



DEPARTMENT OF LANDS, PLANNING AND ENVIRONMENT

BUILDING ADVISORY SERVICES BRANCH

BUILDING NOTE

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FUTURE PROPOSALS AFFECTING BUILDING WORK

All building certifiers would be familiar with the need to check land titles for the existence of easements or encumbrances which may affect building works.

Certifiers should also be aware that future proposals relating to land administration, which are not on the title, may exist. Where proposals are known to exist, a comment is placed on the Land Administration and Information system (LAIS) Public Enquiry Screen (LSPA) in the parcel comments field. An example of a typical comment is attached. If the proposal proceeds, the title of the land is endorsed accordingly.

The purpose of the comments on the public enquiry screen is to alert interested parties of possible future proposals. If you are assessing a building application for a parcel affected by these comments, it is recommended that advice be sought from the Land Sales & Management Branch of the Department of Lands, Planning and Environment, on the possible affect on the proposed building work.

KEVIN NEWHOUSE
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Building Control

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