

# **NOTICE TO SURVEYORS T2/2001**

## ***APPLICATIONS FOR BALANCE TITLE***

### ***NEW REQUIREMENTS***

With the introduction of the SmartRegister electronic certificate of title system and the removal of the sketch from that title, the new land description is based on a lot on a deposited plan (DP). As a result, new subdivisions must comprise all the land in the parent certificate of title and not leave any residue or “part” lots. (See Notice to Surveyors T4/2000). Upon lodgement of an application for new certificates of titles the subject of a DP, a new SmartRegister title will also automatically be created for the “balance” lot, along with the other lots on the DP.

There are many existing titles in the old system that do not refer directly to a whole lot on a plan and as such DOLA is undertaking a progressive capture of the graphics for those titles. These will be reflected on a “Conversion” Deposited Plan. Capture rates will be dependent on available resources and is likely to be based on a systematic number approach. These cannot be “dealing driven”, as turnaround times could be extensive and outside of the current performance indicators advised to customers.

This means that should an owner apply for a balance title over land still held on an existing paper title and requires an urgent response from DOLA, it must be supported by:

- A conversion Deposited Plan certified by a licensed surveyor reflecting the balance of the land as a whole new lot.
- Interests to be brought forward onto the plan.
- CSD file to be lodged with the Plan.

There is no requirement for WAPC approval and no DOLA plan fee will apply

If these requirements are not provided, then the Application will be placed in DOLA’s Conversion queue and no guarantees can be given as to when the balance title will issue.

**IAN HYDE**  
**REGISTRAR OF TITLES**

29 March, 2001