

# CUSTOMER INFORMATION

# BULLETIN



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No. 20, 5th May, 1989

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A. EARLY ISSUE OF TITLE SURVEYS

This information is supplied to clarify any confusion that may exist since the inception of the Early Issue of Title (EIT) system.

Prior to the development of the EIT system the Office of Titles could not accept any survey documents (subdivisional Plans or Diagrams) until final State Planning Commission approval was granted. In essence this meant that the subdivision was fully developed (Services completed - sewerage, water, electricity, gas, road works and all pegs placed in the ground by the surveyor) and that all clearances had been received by State Planning Commission prior to the document being lodged in the Office. When the document was lodged in the Office, it was then examined by the Cadastral Examination Branch and placed in "Order for dealings" or "approved". Once the document is placed in "Order for dealings" the application for new titles can be lodged and titles will issue within four to six weeks. This system still exists but it is usually confined to small (1-12 Lot) subdivisions, amalgamations, rural subdivisions, 297 A surveys etc. Large urban subdivisions are now generally lodged under the EIT regulations.

The Early Issue of Titles system was developed by representatives from the Office of Titles, the Surveying Profession and the State Planning Commission to reduce the time frame of the Land Development Process. Following an amendment to the Town Planning and Development Act, the Office could accept survey documents (Plans and Diagrams) prior to final State Planning Commission approval. This enabled the surveyor to lodge the survey documents once the design concept had been accepted in a first stage approval by S.P.C. As a result, the Office is able to examine the documents and partially prepare titles while the subdivision is being serviced. The examination and title preparation procedures are then off the critical path of the Land Development Process. The surveyor then authorises (written consent) the Office to lodge the documents at State Planning for final approval. Following approval by State Planning and advice by the surveyor that the subdivision has been pegged (Pegging Certificate lodged), the documents are put in "Order for dealings". Once an application has been lodged and providing that the documentation is in order, new titles normally issue within 5-7 days.

The salient points are:-

Two systems still exist in the Office of Titles:

- (a) The traditional or old system where survey documents are lodged in the Office AFTER final State Planning Commission approval - titles will normally issue within four to six weeks and
- (b) The Early Issue of Titles system where survey documents can be lodged in the Office PRIOR to final State Planning Commission approval - titles will normally issue within 5-7 days.

It is the surveyors responsibility to:

- (a) Decide when an EIT document will be lodged in the Office.
- (b) When to authorise the Office to lodge the document at S.P.C. for final approval and
- (c) To lodge a Pegging Certificate when the subdivision has been pegged so that the document may be put "In Order for Dealings".

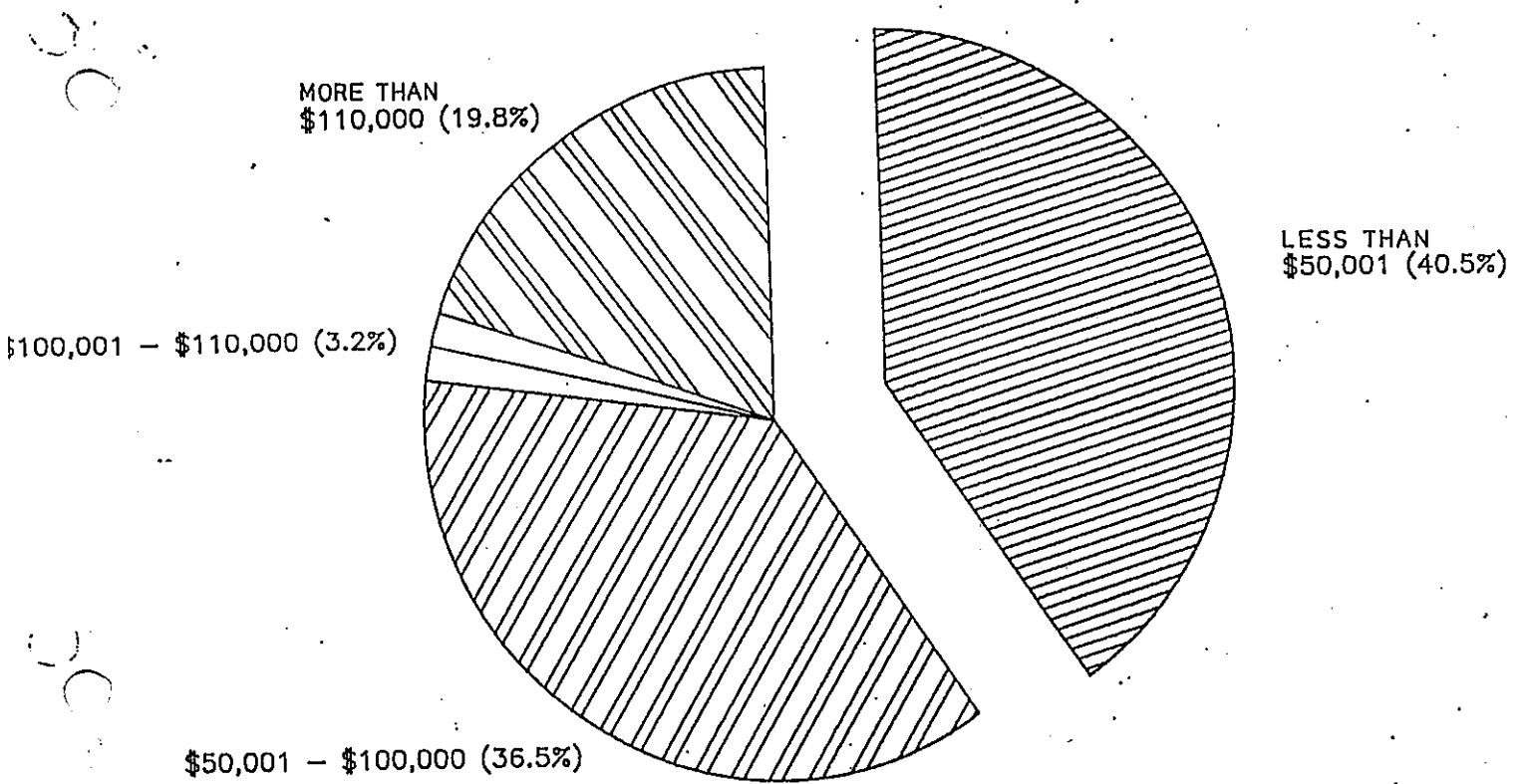
For further information please contact the Customer Service Centre.

#### B. CONSIDERATION IN TRANSFERS

The period 31/7/88 to 28/4/89 was one of high activity for the Office of Titles. During that period 71,354 transfers were lodged for registration. The transfers covered all types of real estate transactions including vacant land and residential property.

Considerations expressed in the transfers have been collated and presented for your information in the following pie diagram.

OFFICE OF TITLES – TRANSFERS LODGED  
DURING PERIOD 31/07/88 TO 28/04/89



C. PUBLIC SERVICE EXPO

The first ever Public Service Expo will be held on the Esplanade from 17th to 21st May. The Department of Land Administration will be represented with a display showing all aspects of the Department.

Featured in the display will be the Diap-Up Access to Customer Remote Search, Land Information Access (L.I.A.) and computer produced titles (Land draw).

Come and have a look at our display.

D. CHECK SEARCH WHERE A SYSTEM FAILURE OCCURS

Tuesday 2nd May highlighted a problem which fortunately rarely occurs.

"A System Failure"

The Office of Titles experienced a power failure for approximately 90 minutes. The system could not be resurrected for the rest of the day. During that time it was impossible for our customers to use the computer facilities, in particular the check search facility.

The Office of Titles was forced to switch to the manual system which ensured that photocopies could still be obtained. Settlements were postponed because of the unavailability of a check search.

In the event of this situation occurring again, it is suggested that a photocopy be obtained which would alleviate the problem.



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