

Title Registration Services Customer Information Bulletin

Edition 95 October 2006

Body Corporate Information

In the past decade there has been a dramatic increase in medium to high-density apartment living in Australia. In Victoria there are about 65,000 bodies corporate, half of which are overseen by professional body corporate managers.

Body corporate information is currently recorded on the plan and therefore its use is limited.

Following a request from industry groups to make body corporate information more accessible to the public, Land Victoria is capturing all body corporate information to the Victorian Online Title System (VOTS) database and linking this information to the affected folios.

The benefits will be:

- improved delivery of body corporate information directed at the individual apartment owner or buyer
- a standard format for body corporate information across all plan types
- that a folio search will identify a body corporate affecting the folio (see Notations on folios following)
- improved processing times for certain dealings affecting a body corporate.

Body corporate information, once captured, will be supplied in the form of a Body Corporate Search Report. (See example on pages three and four) This report will replace the body corporate information currently shown within the plan.

Back capture project

Land Registry will capture all body corporate information for existing plans within two years.

Folio Search (Register Search Statement)

Where body corporate information has been captured, a Register Search of an affected folio will include a Body Corporate Search Report along with a copy of the plan. Where not captured, body corporate information will remain within the plan.

Notations on folios

Edition 93 of the *Customer Information Bulletin* discussed the changes to a folio search from June 2006.

The changes related to folios affected by bodies corporate and resulted in the addition of a generic notation displayed at the end of the Folio Search Statement, as shown below:

BODIES CORPORATE

FOR BODY CORPORATE
INFORMATION (IF ANY) REFER TO
THE PLAN SET OUT IN THE DIAGRAM
LOCATION.

Once a body corporate has been captured, a specific notation will replace the generic notation, for example:

BODIES CORPORATE

The land in this folio is affected by
BODY CORPORATE 1 PLAN NO.
PS300205K

BODY CORPORATE 2 PLAN NO.
PS300205K

INSIDE

- Examples of Body Corporate Search Reports

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Body Corporate Search Report

Body corporate information that has been captured will be supplied in the form of a Body Corporate Search Report.

A Body Corporate Search Report (Premium) will also be available, at a land index charge of \$5.35 (including GST). The premium report will contain the folio references for all parcels affected by the body corporate.

Changes to the plan

Once a body corporate has been captured, the subject plan image will be amended to remove the current body corporate information and replace it with the notation "For current Body Corporate details see Body Corporate Search Report".



Department of Sustainability and Environment

Body Corporate Search Report

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BODY CORPORATE 1 PLAN NO. PS531566K

Land Affected by Body Corporate:

Lots 1 - 14.

Limitations on Body Corporate:

NIL

Postal Address for Service of Notices:

14 570 BOURKE STREET MELBOURNE VIC 3000
PS531566K 19/10/2006

Rules:

The standard rules as per form 1 of the Subdivision (Body Corporate) Regulations 2001 apply.

Additional Rules:

1. PS531566K 19/10/2006

Notations:

NIL

Entitlement and Liability:

Land Parcel	Folio References (Provided only in a Premium Report)	Entitlement	Liability
Lot 1		750	750
Lot 2		750	750
Lot 3		750	750
Lot 4		750	750
Lot 5		750	750
Lot 6		750	750
Lot 7		750	750
Lot 8		750	750
Lot 9		750	750
Lot 10		750	750
Lot 11		750	750
Lot 12		700	700
Lot 13		725	725
Lot 14		725	725
	Total	10,400	10,400

Statement End.



Department of Sustainability and Environment

Body Corporate Search Report (Premium)

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BODY CORPORATE 1 PLAN NO. PS531566K

Land Affected by Body Corporate:

Lots 1 - 14.

Limitations on Body Corporate:

NIL

Postal Address for Service of Notices:

14 570 BOURKE STREET MELBOURNE VIC 3000
PS531566K 19/10/2006

Rules:

The standard rules as per form 1 of the Subdivision (Body Corporate) Regulations 2001 apply.

Additional Rules:

1. PS531566K 19/10/2006

Notations:

NIL

Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Lot 1	10965/876	750	750
Lot 2	10965/877	750	750
Lot 3	10965/878	750	750
Lot 4	10965/879	750	750
Lot 5	10965/880	750	750
Lot 6	10965/881	750	750
Lot 7	10965/882	750	750
Lot 8	10965/883	750	750
Lot 9	10965/884	750	750
Lot 10	10965/885	750	750
Lot 11	10965/886	750	750
Lot 12	10965/887	700	700
Lot 13	10965/888	725	725
Lot 14	10965/889	725	725
Total		10,400	10,400

Statement End.

Customer Information Bulletin on email

If you'd like to receive the *Customer Information Bulletin* electronically or to unsubscribe, send your request via email trs.enquiries@dse.vic.gov.au, telephone (03) 8636 2812, or fax (03) 8636 2250.

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