

Interpreting Strata Plans

Introduction

This document provides guidance on the interpretation of Strata Act plans, which is additional to the explanations detailed in Schedule 2 of the *Subdivision Act 1988* – strata and cluster subdivisions.

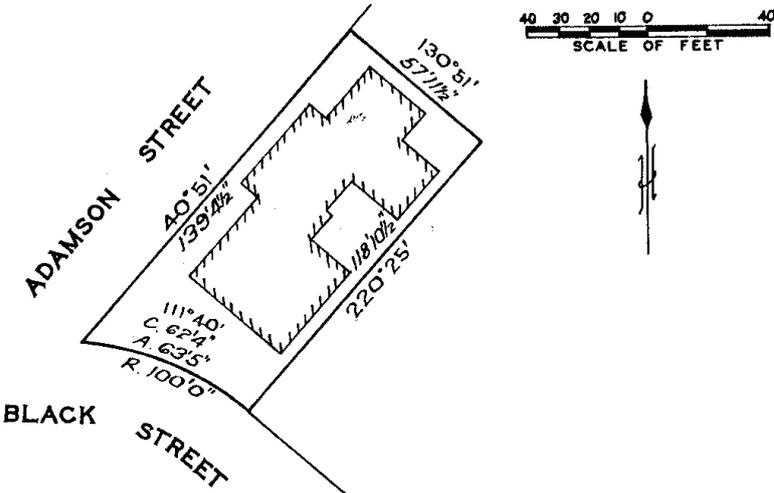
Key elements for interpreting strata plans under the *Strata Titles Act 1967*

- Strata plans commence with the prefix RP (registered plan) or SP (strata plan).
- Boundaries that are defined by structures are shown by thick continuous lines.
- Where boundaries are defined by structures, the boundary lies along the median of the structure unless otherwise specified in the legend.
- Structures, as defined in the Strata Titles Act, include fences, walls, floors or ceilings.
- Boundaries not defined by structures are shown by thick broken lines and are dimensioned or fixed.
- Any thin lines or thin hatched lines shown on a strata plan do **not** represent a parcel boundary.
 - Strata plans show the outline of the buildings on the unit diagram.
 - Because the unit number is often shown inside these outlines, there can be some confusion about where the parcel boundary lies.
- At the time of registration, plans under the Strata Titles Act always contained common property. The common property may be in airspace – above or below the ground surface.
- Units may be defined as being restricted or accessory (car parks) units. Restricted units cannot be transferred unless transferred with an accessory unit.
- The legend in a strata plan may contain one or more of the following:
 - information relating to the building in the parcel;
 - any notice of restriction;
 - common property statement;
 - the location of the upper and lower boundaries;
 - the storey table if there are multiple stories; and
 - if appropriate, information if the boundary lies other than along the median of the structure.
- Any reference to unit (whether restricted, accessory, car park or otherwise) on a strata plan is treated the same as a lot on a Subdivision Act plan.

Subdivision Act affecting strata plans

The Subdivision Act allows for redevelopment of strata plans. Boundary definitions within strata plans may be derived from both the Strata Act and Subdivision Act. The only way to amend boundaries on a strata plan is with Section 32 of the *Subdivision Act 1988*.

Example of a typical strata plan

W PLAN OF STRATA SUBDIVISION RP2033	
<p>THE PARCEL The whole of the land described in Certificate of Title Volume 6241 Folio 015 being Part of Dendy's Crown Special Survey Parish of Moorabbin, County of Bourke.</p> <p>POSTAL ADDRESS OF THE BUILDING: No. 47 & 47A Black Street, Brighton. 3186</p> <p>FOR CURRENT ADDRESS FOR SERVICE OF NOTICE SEE BODY CORPORATE SEARCH REPORT</p>	<p>REGISTERED</p> <p>TIME 9.25 A.M.</p> <p>DATE 22 JUL 1970</p> <div style="text-align: right;">  </div>
	
<p>Diagram showing the external boundaries of the site and the location in relation thereto at ground level of all buildings in the parcel.</p>	
<p>SURVEYOR'S CERTIFICATE</p> <p>I, EDWARD LINNEY SIM, of 414 Bourke Street, Melbourne a Surveyor licensed under the Land Surveyors Act 1958, certify that this plan and any measurements on which it is based have been made by me or under my personal direction and supervision; that the standard of accuracy of any measurements made to determine the external boundaries of the site complies with that required by the Land Surveyors Regulations Part 2; that the plan accurately represents as at the 18th day of May 1970 in the manner required by the Strata Titles Act 1967 and the Land Surveyors (Strata Titles) Regulations 1967 and within the limitations of the scale used and the standard of accuracy required, the boundaries of the units and the location at ground level of all buildings in the parcel in relation to the external boundaries of the site and that all units are within the parcel.</p> <p>21/5/70</p> <p><i>E. L. Sim</i></p>	<p>SEAL OF MUNICIPALITY AND ENDORSEMENT</p> <p style="text-align: center; font-size: small;">CITY OF BRISBANE</p> <p style="text-align: center; font-size: x-small;">I do hereby certify that this plan of subdivision is a true and correct copy of the original as submitted to the Council of the Municipality on this 22nd day of JUNE 1970. This plan has been referred to Section 6 Paragraph 1 of the Strata Titles Act, 1967.</p> <p style="text-align: right;"><i>E. B. Jewell</i></p> <p style="text-align: right;"><i>A. Selvaraj</i></p>
<p>SCHEDULE OF UNIT ENTITLEMENT AND UNIT LIABILITY</p>	
<p>FOR CURRENT BODY CORPORATE DETAILS SEE BODY CORPORATE SEARCH REPORT</p> <p style="text-align: right;"><i>E. L. Sim</i> SHEET 1 OF 2 SHEETS</p>	

RP2033

LEGEND

The building in the parcel, a part of which is contained in each of units 1 and 2, is a single - storey building.

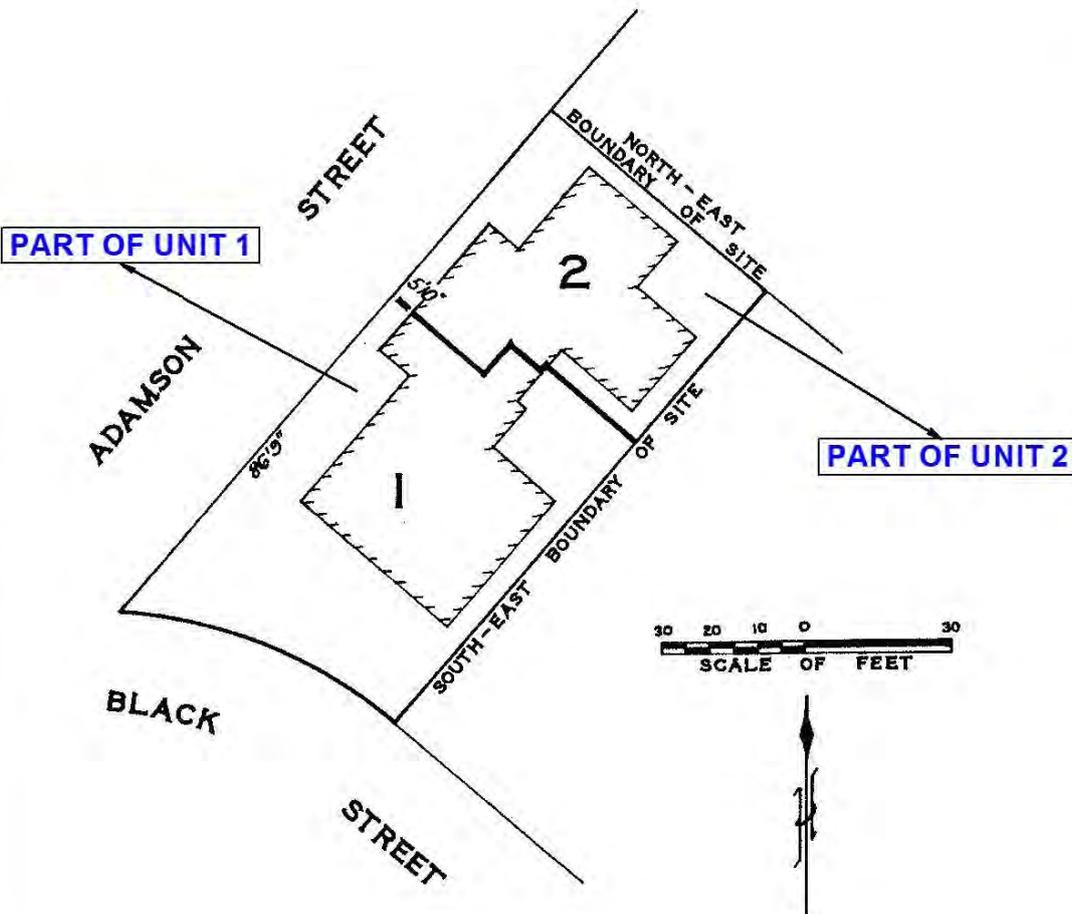
The upper boundary of each of Units 1 and 2 is twenty-five feet above that part of the site which is within the vertical or near vertical boundaries of the relevant unit as shown on the diagram below; the lower boundary of each of these Units is four feet below that part of the site.

No unit is an accessory unit.

The common property is all the land in the parcel except the land in Units 1 and 2.

UPPER & LOWER BOUNDARIES

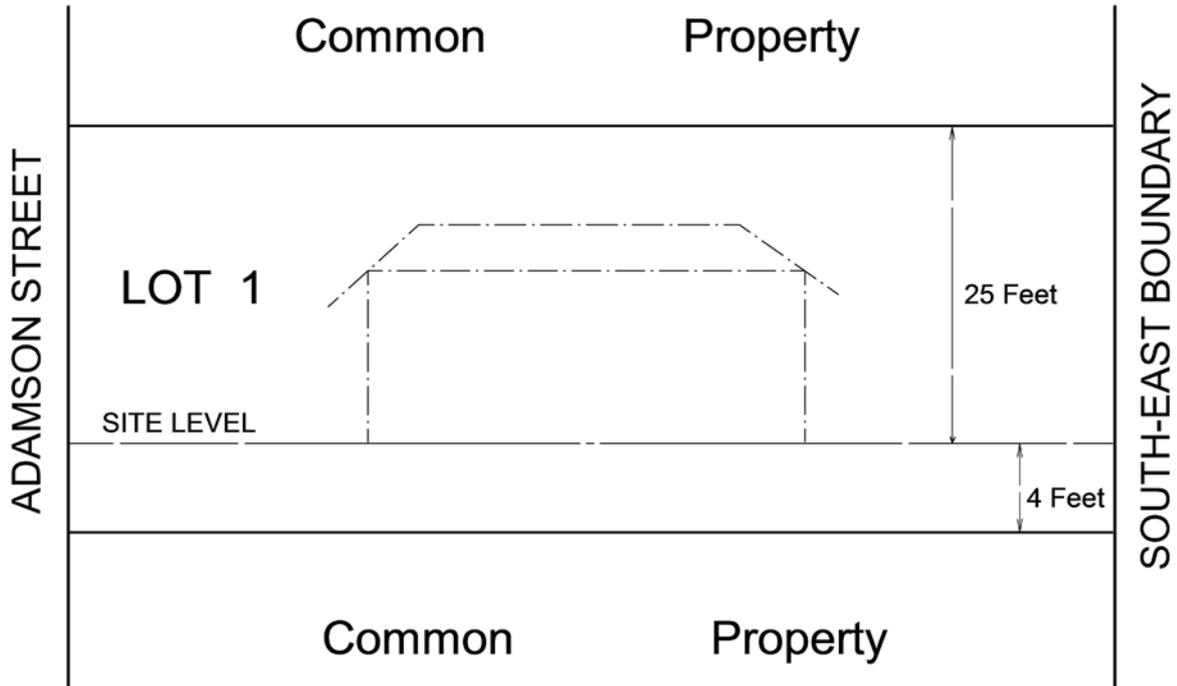
NOTE: NO COMMON PROPERTY AT GROUND LEVEL



[Signature]

Interpretation of where common property lies

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CROSS SECTION