



ACT GOVERNMENT
PLANNING AND LAND MANAGEMENT
DEVELOPMENT MANAGEMENT BRANCH

MINUTE

SUBJECT: Section 20 Submission - Unit Titles Act Approval
BLOCK 6 SECTION 37 DIVISION WEETANGARA

FILE REF : TL562/37/6

Delegate
Land Management Section

PURPOSE

To obtain your approval to an application to sub-divide the abovementioned block under the Unit Titles Act 2001.

BACKGROUND

- At folios 76-81 is an application to sub-divide the above block into 2 units.
- Fees of \$1,332.00 were paid on 10 April 2002. (Folio 83).
- Forms 1-3 have been checked to ensure that the provisions of the UTA have been followed - (Folios 88).
- Relevant authorities have been asked for comment, the results being:
 - A) **SCHEDULE OF UNIT ENTITLEMENTS** - A Registered Valuer has advised that the Schedule of Unit Entitlements as shown on Form 2 is considered to be reasonable with respect to the values of the units (Folio 84-86).
 - B) **BUILDING CONTROLLER** - The ACT Building Controller has advised that each of the units would be suitable for separate occupation and use with respect to the purpose covenant of the lease (Folio 94).
 - C) **SURVEY** - The units plan has been examined and cleared by a Registered Surveyor (Folio 78). Surveyors checklist (Folio 87).
 - D) **DELEGATE - LAND MANAGEMENT** - I am unaware of the Lessee being in breach of any covenant of the existing lease or any other requirement of the Land (Planning and Environment) Act. Compliance Certificate issued on 25 June 1971 . (Folio 16). The certificate of occupancy or use for the dwelling is at folio 93.
- A lease for a term of 99 years commencing on 18 November 1970. (Folios 6 & 74-75).
- A reconciliation of the current lease conditions and the Forms 4 & 5 have been prepared in accordance with the provisions set out in the Land Titles (Unit Titles) Act 1970. (Folios 95-103).

RECOMMENDATION

That you approve the above application and the format of Forms 4 & 5 attached.

[Redacted signature area]

Bala Kanapati
Unit Titles Officer
19 June 2002

[Redacted signature area]

Delegate of the Minister

Date 19.6.02

SUBJECT: Section 20 Submission - Unit Titles Act Approval
BLOCK 31 SECTION 34 DIVISION Weetangera

FILE REF : 562/34/31#03

Delegate
Land Management Section

PURPOSE

To obtain your approval to an application to sub-divide the abovementioned block under the Unit Titles Act 2001.

BACKGROUND

- At folios 7-15 is an application to sub-divide the above block into 2 units.
- Fees of \$1399 were paid on 17 December 2003. (Folio) 17
- Forms 1-3 have been checked to ensure that the provisions of the UTA have been followed - (Folios 22-23).
- Relevant authorities have been asked for comment, the results being:
 - A) **SCHEDULE OF UNIT ENTITLEMENTS** - A Registered Valuer has advised that the Schedule of Unit Entitlements as shown on Form 2 is considered to be reasonable with respect to the values of the units (Folio 20).
 - B) **BUILDING CONTROLLER** - The ACT Building Controller has advised that each of the units would be suitable for separate occupation and use with respect to the purpose covenant of the lease (Folio 42).
 - C) **SURVEY** - The units plan has been examined and cleared by a Registered Surveyor (Folio 10). Surveyors checklist (Folio 18-19).
 - D) **DELEGATE - LAND MANAGEMENT** - I am unaware of the Lessee being in breach of any covenant of the existing lease or any other requirement of the Land (Planning and Environment) Act. Compliance Certificate issued on 20 September 1973. (Folio 24).
- A lease for a term of 99 years commencing on 15 May 1972. (Folios 1-6).
- A reconciliation of the current lease conditions and the Forms 4 & 5 have been prepared in accordance with the provisions set out in the Land Titles (Unit Titles) Act 1970. (Folios 33-41).

RECOMMENDATION

That you approve the above application and the format of Forms 4 & 5 attached.

Gregory Dudley
Unit Titles Officer
24 October 2003

Delegate of the Authority
Date 24/10/03

31/10/03

pls check the Bldg file for the new Brick Bldg + photo to ascertain what it is being used as. Inspector could not verify use.

checked. a sch of unit titles. not new garage! it is not a doubley!



MINUTE

SUBJECT: BLOCK 6 SECTION 37 DIVISION WEETANGERA
SECTION 27 SUBMISSION – UNIT TITLES ACT APPROVAL

FILE REF : TL562/37/6

Delegate
Land Management Section

PURPOSE

To obtain your signature to the attached documents prepared under the provisions of the Unit Titles Act 2001.

BACKGROUND

You are a delegate under the Unit Titles Act 2001.

On 19 June 2002 approval to sub-divide the abovementioned parcel was given pursuant to Section 20 of the Unit Titles Act 2001 (folio 104).

A request has been received from [redacted] for the Minister's delegate to endorse the proposal under Section 27 of the Unit Titles Act 2001 and has advised that no alterations have been made to the building plans since the application was lodged (folio 106).

The documents submitted are in accordance with the approved proposal.

RECOMMENDATION

That you endorse the attached documents pursuant to Section 27(3) of the Unit Titles Act 2001 in your capacity as a delegate of the Minister.

[redacted]
Bala Kanapati
Unit Titles Officer
20 June 2002

APPROVED AND ENDORSED

[redacted]
Delegate of the Minister

Date 20.6.02

SUBJECT: BLOCK 31 SECTION 34 DIVISION WEETANGERA
SECTION 27 SUBMISSION – UNIT TITLES ACT APPROVAL

FILE REF : 562/34/31#03

Delegate
Land Management Section.

PURPOSE

To obtain your signature to the attached documents prepared under the provisions of the Unit Titles Act 2001.

BACKGROUND

You are a delegate under the Unit Titles Act 2001.

On 31 October 2003 approval to sub-divide the abovementioned parcel was given pursuant to Section 20 of the Unit Titles Act 2001 (folio 43).

A request has been received from [redacted] for the Authority's delegate to endorse the proposal under Section 27 of the Unit Titles Act 2001 and has advised that no alterations have been made to the building plans since the application was lodged (folio 45).

The documents submitted are in accordance with the approved proposal.

RECOMMENDATION

That you endorse the attached documents pursuant to Section 27(3) of the Unit Titles Act 2001 in your capacity as a delegate of the Authority.

[redacted signature area]

Gregory Dudley
Unit Titles Officer
~~3 October~~ 2003
12 Nov

APPROVED AND ENDORSED

[redacted signature area]

Delegate of the Authority


Date ...12/11/03...



MINUTE

SUBJECT : BLOCK 31 SECTION 34 DIVISION OF WEETANGERA

FILE REF : TL 562/34/31


The Delegate
Leasing and Compliance

PURPOSE

To re-endorse the attached documents prepared and approved under the provisions of the Unit Titles Act 2001.

BACKGROUND

You are a delegate under the Unit Titles Act.


On 12 November 2003 approval to sub-divide the abovementioned parcel was given pursuant to Section 27 of the Unit Titles Act (folio 46).

A request has been received from [REDACTED] for the Minister's delegate to re-endorse the proposal under Section 28(1)(a) of the Unit Titles Act. An explanation for not submitting the approved units plan with the Registrar-General within the specified time is at folio 61. A fee of \$73.20 has been paid for re-endorsement of the Units Plan after the period of 3 months lapse. (folio 62)

The documents submitted are in accordance with the approved proposal.

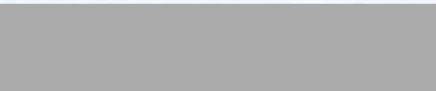
RECOMMENDATION

That you endorse the attached documents pursuant to Section 28(2) of the Unit Titles Act in your capacity as a delegate of the Minister.


Bala Kanapati
Unit Titles Officer

18 February 2004

APPROVED AND ENDORSED


as Delegate of the Minister
18/2/04 2004