

Customer **INFORMATION** Bulletin

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TITLE REGISTRATION SERVICES (Land Registry) No 80 November 2001
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WE ARE MOVING 125 YEARS OF HISTORY

Land Victoria is consolidating all its businesses and operations in one location, Marland House – at 570 Bourke Street, Melbourne, 3000.

Land Victoria – the State Government program for land management and land information – includes, Land Registry, Land Information Group, Crown Land Management and Land Victoria Corporate Services.

During November and December 2001, Land Registry is progressively moving services to Marland House. Title Registration Services (Land Titles Office) at 283 Queen Street will be the last group to relocate and will commence moving on Friday 21 December 2001.

The move of Title Registration Services will coincide with the deployment of the new Victorian On Line Titles System (VOTS).

As part of this major relocation, we must close our lodgement and registration services at 283 Queen Street. These services will close at 4.00 pm on Thursday 20 December 2001 and re-open for business on Wednesday 2 January 2002 at 8.30 am at our new location –

Marland House
Level 9,
570 Bourke Street,
Melbourne, 3000

Title Search Services

During this period all online search services will be available during normal business hours through Landata resellers, via Land Channel (www.land.vic.gov.au), and at the Land Information Centre at Marland House.

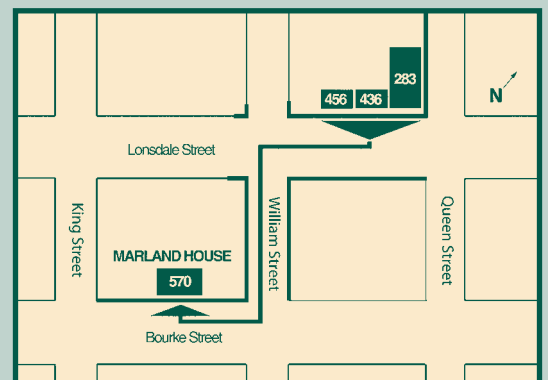
Customers will be able to conduct final searches prior to settlement.

Land Information Centre

The Land Information Centre will be open during normal business hours throughout this period. Members of the public will be able to obtain title searches and related property information on the ground floor of 570 Bourke Street. Search services will also be available on Level 10 for LANDATA account holders.

New telephone number

The new general inquiry number for Title Registration Services from Monday 24 December 2001 will be **8636 2010**.



MARLAND HOUSE
LAND VICTORIA DIRECTORY
Where & When We're Relocating

| Level | Marland House | Relocation Date |
|-----------|--|-----------------|
| 17 | Crown Land Management Director, Crown Land Management | 19 Nov. |
| | Land Registry Crown Land Registry | 19 Nov. |
| 16 | Executive Executive Director, Land Victoria | 26 Nov. |
| | Property Online | 26 Nov. |
| | Director, LV Corporate Conference Facilities | 26 Nov. |
| 15 | Land Registry Surveyor-General Victoria | 12 Nov. |
| | Valuer-General Victoria | 12 Nov. |
| 14 | Information Technology Support Systems & Infrastructure Branch | 10 Sept. |
| | Landata | 3 Dec. |
| 13 | Land Information Group Director, Land Information Group | 3 Dec. |
| 12 | Land Registry Director, Land Registry | 12 Nov. |
| | Registrar of Titles | 12 Nov. |
| | Legal Branch | 12 Nov. |
| 11 | Land Registry Subdivision Branch | 19 Nov. |
| | Application & Survey Branch | 19 Nov. |
| 10 | Land Registry Search Service – Account Holders | 10 Dec. |
| | Registrar-General's Office | 10 Sept. |
| 9 | LR – Titles Registration Service Over the Counter registration | 3 Jan. |
| | Bulk Lodgement, Plan Lodgement | 3 Jan. |
| Mezzanine | Land Information Centre Survey Information | 26 Nov. |
| | Aerial Photography | 26 Nov. |
| | Historical Records | 26 Nov. |
| Ground | Land Information Centre General Enquires Land Information | 26 Nov. |
| | Title Searching | 26 Nov. |

CAVEATORS CONSENT

Land Registry is often asked what form a caveators consent should take. The requirements of this office are that consents must be drawn in the name of the caveator(s) and refer to the caveat by its dealing number. It must clearly consent to the registration of dealings, which should also be referred to by their dealing numbers. A statement which contains any form of condition, is not acceptable. The consent may be signed by the Current Practitioner for the caveator, or the caveator (proof of identity usually in the form of a statutory declaration will be required). A consent signed by an agent for the caveator will only be accepted if proof of agency is supplied, or is previously known to this office.

An acceptable form of consent would be:

‘We/I as caveator under caveat (no.....), hereby consent to the registration of dealings (eg. Transfer from ‘A’ to ‘B’) under dealing (no.....).

Signed by the caveator, or the current practitioner for the Caveator.

If you require further information about this matter please contact Joe James on 9603 5233.

**VOTS FOLIO SEARCH –
NEW LAND DESCRIPTIONS**

Land Registry is currently converting the register from paper-based titles to computer folios.

The long term conversion strategy is to convert the textual components of the title (proprietor, land description, encumbrances, etc.) to a database and the diagram components to a plan-base.

During the conversion process, some folios have required the allocation of new ‘Lot on Title Plan’ land descriptions. As part of the Standard Parcel Identifier project new “Lot on Title Plan” land descriptions have been allocated to folios.

These new land descriptions will replace the current land descriptions of the land parcels in the folio.

The new land descriptions will provide unique identification for land parcels that have a non unique land description eg Part of Crown Allotment 9 Parish of Gonzaga.

Title Plans are in the process of being prepared, that will that contain the diagram of the land in the folio. The new Title Plan lot numbers and the relationship to the previous land descriptions will be shown on these Title Plans.

When the new Victorian On-Line Titles System (VOTS) is implemented, the new land descriptions and the descriptions that are being replaced will be output on VOTS Folio Searches under the LAND DESCRIPTION heading.

An example of the wording is:

LAND DESCRIPTION

Lot 1 on Title Plan 8000073Y (formerly known as part of Crown Allotment 9 Parish of Gonzaga).

Diagram Location

Even though new land descriptions have been allocated which refer to a Title Plan, for some folios the existing Imaged Folio will be used to provide the diagram information until the Title Plan is available for some of these folios.

It is therefore important to confirm the Diagram Location for these titles under the DIAGRAM LOCATION heading.

An example of the wording where the Imaged Folio provides the diagram information is:

DIAGRAM LOCATION

SEE DIAGRAM ON IMAGED FOLIO VOLUME 5062 FOLIO 369 FOR FURTHER DETAILS AND BOUNDARIES

If the Imaged Folio is providing the diagram information the former land description contained in brackets eg (formerly known as part of Crown Allotment 9 Parish of Gonzaga) under the LAND DESCRIPTION heading will be the description of the land on the Imaged Folio.

It is noted that the imaged folio will not contain any reference to the Title Plan referred to under the LAND DESCRIPTION heading.

It is intended to progressively replace the Imaged Folios with the Title Plans to provide the diagram information.

If you require further information about this matter please contact John Macnish on phone 9603 5371.

REGULATION 57 OF THE SUBDIVISION (PROCEDURES) 2000

Regulation 57 of the Subdivision (Procedures) 2000 came into operation on 10 October 2000. It regulates the naming of bodies corporate. Regulation 57 requires Bodies Corporate to be named by an identifying number. The numbering is in addition to the plan number itself.

Numbers are required to be added to make it possible to distinguish between Bodies Corporate in the event that more than one affects a plan of subdivision. This requirement applies even though only one body corporate may ever affect the plan.

Plans lodged with Land Registry creating Body Corporate/s must accord with the Regulations and numbering should be in order 1, 2, 3 to distinguish between Bodies Corporate on the same Plan.

Regulation 57 is considered by the Land Registry to justify the numbering of a body corporate created before the coming into operation of the regulation. If an existing body corporate is not numbered and a staged or section 32 plan creates a new body corporate, the existing body corporate will be assigned the number 1.

The plan or master plan and the title records of the Register (name of registered proprietor of the common property) will be altered accordingly.

Whether or not a new plan identifies a purpose of naming an unnumbered existing body corporate Land Registry will attribute a number and alter the master plan, the plan and the title records of the Register.

Where a new plan does not identify as a purpose, naming an unnumbered existing body corporate, Land Registry will notify the unnumbered existing body corporate of the change to the plan and Register records. That body corporate should then deal under that new name and should consider obtaining a new seal.

If you require further information about this matter please contact Peter Battle on 8636 2122.

Subdivision (Body Corporate) Regulations 2001

Standard Rules apply to all Bodies Corporate created in Plans registered since the introduction of the Subdivision (Body Corporate) Regulations 2001.

Standard Rules are set out in Form 1 of the Subdivision (Body Corporate) Regulations 2001.

Any new Plan creating a Body Corporate and Registered after 17 April 2001 must show a notation in the Body Corporate schedule:

1. Standard Rules Apply

or

2. Standard Rules as per Form 1 of the Subdivision (Body Corporate) Regulations 2001 apply. (Preferred option)

If you require further information about this matter please contact Peter Battle on 8636 2122.

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