



## APPLICATION TO LODGE PROGRESSIVE DEVELOPMENT FOR A COMMUNITY TITLE SCHEME

Form 116 - CTSA

Land Titles Act 1925

### IMPORTANT INFORMATION

This form is to be used to lodge an application to lodge progressive development for a community title under the *Land Titles Act 1925* (the Act). You can access the Act at [www.legislation.act.gov.au](http://www.legislation.act.gov.au). You may also obtain further information and forms at [www.ors.act.gov.au](http://www.ors.act.gov.au).

### PRIVACY INFORMATION

The Act authorises the Registrar-General to collect the information required by this form. The Registrar-General provides identifiable information to The information is regularly provided to various agencies including, but not limited to, the Environment and Sustainable Development Directorate, Chief Minister and Treasury Directorate, Canberra Connect and ACTEWAGL for conveyancing, municipal account administrative, statistical and valuation purposes. These agencies may also use this information to prepare and sell property sales reports to commercial organisations concerned with the development, sale or marketing of land.

### CONTACT INFORMATION

Lodge in person at the <b>Office of Regulatory Services:</b>	<b>255 Canberra Avenue, Fyshwick ACT 2609</b>
Office Hours:	<b>9:00am to 4:30pm Monday to Friday</b>
General enquiries telephone number:	<b>(02) 6207 0491</b>
Website address:	<b><a href="http://www.ors.act.gov.au">www.ors.act.gov.au</a></b>

### INSTRUCTIONS FOR COMPLETION

- The certificate of title for the common property and each affected parcel is required for lodgement.
- If completing this form by hand please use a black pen only. This office will not accept lodgement of this form if it is not completed in full.
- Any alteration to information provided on this form must be struck through with a black pen. Substitute information must be clear and all parties must sign in the margin. Do not use correction fluid or tape.
- Ensure all required documents are attached.
- Execution by:
  - a) **A Natural Person** – Should be witnessed by an adult person who is not a party to the document.
  - b) **Attorney** – if this document is executed by an Attorney pursuant to a registered power of attorney, it must set out the full name of the attorney and the form of execution must indicate the source of his/her authority e.g. “AB by his/her attorney XY pursuant to Power of Attorney ACT Registration No..... of which he/she has no notice of revocation”. (This execution requires a witness).
  - c) **Corporation** – Section 127 of the *Corporations Act* provides that a company may now validly execute a document with or without using a Common Seal if the document is signed by:
    - i. Two directors of the company;
    - ii. A director and a secretary of the company; or
    - iii. Where the company is a proprietary company and has a sole director who is also the sole company secretary, that director. (This execution does not require a witness).
- The following forms of execution are suggested –
  - a) **With A Common Seal**  
 The common seal of ABC Pty Ltd/Ltd ACN.....  
 was affixed in the presence of-  
 .....(signature)  
 .....(director/secretary)\*  
 (\*repeat if necessary i.e. if two directors signing. If signing as sole director and sole secretary, state ‘director/secretary’) - (This execution does not require a witness).
  - b) **Without A Common Seal**  
 Signed by ABC Pty Ltd/Ltd ACN.....  
 .....(signature)  
 .....(director/secretary)\*  
 (\*repeat if necessary i.e. if two directors signing. If signing as sole director and sole secretary, state ‘director/secretary’) - (This execution does not require a witness).



**ACT**  
Government

Justice and Community Safety

LAND TITLES  
OFFICE OF REGULATORY SERVICES  
ACT Justice and Community Safety Directorate

## APPLICATION TO LODGE PROGRESSIVE DEVELOPMENT FOR A COMMUNITY TITLE SCHEME

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LODGING PARTY DETAILS				
Name	Postal Address	Contact Telephone Number		

  

COMMUNITY TITLE SCHEME DETAILS	
Scheme Number	Volume and Folio Details of Existing Common Property Titles

  

PROGRESSIVE DEVELOPMENT DETAILS	
List the Stage Number being submitted with this application (ie. 1 of 3)	List the total number of stages in this Community Title Scheme (ie. 3)

  

DETAILS OF PARCELS THAT ARE TO BE REPLACED BY THIS STAGE OF THE PROGRESSIVE DEVELOPMENT (if any)				
Volume & Folio	District/Division	Section	Block	Unit

  

DETAILS OF REGISTERED NEW COMMON PROPERTY PARCELS FORMING PART OF THIS PROGRESSIVE DEVELOPMENT				
(Do not list parcels already identified above – please only list new parcels – All proposed blocks should not be encumbered by a mortgage)				
Volume & Folio	District/Division	Section	Block	Unit

<b>DETAILS OF NEW PARCELS FORMING PART OF THIS PROGRESSIVE DEVELOPMENT (if any)</b> (Do not include parcels that have been previously listed overleaf as Common Property)				
<b>Volume &amp; Folio</b>	<b>District/Division</b>	<b>Section</b>	<b>Block</b>	<b>Unit</b>

<b>COMMUNITY TITLE DETAILS</b> (Specify parcel details for Community Title to date including the blocks associated with this Stage Application)	
<b>List the total number of Common Property Parcels</b>	<b>List the total number of parcels NOT included as Common Property</b>

<b>DOCUMENTS TO BE ATTACHED</b>
<ol style="list-style-type: none"> <li>1. Progressive Development Site Plan for Community Title clearly indicating the parcels situated in this stage;</li> <li>2. Authorisation from ACT Planning and Land Authority;</li> <li>3. Certificates of title for any new parcels forming part of this stage, and certificates of title for those parcels being replaced; and,</li> <li>4. An updated Lot Entitlement Schedule (CTSE).</li> </ol>

<b>DEVELOPER'S/ BODY CORPORATE'S EXECUTION</b>	
Name of developer/body corporate	Full name of witness (if required)
Signature or common seal of developer/body corporate	Signature of witness (if required)
Dated -	Dated -

<b>OFFICE USE ONLY</b>			
Lodged by		Certificate of title lodged	
Data entered by		Certificates attached to title	
Registered by		Attachments / Annexures	
Registration date		Production number	