a project on 8 September 2004 to apply unique Lot on Deposited Plan (DP) numbers to some 7 000 freehold certificates of title that are classified as "Multi Polygon Multi Tenure" (MPMT).

MPMT situations exist where there is more than one title for different portions of land that have the same parcel identifier. Wellington Location 1 is an extreme example, where nearly 50 titles exist for about 50 different pieces of land, all of which are currently described as being Part Wellington Location 1. Other common examples include the many 'subdivisions' by 'sketch on transfer' that occurred in the past.

This project has been instigated primarily to enable DLI to transfer all the remaining applications and databases from the mainframe computer to the client-server environment of SmartPlan (SMP) and SmartRegister (SMR). The relationships between the polygons and titles for these types of cases had been established many years ago and are recorded in the relevant mainframe database tables. Although this information is used by many of DLI's customers, the relationships do not exist in the Oracle database tables used by SmartPlan. The process of allocating unique Lot on DP parcel identifiers to these titles effectively removes the need for the MPMT relationships.

One of the major benefits of this project is that many of these titles will now be suitable for capture as digital SmartRegister titles. This will increase to the number of paper titles that are converted into the digital title register. However a small percentage will remain as unsuitable for capture because they are Multi Lot Titles (MLT).

A major issue concerning this project is that the DPs being used for the lot references will not actually be produced. Images have been inserted in the DLI Image Viewer System containing an explanatory notation (see Appendix A).

DP Number Range

To assist with the easy identification of these types of cases, a specific range of DP numbers from 300 000 and above has been set aside. New lot numbers are being allocated where appropriate and linked to the relevant DP number. The table below sets out an example, and shows that the certificate of title volume and folio references will not change.

Title	Previous Lot Name	Alternate Name	New Lot Name	Alt Name
770/33	Lot 375 (Part) on DP 101020	Canning Location 375 (Part)	Lot 100 on DP 300639	None
2079/169	Lot 375 (Part) on DP 101020	Canning Location 375 (Part)	Lot 101 on DP 300639	None

An historical link will be retained in SmartPlan to enable spatial searching of the “superseded” crown allotments. For example, a search of ‘Canning Location 375’ in SMP (using the Alternate name fields) will take the user to what is now identified as Lots 100 and 101 on DP300639. Refer to Appendix B for information about how to search for the original Crown survey for a variety of situations.

Changes to the Certificates of Title

Titles that have been allocated new lot on DP numbers will have the land description amended accordingly and the new lot number noted on the sketch of the land (see Appendices C and D). In addition, two stamps with the following wording will be applied:

“The Deposited Plan for this Certificate of Title is yet to be produced. The Plan and Lot number have been allocated as an interim measure to enable issue of a Digital Certificate of Title. Please refer to this Title for the sketch of the land”.

and

“Land Parcel identifier amended –Regulation 6 of the Transfer of Land (Surveys) Regulations 1995. Corr 1775/2000-01”

If you have any queries about the project, or any problems with searching information about land subject to the MPMT project, please contact the Survey Advice Officer Peter Joyce on telephone 9273 7044 or e-mail Peter.Joyce@dli.wa.gov.au

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

March 24, 2005

This Deposited Plan is yet to be produced.
The Plan and Lot number(s) have been allocated as an interim
measure to enable issue of a Digital Certificate of Title.
Please refer to the Title for the sketch of the land.

DEPOSITED PLAN
300639

APPENDIX B

Searching

The MPMT project will change the way in which the survey for some land parcels can be identified. Some examples of searching techniques are given below.

DP number known:

This situation occurs when you find the DP number on SMP Spatial View “Survey Index Plan” Map Type.

Step 1. Use SmartPlan “Survey – Browse” (available at a computer workstation in the Customer Service Hall) and enter the DP number as the “Survey Name” (eg DP300639).

Step 2. Enquire under “Parent Lots” for the “Survey Name” (eg DP101020) and “Alt. Survey Name (eg CD1020).

Step 3. The survey plan can be accessed or ordered through the normal process.

CROWN LAND DESCRIPTION KNOWN:


This situation will arise if the description of the subject land (eg Canning Location 375) is obtained from an old CT or other documents (eg owner’s records).

Step 1. Look up the relevant land description on the Survey Index Cards (available on microfiche in the Customer Service Hall) to identify the survey (eg CD 1020).

Step 2. If necessary use the “Crown Survey Dual Number Lookup” function (available at www.landonline.com.au or via the Landgate Survey Channel) to find the corresponding DP number, which can then be accessed or ordered through the normal processes.

CROWN LAND DESCRIPTION KNOWN (using smp):

This situation will arise if the description of the subject land (eg Canning Location 375) is obtained from an old CT or other documents (eg owner’s records) and you have access to SMP but not the survey index cards.

Step 1. Use SmartPlan “Spatial Browse” – “Spatial Search” – “Land” – “Alt. Lot Name”. Use  button to build the land description (eg CANNING Location 375). Make sure the “Land Status” field is set to “HISTORY”.

Step 2. Click on “Find Now” to view the results. The “Survey Name” (eg DP 101020) and “Alt. Survey Name” (eg CD 1020) will be displayed.


Step 3. The DP can then be accessed or ordered through the normal process.

CROWN LAND DESCRIPTION KNOWN (using landgate survey channel map viewer):

This situation will arise if the description of the subject land (eg Canning Location 375) is obtained from an old CT or other documents (eg owner's records) and you have access to Landgate Survey Channel Map Viewer but not SMP or the Survey Index Cards.

Step 1. Use "Search" – "Crown Allotment" to build the land description (eg CANNING Location 375).

Step 2. Click on "Submit". Note that "*n* records selected" will be displayed in the status bar, but the graphics will not change.

Step 3. Click on "Database query"  and view the "Survey" report to obtain the "Survey Name" (eg DP 101020) and "Alternate" (eg CD 1020).

Step 4. The DP can then be accessed or ordered through the normal process.

DP number known (alternative method):

This situation occurs when you find the DP number on SMP Spatial View "Survey Index Plan" Map Type, and wish to stay within the graphical environment to find the register number.

Step 1. Ensure the "Cadastral Parcels" layer is displayed. The "Public Plan" or "Cadastral Plan" "Map Types" are appropriate for this search.

Step 2. Use "Identify a feature"  to obtain information about the relevant "Cadastral Parcel".

Step 3. Look for the "Register" property and note the "Value", which will be the CT Volume/Folio.

Step 4. Obtain a search of the CT and note the Crown land description (eg Canning Location 375) if necessary.

Step 5. Use "Survey – Browse" as described above to find the original Crown survey.

TRANSFER 2087 Vol. 768 Fol. 197
1927

INDEXED.



REGISTER BOOK.

Vol. 770 Fol. 33.

Plan 4736

WESTERN AUSTRALIA.

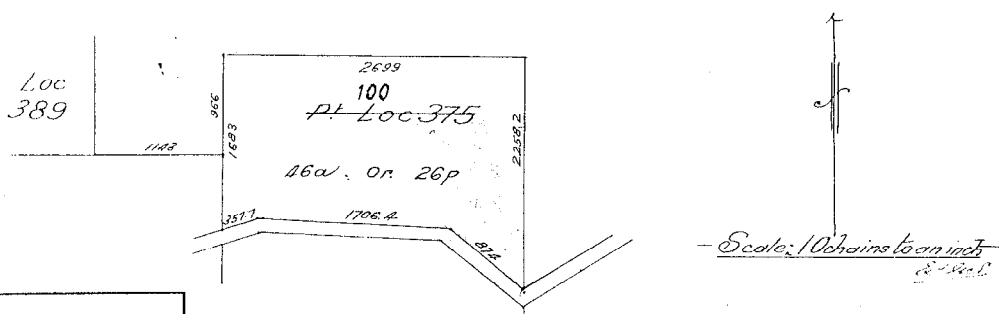
Certificate of Title

under "The Transfer of Land Act, 1893" (Sch. 5, 56 Vic., 14.)



James William Hobson of Karragullen Farmer

is now the sole proprietor
of an estate in fee simple in possession subject to the easements and encumbrances notified hereunder in ALL
that piece of land delineated and coloured *green* on the map hereon,
containing *forty six acres and twenty six perches*
or therabouts, being *portion of Lanning Location 375* and being Lot 100 on DP 300639



The Deposited Plan for this Certificate of Title is yet to be produced. The Plan and Lot number have been allocated as an interim measure to enable issue of a Digital Certificate of Title. Please refer to this Title for the sketch of the land.

Land Parcel Identifier amended - Regulation 6 of Transfer of Land (Surveys) Regulations 1995 Corr. 1775-2000-01 Date: 22/9/04

Dated the *seventh* day of *March* One thousand nine hundred and twenty-one

aej guide
Registrar of Titles.

Transfer 2087/1928 Transferred by endorsement to *The Minister of Water Supply*
and Drainage, 7 James Street Perth. Registered 26th October 1928 at 3.31
Arthur Murray

Application G.211133 The registered proprietor is Water and Rivers Commission of Western Australia, 21 Plain Street, East Perth. By Vector of the Western Australian Department (Digitized and Certified as a Production) Act 1995, Registered 15/04/2004 at 10:23 Hours Dup. C/T Not Produced



CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

John G. ...



REGISTRAR OF TITLES

Dated 26th June, 1996

ESTATE AND LAND REFERRED TO

and being Lot 101 on DP 300639
Estate in fee simple in portion of Canning Location 375, delineated on the map in the Third Schedule hereto.

FIRST SCHEDULE (continued overleaf)

Water and Rivers Commission of Hyatt Centre, 3 Plain Street, East Perth.

SECOND SCHEDULE (continued overleaf)

NIL

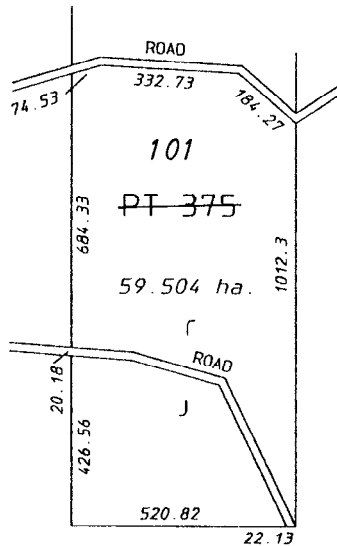
THIRD SCHEDULE

The Deposited Plan for this Certificate of Title is yet to be produced. The Plan and Lot number have been allocated as an interim measure to enable issue of a Digital Certificate of Title. Please refer to this Title for the sketch of the land.

Land Parcel identifier amended -
Regulation 6 of Transfer of Land
(Surveys) Regulations 1995
Corr. 1775-2000-01
Date: 22/9/01 *AG*



SCALE 1:15000
K. f: *AG*



PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON