



Land Title Act 1994

I, Max Locke, Registrar of Titles, direct that the following Directions, or parts thereof, in the Registrar of Titles Directions for the Preparation of Plans, version 3.2, be amended as follows:

Date of effect:

These amendments are effective immediately.

4.8 Parcels to be described:

Delete and insert:

4.8.1 Lots

Lots shall be described as required by Section 50(a), 50(c) and/or 50(d) of the *Land Title Act 1994*. Saving that where a parcel is common property, it may be described appropriately.

Any lot to be dedicated for public use on registration of a plan, must be noted clearly on the face of the plan with one of the following:

- ◆ ROAD (or New Road)
- ◆ Lot number and "PARK".
- ◆ Lot number and "RESERVE".
- ◆ Lot number and "PUBLIC USE LAND".

In the cases of "reserve" and "public use land" the purpose may also be shown on the lot. The purpose of the "public use land" shown on the plan must be consistent with the community purposes listed in schedule 1 of the *Land Act 1994*.

If approval of the plan is under the *Integrated Planning Act 1997* the dedication of public use land must not be shown as a condition of the approval of the plan. However, for approval under the *Local Government (Planning and Environment) Act 1990*, the dedication and purpose for reserves and public use lands may be included in the approval.

4.8.2 Subsidiary Parcels

The requirements of [QSIIS Standard #2 Parcel Identification](#) (August 1997) are to be satisfied when describing subsidiary parcels, namely.

- **Subsidiary parcels, i.e. Leases, Easements, Covenants, Profits a Prendre etc, shall be described with an alpha identifier where they are defined on a survey plan. Where the number of subsidiary parcels exceeds 26, double letters may be used, i.e. AA, AB, AC etc.**
- **For any plan, a subsidiary parcel identifier is not used more than once. The following are unacceptable:**
 - **Easement D and Lease D in Lot 2 on SP123456**
 - **Easement D in lot 2 on SP123456 and Lease D in Lot 3 on SP123456**

A subsidiary parcel identifier is not repeated in any lot, e.g. a title exists for Lot 23 on RP34567 with Lease A on RP1234 and Easement B on RP23456 and Covenant H on SP987654 registered against the title - a new subsidiary parcel should not use A or B or H as an identifier.

8.4 Part Lots:

Insert after "Part lots are permitted, but parts of the same lot shall not immediately adjoin one to the other.":

Part lots may not be created on a plan of amalgamation only. In these cases, s.97A of the *Land Title Act 1994* should be utilised.

9.12 Level Diagrams

Insert after the first paragraph:

Every level diagram shall be noted with its alpha identifier, eg Level A.

9.20.7 Certificate on Encroachment:

Following "...contained within the base parcel", add:

If the encroachment onto the road is part of an existing building (directions 9.1 and 9.20.3) the following note shall be placed immediately above item 12 on the reverse of the plan:

Encroachment is part of an existing building.

12.3 Part of Common Property to be excised:

Insert new section:

12.3.3 Creating New Road

If the purpose of the excision from the common property is:

- ❖ **for the body corporate to dedicate and open new road; and**
- ❖ **the excision does not affect any part of a building or structure on a building format plan**

a plan of new road may be prepared without the creation of a lot in the first instance. The description of the plan will be:

Plan of New Road cancelling part of Common Property of <name of Community Titles Scheme> CTS <number of Community Titles Scheme>”.

Alternatively, if a lot is created by the excision as per 12.3.1 or 12.3.2, an additional plan will be necessary to cancel the lot and dedicate and open it as new road.

20.11 Dimensions

Delete and insert:

Every parcel shall be dimensioned with bearings and distances, and show an area, rounded as appropriate. The linear closure in a surround of any parcel, or part thereof, shall satisfy Section 31(6) of the Surveyors Regulation 1992.

Dimensions may be shown as “deduced”, when the information is not available from a previous plan of survey and was determined by a mathematical calculation.

About dimensions are not acceptable.

21.4 Description:

Delete last paragraph, “There cannot be more than one ...is not acceptable.”

Max Locke,
Registrar of Titles.
29 October 2002

