

ACT Certificates

Last Modified on 19/01/2026 2:15 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.
 - o 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.

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	

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