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| Example – building subdivision |
| Plan under the *Subdivision Act 1988* |

This is a guide to preparing a plan under the *Subdivision Act 1988*, which includes boundaries defined by buildings.

This example incorporates the Subdivision (Registrar’s Requirements) Regulations 2011 and includes items covered in other published examples.

## Key elements for preparing a plan that contains boundaries defined by buildings

Note: some of the points below are referenced on the pages that follow.

1. All plans containing building boundaries must contain a notation stating which lines in the plan represent boundaries defined by buildings.

The default method of identifying boundaries defined by buildings is a thick continuous line – as indicated by regulation 11(3)(a).

1. Plans that contain building boundaries must describe the locations of boundaries defined by buildings in the notations area on the plan.

Unless otherwise specified on the plan, the location of any building boundary is as defined in regulation 10(4).

1. The boundaries depicted for each location described should be consistent and separately identifiable on the plan.
2. When adopting thick continuous lines to define building boundaries, the same thick lines must not be used on the external boundaries of the plan. Non-building boundaries are to be shown as thin continuous lines.
3. Except in the instance of a boundary defined by a building on a previous registered plan, building boundaries are not to be shown on the external boundaries of the plan – as indicated by regulation 11(12).
4. Building boundaries may be depicted with hatched thick lines, or a mixture of hatched and non-hatched thick lines. The notations for how the building boundaries are shown must address the use of the hatching.
5. The boundary locations’ interior or exterior face are defined with respect to the building itself, not the parcel. All plans using interior or exterior face boundary locations must show the extent of the building.

Building extent may be defined by ‘returns’, or by using hatching on all of the lines that depict the relevant face of the building, along with a corresponding notation.

1. In single storey plans, only the ‘returns’ to define building extent are to be shown on the plan – not the whole building footprint.
2. The depiction of any structure on a plan that is not a parcel boundary must differ significantly to that of an easement – as indicated by regulation 11(2).
3. If the extent of a dimension that intersects a building is not clear, a notation should be placed on the plan to clarify.
4. The line work for small dimensions (e.g. boundary from a building to the external boundary of the plan) can be shown in an enlargement, or may be exaggerated to aid the reproduction of the title diagram at A4 size.
5. When any boundary of a parcel is defined by reference to a building, the area of that parcel is not to be shown.

Note:

The following example is a single storey building subdivision without common property or an owners corporation.

Sheet 1 of plan containing loaction of land details and notations regarding boundaries defined by buildings

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Sheet 2 of plan of subdivision showing lots 1 to 4 with boundaries defined by buildings.

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