

ACT Certificates

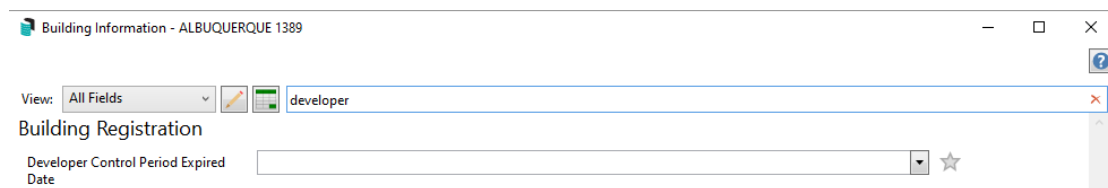
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Instructions in this article relate to **Certificates**, which can be found by searching or selecting the icon from the StrataMax desktop. This article should be used in conjunction with the main [Certificates article](#) when creating or setting up certificates in StrataMax.

Certificates will automatically be set to the correct certificate based on the State and Module set in the **Building Information** menu. The Certificate for building type 'UP' - ACT Unit Titles Management accommodates the legislative requirements under the Unit Titles Legislation Amendment Act 2020 (The Act) which took effect 1 November 2020.

Date Developer Control Expired field

There is a field in the **Building Information** menu called 'Date Developer Control Expired' which is included on the ACT Certificate for building types 'UP'. To add a date to this field, open the **Building Information** menu, search for the 'Developer Control Expired Date' field and add the required date.



The screenshot shows a window titled 'Building Information - ALBUQUERQUE 1389'. Inside, there is a search bar with 'developer' entered. Below the search bar, the 'Developer Control Period Expired Date' field is visible, with a date picker icon and a star icon next to it.

The date will then be shown on the Certificate when printed.

Developer Control Period (Section 119(1)(f))

Developer Control Period Expiry Date: 01 January 2020

Additional Fields - Section 119 (1) items (g),(h),(j),(k)

Fields are available in the Certificate to provide more information to potential owners as per legislative requirements. The sections are as below:

- Borrowed Money (Section 119(1)(g))
- Sustainability Infrastructure (Section 119(1)(h))
- Crown Lease Extension Application (Section 119(1)(j))
- Ongoing Development Approval (Section 119(1)(k))
- If any of the utility services within the units plan are a part of an embedded network.
- Statement about which utility service the embedded network applies to and the name of the

embedded network provider.

This information is also available for *this building only*, to be entered and viewed from the **Building Information** / Certificate Info section or from *Info Editor* in **Certificates**. Please see instructions below:

1. Search or select **Certificates**.
2. Click the cogwheel for the certificate configuration options.
3. Click *Info Editor* and *Text* field for the section you would like to edit.
4. Add the required text.
 - Text can be added for a specific building (this building only) or can be added as a global default for all buildings. Local text will override Global text.

The screenshot shows a window titled "Certificate Information Editor -". At the top, there is a dropdown menu for "Certificate Section:" with the selected value "Section 119A - ACT - Unit Titles (Management) Act 2011". Below this is a table with three columns: "Field", "Text (this building only)", and "Text (global default for this)". The table contains the following rows:

| Field | Text (this building only) | Text (global default for this) |
|--|---------------------------|--------------------------------|
| Sealing Clause | | |
| Corporation borrowings | NIL | |
| Corporation sustainability infrastructure | NONE | |
| Application to the Planning and Land Authority for an extension of the crown lease | NOT APPLICABLE | |
| Ongoing development approval conditions | NONE | |
| Name of the embedded network provider | | Global Text will show here |
| Which utility service the embedded network applies to | Supplier name here | |

At the bottom right of the window is a button labeled "Save Changes".

5. Click the *Save Changes* button.
6. The updated text will then be displayed on the Certificate when produced.

Sustainability Infrastructure (Section 119(1)(h))

Whether the corporation has installed sustainability infrastructure and who owns it:

Global Text will show here

Crown Lease Extension Application (Section 119(1)(j))

Whether the corporation has applied to the Planning and Land Authority for an extension of the crown lease:

Global Text will show here

Ongoing Development Approval (Section 119(1)(k))

Whether the units plan is subject to ongoing Development Approval conditions:

Global Text will show here

ACT Unit Plan Rental Certificate - Insulation Status and Value

Within the *Lot* area of the *Roll*, there are fields that can assist with recording the Insulation Status and Insulation R-value. These fields are used in the output of information required for the ACT Unit Plan Rental Certificates.
