

ACT Certificates

Last Modified on 30/03/2026 4:06 pm AEST

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 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" with a dropdown menu set to "ACT - Unit Titles (Management) Act 2011". Below the dropdown is a table with three columns: "Field", "Text (this building)", and "Text (global default)". The table contains several rows, with the row "Name of the embedded network provider" highlighted in blue. Below the table is a large text input area. At the bottom right of the window are two buttons: "Export Buildings to Spreadsheet" and "Save Changes".

Field	Text (this building)	Text (global default)
Sealing Clause		
Corporation borrowings		
Corporation sustainability infrastructure		
Application to the Planning and Land Authority for an extension of the crown lease		
Ongoing development approval conditions		
Name of the embedded network provider		Global Text will...
Which utility service the embedded network applies to		
Regulated swimming pool built before 1 May 2023		
Regulated swimming pool was built or substantially altered on or after 1 May 2023		
Embedded network provider (retailer name, phone number, email, website)		
Other utility services for which the unit occupier will have no or limited choice of service provider (utility service type, retailer name, phone number, email, website)		

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