

Notice

To Lodging Parties

15 August 2008

No 154

Plan Presentation Guidelines

Notice to Lodging Parties No. 151 issued on 1 November 2007 advised clients of the new A3 format for all plans to be lodged in the Lands Titles Office after 12 November 2007.

Clients were also advised that a cut-off-date would be set for the acceptance of plans using the old format. In consultation with the Survey Advisory Committee the cut-off-date for accepting plans in the old format has been set as 1 October 2008. From this date all plans must be lodged in the new A3 format.

The Registrar-General may give consideration to accepting a plan in the old format if it can be shown that the plan was prepared prior to 2008 and that it would involve considerable inconvenience to have the plan redrawn.

Sections 10 (Amendments to Community Plans) and 11 (Amendments to Strata Plans) in the Plan Preparation Guidelines (PPG) allowing the use of prior plan formats still apply.

Easement Details

With the introduction of the new plan format there appears to be clarification required in relation to the use of NEW and PROPOSED for easements in the STATUS column of the Easement Details panel.

NEW Easements

- Easements to be created as a condition of plan deposit must have the status of NEW.
- Service Easements can only be created as a condition of plan deposit of division plans or community plans, therefore Service Easements, when first being created, can only have an easement status of NEW.
- When all easements being created in a plan of division have a status of NEW or EXISTING the PLAN PURPOSE is DIVISION (PPG at 2.12).



PROPOSED Easements

- Easements with the status of PROPOSED are easements that are not a condition of deposit, and therefore do not form part of the division and must be created by the lodgement of further documentation (PPG at 5.12).
- When an easement is shown on a division plan with the status of PROPOSED. The PLAN PURPOSE is DIVISION AND EASEMENT (PPG at 2.14).
- Community and strata plans cannot depict easements with a status of Proposed.
- Filed Plans with the PLAN PURPOSE being EASEMENT depict easements that are to be created by lodgement of further documentation (eg. TG document). These easements must show the status of PROPOSED.

Reduction of the size of information on plans

A new version of the Plan Presentation Guidelines (PPG) is due for release soon. Most of the amendments are minor in nature or amend typographical errors. In line with industry requests a new subsection is to be inserted allowing the use of reduced data size for complex or multi sheet plans. It is proposed the size of data on these plans may be reduced to approximately 80% of the size of the current information. This will allow more information on each sheet, which will reduce the number of sheets required for most of these plans.

If you have any questions or queries about the Plan Presentation Guidelines please contact the Team Leader, Division, Jeff Prosser on 8226 3956.



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