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

Diagram showing the external boundaries of the site and the location in relation thereto at ground level of all buildings in the parcel.

FOR CURRENT BODY CORPORATE DETAILS
SEE BODY CORPORATE SEARCH REPORT
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.

**NOTE: NO COMMON PROPERTY AT GROUND LEVEL**
Interpretation of where common property lies

RP2033

CROSS SECTION