

Strata Enhancement Project ISV Feb 2017



Land Use Victoria
Neil Coupar



Environment,
Land, Water
and Planning

The Strata Enhancement Project developed to address and clarify uncertainty of both Strata plans and associated folios by :

1. Improving plan readability and information clarity of the entire strata file;
2. Creating common property folios, where a folio does not exist;
3. Updating strata folios from “unit” to “lot”, and;
4. Linking folios for associated restricted and accessory lots.



How did this start?

LUV Subdivision Branch, and the Surveying industry receives numerous daily enquiries seeking clarification and interpretation of information contained in strata plans, mostly relating to poor image readability and difficulties in identifying and determining lot/unit and common property boundaries.

- Examples to Executive
- Greenlight from business to undertake project to review and enhance all Strata plans and relevant associated folios
- Commencing from RP1
- 37500 plans
- Not quite an Audit
- Coincidence tied in with 54/11 ??
- Based in Laverton Office – Arthur Dallas
- 10 staff – including part time retirees

The Plans

- Introduced Building Boundary Statement
 - Thick lines and median similar to Subd Act Plans
- Updated CP statement
- Plot site boundaries on title diagram (if possible)
 - Label and show extent of CP on plan
- Clear definition between boundaries and non boundaries
- Clarifying extent of lot by breaking non boundary features
- Reference to OC and Lots (not BC & Units)
- Plain English in Legend
- Used whole of available sheet (increase size)
- Removed unnecessary stamps smudges sneezes etc etc

Plans poorly imaged

Plans distorted (some) - imaged B4 prints A4

Scaling problems

Inconsistency – LS's and LV examiners

- (understandable in early days)

Errors not picked up in 48 years

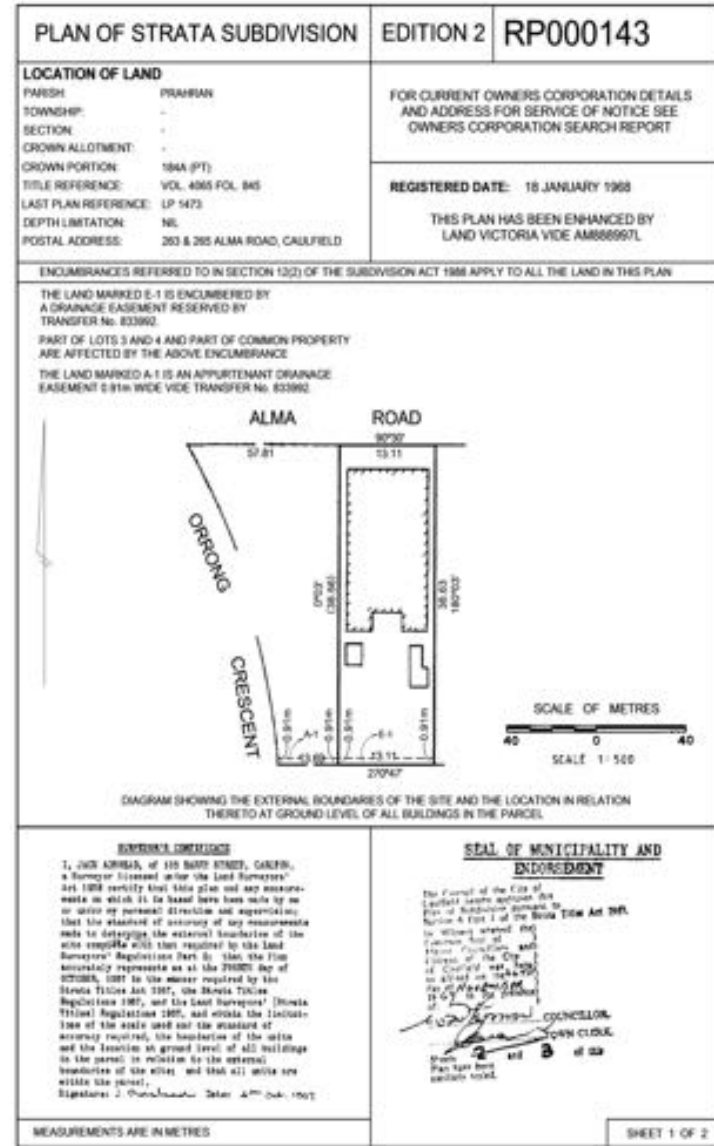
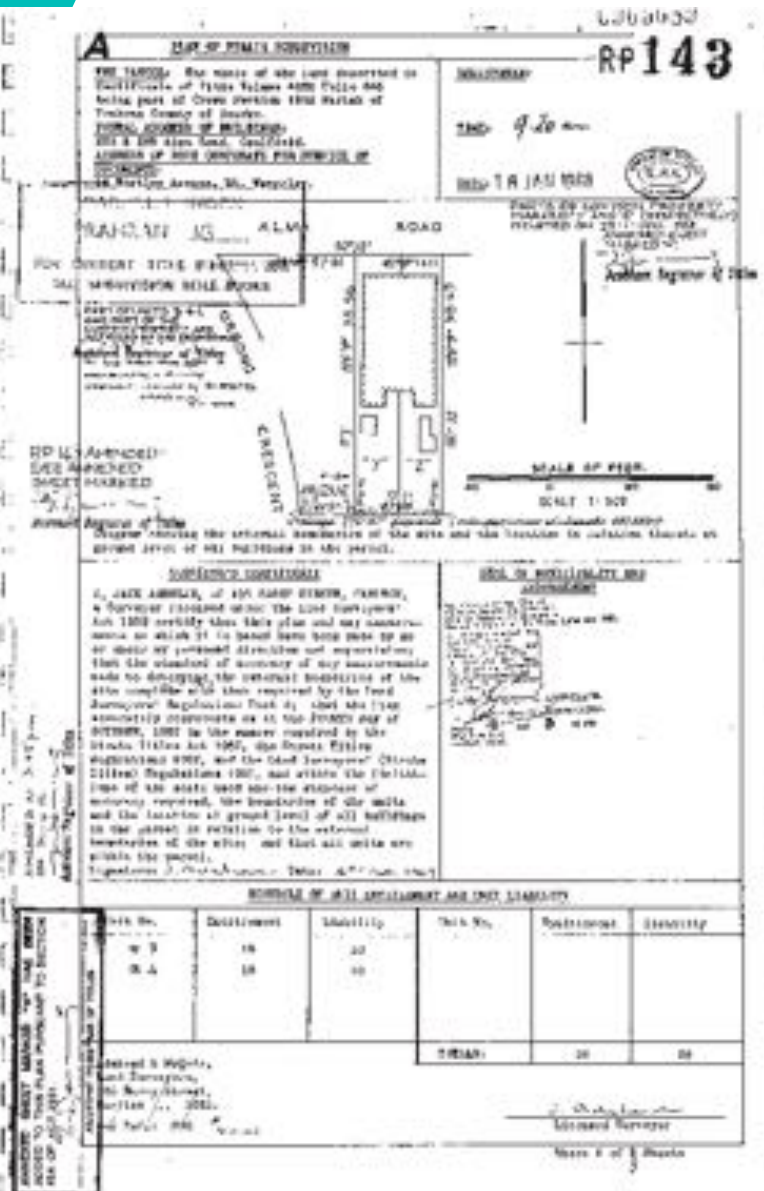
- No upper and lower boundaries for lots
- 2 uppers and lowers for lots
- No diagram for lots

Confusion with boundary adoptions (wording and intent)

Large plans really poorly compiled (not on my watch)

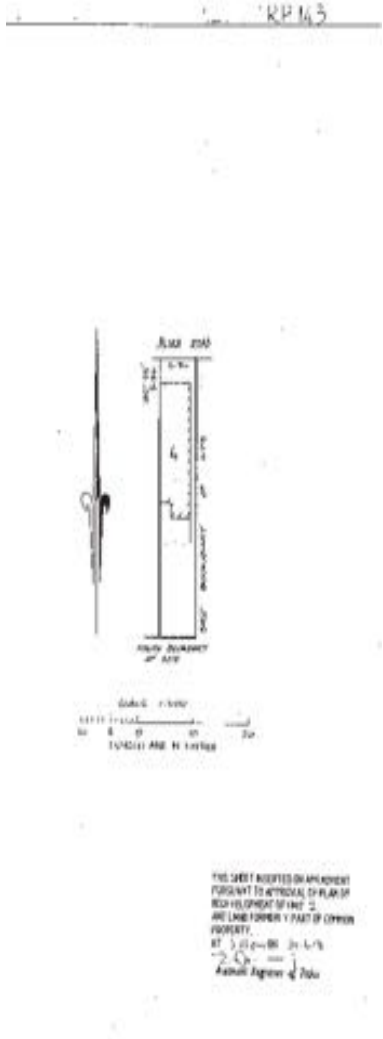
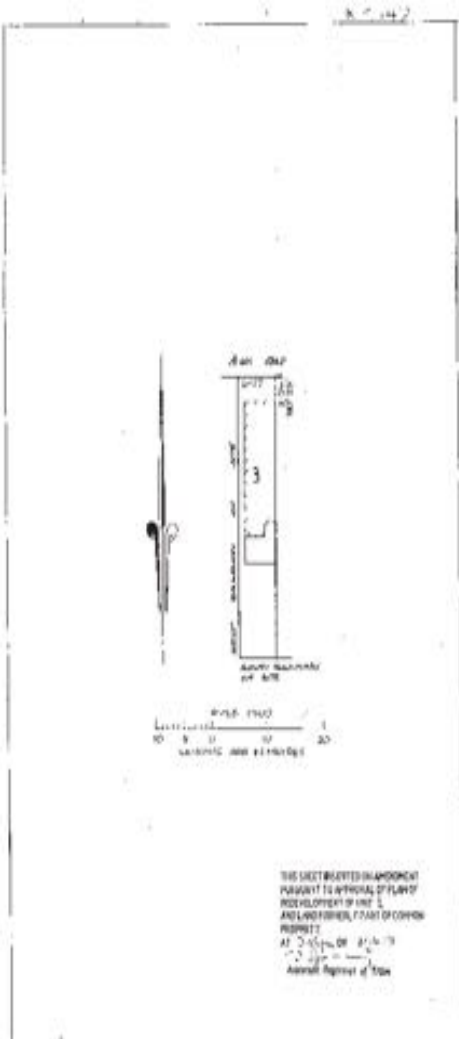
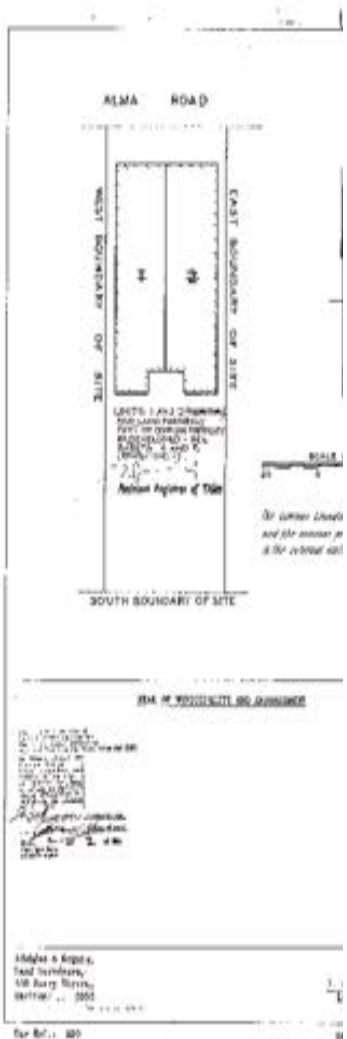
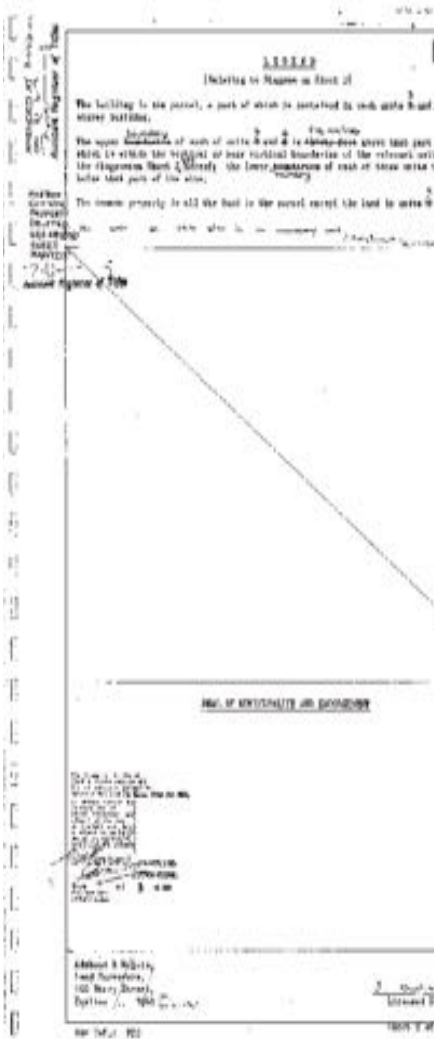
- Impossible for ave Joe to interpret
- Resource intensive to re-draw

Plan Examples

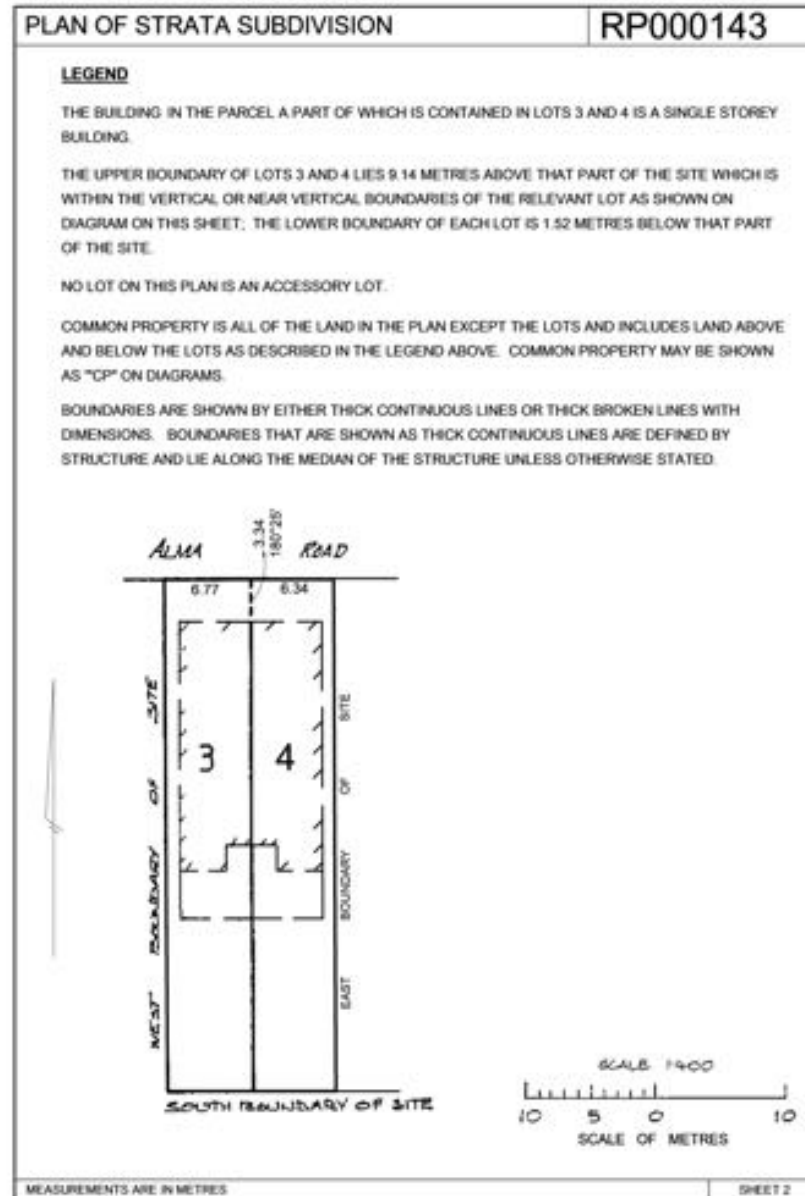


Plan Examples

RP149 5 sheets



Now 2 Sheets.
New sheet 2
Replaces
sheets 2 - 5



LEGEND

THE BUILDING IN THE PARCEL A PART OF WHICH IS CONTAINED IN EACH OF UNITS 3 AND 4 IS A SINGLE STOREY BUILDING.

THE LOWER BOUNDARY OF EACH OF UNITS 3 AND 4 IS 1.52 METRES BELOW THAT PART OF THE SITE WHICH LIES WITHIN THE VERTICAL OR NEAR VERTICAL BOUNDARIES OF THE RELEVANT LOT SHOWN ON THE RELEVANT DIAGRAM HEREIN.

THE UPPER BOUNDARY OF EACH OF THESE UNITS IS 9.14 METRES ABOVE THAT PART OF THE SITE WHICH LIES WITHIN THE VERTICAL OR NEAR VERTICAL BOUNDARIES OF THE RELEVANT UNIT SHOWN ON THE RELEVANT DIAGRAM HEREIN.

NO UNIT ON THIS PLAN IS AN ACCESSORY UNIT.

COMMON PROPERTY IS ALL OF THE LAND IN THE PLAN EXCEPT UNITS 3 AND 4.

NOTHING ABOUT BUILDINGS



LEGEND SIMPLIFIED

Similar to below

LEGEND

THE BUILDING IN THE PARCEL CONTAINED IN LOTS 3 AND 4 IS A SINGLE STOREY BUILDING.

THE LOWER BOUNDARY OF LOTS 3 AND 4 IS 1.52 METRES BELOW THAT PART OF THE SITE.

THE UPPER BOUNDARY OF THESE LOTS IS 9.14 METRES ABOVE THAT PART OF THE SITE.

NO LOTS ARE ACCESSORY LOTS.

COMMON PROPERTY IS ALL OF THE LAND IN THE PLAN EXCEPT THE LOTS AND INCLUDES LAND ABOVE AND BELOW THE LOTS AS DESCRIBED IN THE LEGEND ABOVE. COMMON PROPERTY MAY BE SHOWN AS “CP” IN DIAGRAMS.

BOUNDARIES DEFINED BY STRUCTURE OR BUILDING ARE SHOWN AS THICK CONTINUOUS LINES, ANY OTHER BOUNDARY IS SHOWN BY A THICK BROKEN LINE.

LOCATION OF BOUNDARIES DEFINED BY STRUCTURE OR BUILDING:
MEDIAN ALL BOUNDARIES.

EXAMPLE 2

PLAN OF STRATA SUBDIVISION RP 249

THE PARCEL, THE MEASUREMENTS AND THE DIVISION THEREOF, AS SHOWN ON THE PLAN, ARE THE PROPERTY OF THE SURVEYOR GENERAL OF WEST AUSTRALIA.

POSTAL ADDRESS OF SURVEYOR
17 BROUGHAM STREET, BOX HILL

ADDRESS OF BODY CORPORATE
17 BROUGHAM STREET, BOX HILL

FOR SERVICE OF NOTICES UNDER SECTION 13(2) OF THE SUBDIVISION ACT 1988 APPLY TO ALL THE LAND IN THIS PLAN

SURVEYOR'S CERTIFICATE
I, JOHN WILSON HAYES, of 17 Brougham Street, Box Hill, Melbourne, a Surveyor Licensed under the Land Surveyors Act 1988, certify that the plan and any measurements or 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 27th day of February 1987 in the manner required by the Strata Titles Act 1985, the Strata Titles Regulations 1985, and the Land Surveyors (Strata Titles) Regulations 1985; and within the limitations of the work used and the accuracy of accuracy required, the boundaries of the units and the location of 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.

SEAL OF MUNICIPALITY AND ENDORSEMENT BOX HILL
I hereby certify that in the opinion of the Council of the City of Box Hill, the land when subdivided in accordance with the design shown on this plan, complies with all the requirements of the Strata Titles Act 1987, and is exempt pursuant to Section 4(3) of the Act.
Signed by Order of the Council this 19th day of February 1987.
COUNCILLOR

SCHEDULE OF UNIT ENTITLEMENT AND UNIT LIABILITY

Unit No.	Subdivision	Lot No.	Part No.	Requirements	Liability
1	1	1	1		
2	1	2	2		
3	1	3	3		
4	1	4	4		
5	1	5	5		
6	1	6	6		
7	1	7	7		
8	1	8	8		
9	1	9	9		
10	1	10	10		
11	1	11	11		
12	1	12	12		
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15	1	15	15		
16	1	16	16		
17	1	17	17		
18	1	18	18		
19	1	19	19		
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89	1	89	89		
90	1	90	90		
91	1	91	91		
92	1	92	92		
93	1	93	93		
94	1	94	94		
95	1	95	95		
96	1	96	96		
97	1	97	97		
98	1	98	98		
99	1	99	99		
100	1	100	100		

MEASUREMENTS ARE IN FEET & INCHES
METRIC CONVERSION = (0.3048 x FEET) + (0.0254 x INCHES)

PLAN OF STRATA SUBDIVISION EDITION 2 RP000249

LOCATION OF LAND
PARISH: NUNAWADING
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: -
CROWN PORTION: 6 (PART)
TITLE REFERENCE: VOL. 3486 FOL. 693
LAST PLAN REFERENCE: LP 4926
DEPTH LIMITATION: NIL
POSTAL ADDRESS: 17 BROUGHAM STREET, BOX HILL

FOR CURRENT OWNERS CORPORATION DETAILS AND ADDRESS FOR SERVICE OF NOTICE SEE OWNERS CORPORATION SEARCH REPORT

REGISTERED DATE: 29 MARCH 1988
THIS PLAN HAS BEEN ENHANCED BY LAND VICTORIA VIDE A488897L

ENCUMBRANCES REFERRED TO IN SECTION 13(2) OF THE SUBDIVISION ACT 1988 APPLY TO ALL THE LAND IN THIS PLAN

SURVEYOR'S CERTIFICATE
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- Much more work than anticipated
- Commenced at RP1
- 800 odd completed
- 36300 to go
- Resources required
 - CAD operators and Staff with Strata Expertise
- Complex Plans – estimate 150 odd
 - 2 to date (reduced plans from 35 pages to 10)
 - Possible work for LS firms??
- Remaining 3 Goals
 - CP folios, Folios - Units to Lots, Link folios restricted & carparks



The end

Questions ??