



# Strata Title Process Overview in Papua New Guinea

## What Surveyors Need to Know

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Survey Congress | 2026





# Strata Title in PNG — Going Digital

## 2022 Reform

A package of seven Acts and amendments now governs strata schemes, surveys, and digital registration.

## Fully Online

All strata submissions are made through eLands and processed in GoLands. No paper lodgments.

## Your Role

Surveyors are responsible for plans, files (eg Field Books), Unit numbering, and signatures on plans when lodged at each phase of the process.



# The 2022 Laws You Must Know

## PRIMARY LEGISLATION

### 1 Strata Title Act 2022

Establishes the strata scheme framework — how schemes are created, structured, and managed.

### 2 Strata Title Management Act 2022

Governs the body corporate and management of common areas within a strata scheme.

## 3 — CONSEQUENTIAL AMENDMENTS

### ★ Land Registration Amendment Act 2022

Mandatory unit numbering rules for all strata plans lodged with DLPP.

### ★ Survey Amendment Act 2022

Surveyor obligations, plan examination requirements, and registration procedures.

- Physical Planning Amendment Act 2022

Planning approvals required before strata development proceeds.

- Valuation Amendment Act 2022

UV assessment framework for strata schemes and unit entitlements.

- Building Amendment Act 2022

Building permits and completion certificates required at various Phases.

★ The Land Registration and Survey amendments govern what you lodge and how you number it — get these wrong and your plan will be requisitioned.



# Two Types of Strata Development

## GREENFIELD

### New construction on vacant land

- Multiple submission processes:
  - Phase 1 – Development Lease
  - Phase 2 – Unit Leases
    - Part 1 (As Proposed) then
    - Part 2 (As Constructed)
- Class A: multi-storey buildings — floor plans required per level per block
- Class B: horizontal land units — improved or vacant land
- Survey plans lodged twice — once proposed, once as built

## BROWNFIELD

### Existing buildings converted to strata

- Single submission — no Phases and no Parts
- Survey plans; Floor Plans per level per block required
- Certified copies of approved building plans required
- If building is over 6 months old — Certified Engineer's Report accepted instead
- Matrix matching existing units to proposed strata unit numbers must be prepared



# The Strata Development Lease (SDL)

The SDL is the mandatory gateway. No unit titling can proceed without it.

**1**

## Submit online via eLands

Overview → Pre-checks →  
Development class →  
Stages → Documents →  
Payment

**2**

## DLPP Internal Processing

Reviews by:  
Physical Planning  
Survey Registration  
Valuation and  
Leases

All review your application

**3**

## SDL Survey Plan

Your plan is examined by  
DLPP. It must carry your  
signature, Regional  
Surveyor, and Surveyor-  
General signatures — in  
sequence

**4**

## SDL eTitle Issued

Once all four divisions clear  
the application

- State Lease is surrendered
- SDL eTitle is registered
- Development can proceed



# Units & Common Area — Part 1: As Proposed

Submit after SDL eTitle is issued. Part 1 covers the proposed design — before construction begins.

## WHAT YOU SUBMIT IN ELANDS

- Pre-checks — SDL issued and submission linked to correct stage
- Updates — any amended Development Statements
- Unit details — proposed units per building/block; Include Unit Numbers
- Unit Entitlements Schedule
- Unit plans — Class A: floor plans per level; Class B: improved or vacant
- Documents — Proposed Strata Plans, Site Plans, Floor Plans, Permits
- Payment — fees calculated and paid through eLands

## DLPP INTERNAL REVIEW

### Physical Planning

Reviews Development Plan, unit plans, PP permissions, building permits, site photos, and conducts compliance inspection

### Survey Registration

Examines plans, checks Unit numbering; generates Survey File Number, Plan Catalogue Numbers, and Strata Plan Number; registers strata survey plan; creates land and property records

### Valuation

Reviews and approves the Unit Entitlements Schedule — Valuer-General sign-off required



# Units & Common Area — Part 2: As Constructed

Triggered by Completion Certificates. Do not prepare Part 2 before construction is certified.

## WHAT YOU SUBMIT

- Updated/amended Development Statements
- As-constructed unit details per building/block
- As-constructed unit plans — Class A floor plans per level; Class B improvements
- Completion Certificates, Occupancy Certificates, Building Board confirmation
- Engineers Certification and Registration (where required)
- Payment of applicable fees through eLands

## DLPP PROCESSING

- Physical Planning — compliance inspection for as-built works
- Survey Office — compliance inspection for as-built works; confirms as-constructed strata plan; validates land and property records
- Valuation — UV apportioned to each unit; Scheme Unit Entitlement Schedule finalised
- Leases — LG/LAF issued; lease records approved for Greenfield and Brownfield
- Titles — SDL lease surrendered; Unit and CA eTitles registered; status updated to Current

**Outcome: Strata process complete for this stage.**



# Unit Numbering — Get It Right

Mandatory under Land Registration Amendment Act 2022 — Section 41D(6)

## THE RULES

### Units

Numbered consecutively starting from 1

**Example: 1, 2, 3, 4 ...**

### Unit subsidiaries

Same number as parent unit, prefixed with the letter S

**Example: S1, S2, S3 ...**

### Multiple subsidiaries

Distinguished by a consecutive number in brackets starting from (1)

**Example: S1(1), S1(2), S1(3) or S5(1), S5(2)...**



## IF YOU GET IT WRONG

- Your plan will be requisitioned by the Surveyor General and/or the Registrar of Titles
- You have 20 working days to respond — one extension of 20 days allowed
- Delays cost your client time and money
- Check your Unit numbering before every lodgement

Non-compliant plans are the most common cause of strata survey requisitions. Check before you lodge.



# What Surveyors Must Do — At Every Phase

## PHASE 1

- Prepare survey file, cadastral plan, Strata Assessment Report, and consent letter
- Obtain your signature → Regional Surveyor → Surveyor-General — in sequence

## PHASE 2: PART 1

- Lodge proposed unit plans with correct numbering as per Land Registration (Amendment) Act 2022 S41 D (6)
- Include Unit Entitlements Schedule data for Valuer-General review

## ALL PHASES

- Submit through eLands — no paper lodgments accepted
- Link every submission to the correct Strata Application and phase

## PHASE 2: PART 2

- Lodge as-constructed plans after Completion Certificates are issued
- Ensure plans match site reality — DLPP conducts compliance inspections



# Start Now

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- 01** | All strata submissions are online — eLands is the only lodgement pathway.
  - 02** | Create your eLands account and verify your identity at the DLPP website before your next strata project.
  - 03** | Link every submission to the correct primary Strata Application and phase.
  - 04** | Submit an eLands support ticket for any queries with Strata registration and submission.
  - 05** | Accurate plans submitted on time protects your client's project timeline.
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