

REGISTRATION SERVICES

Customer Information Bulletin

Bulletin No. 121
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1. AMENDMENT OF LOT DESCRIPTIONS (PARCEL IDENTIFIERS) FOR SMARTREGISTER

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The SmartRegister digital conversion project has passed the halfway mark with over 580,000 titles being converted to digital titles.

A requirement of SmartRegister is that each land parcel requires its own unique **Single Parcel Identifier (SPI)**. Examples of SPI's include "Lot 1 on Diagram 14521", "Lot 21 on Plan 8458", "Lot 45 on Deposited Plan 85145 " or "Lot 3 on Strata Plan 45712".

A significant number of paper titles have land descriptions that do not have a unique SPI and cannot be converted to the SmartRegister format without their parcel identifier being amended.

To ensure as many titles as possible are digitised, the Graphic Anomaly Resolution Team (GART) has been formed to standardise land descriptions and create unique SPI's for titles that do not conform with the SmartRegister system.

Land descriptions that do not conform include:

- Lots that have alpha suffixes or under numbers. Eg. Perth Town Lot 1A on plan 2266 or Lot 1/2 on plan 2277.
- Plan numbers with suffix or sections Eg. Lot 1 on plan 123A or Lot 1 in section B on plan 123.
- Crown allotment numbers that is lowercase, fraction or has suffix eg, Avon locations f, or 10 1/2, or 10A.
- Part lots where there are 2 part lots with the same land description. Eg. Part of lot 16 on plan 2266, where there are two separate titles with the same land description.

Return to **Contents**

Customer Information Bulletin No 121

- Freehold titles over crown allotments. That is where the land description is a whole location and is not referenced to a survey. Eg. "Swan Location 123", "Albany Town Lot 57" or "Jandakot AA Lot 45".
- Parcels without a lot number (currently shown as lot 0 on computer indices). Lot "0"s are typically land descriptions that are "part of the land in a survey" or the "subject of a survey" and also include private ROW's and drain reserves.

The GART project has commenced amending land descriptions on titles without a conforming SPI. Where necessary, new "Conversion" Deposited Plans will be prepared by the GART team to reflect the change to the land description.

The amendment to the land description is usually reflected by notation in the notes section of the digital register and / or the land description and sketch on the superseded paper title and on the survey.

Conveyancing And Preparation Of Documents

In some instances land descriptions on non-conforming titles may be amended after conveyancers have prepared documents.

If a land description on a title is amended by DOLA and conveyancing documents have already been prepared, the non-conforming description shown in the prepared document will be acceptable. DOLA examiners will accept the non-conforming land description and make any necessary amendments to the land description panel.

Conveyancing parties do not need to amend the document nor have the parties to the document acknowledge the conversion of the land description.

If documents in a series have non-conforming and converted land descriptions, DOLA examiners will accept either description.

Return to **Contents**

**BRUCE ROBERTS
A/MANAGER
REGISTRATION SERVICES**

7 December, 2001