



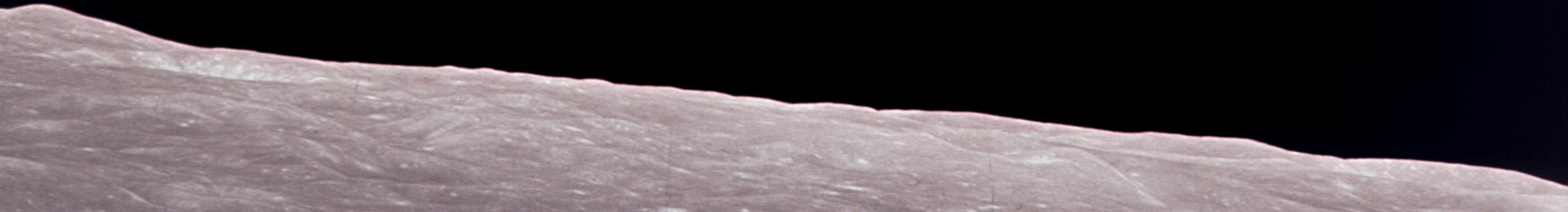
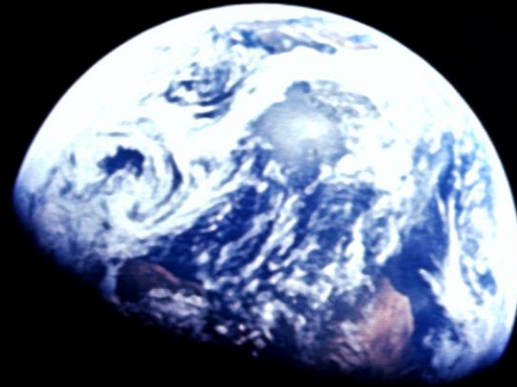
SUPERSTRATA

ADRIAN BARDEN



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“You do not rise to the level of your goals. You fall to the level of your systems” - James Clear from Atomic Habits



REFERENCE GUIDES



LAND
REGISTRY
SERVICES

Plan Preparation Guide
Strata Plans



LAND
REGISTRY
SERVICES

PLANS REFERENCE GUIDE

Strata Plans

LOCATION PLAN

#	DESCRIPTION	SHORT DESCRIPTION	LONG DESCRIPTION
4.1	Drafting Standard	Drafting standard on plan forms	
4.2	North Point	North point shown on all sheets	All Letters on Plan Form 1 must have a minimum height of 2.5mm. Confirm that the north point is correct, directed upwards and shown on all sheets in reference to plan orientation (ISG, MGA) must not be included.
4.3	Parcel boundaries	External boundaries shown and dimensioned	The external boundaries and dimensions of the land being subdivided must be shown. The dimensions must agree with the base plan (DP).

Strata Plan

Strata Plan of Subdivision

- A Location plan will not generally be required for
 - A subdivision of lots only.
 - A subdivision of lots and common property which is totally within the original building or further than 2 metre(s) from the parcel boundary.
- A Location plan will be required when
 - A subdivision includes common property where the new lots are outside the building and within 2 metre(s) of the parcel boundary.
 - The original building has been extended, contains lots and is within 2 metre(s) of the parcel boundary.

If a strata plan of subdivision proposes to create lots that are external to a building and are within 2 metre(s) of the parcel boundary the following will apply

LEGISLATIVE & REGULATORY REFERENCE

Sch. 10, 11 [LR](#) & [RG](#)

Sch. 10, 11 [LR](#) & [RG](#)

[Cl.11\(4\)](#) CR 2018, [Pt.5](#) SSDA 2015, [Cl.11](#) SSDR 2016, Sch.10, 11 [LR](#), [RG](#) & [Strata Plans Preparation Guide](#)

#	NAME	SHORT DESCRIPTION
4.1	Drafting Standard	Drafting standard on plan forms
4.2	North Point	North point shown on all sheets
4.3	Parcel Boundaries	External boundaries shown and dimensioned



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Trello



Office 365



Frederick McCubbin
Lost 1907
oil on canvas
(134.6 × 199.0 cm)
National Gallery of Victoria, Melbourne
Felton Bequest, 1941
Photo: National Gallery of Victoria, Melbourne
Reproduced with permission

OFF THE PLAN SALES

Version 1.0 – October 2019

Disclosure Statement – Off the Plan Contracts

This is the approved form for the purposes of s66ZM of the Conveyancing Act 1919.

VENDOR	Click or tap here to enter text:
PROPERTY	Click or tap here to enter text:

TITLE STRUCTURE	
Will the lot be a lot in a strata scheme?	<input type="checkbox"/> No <input type="checkbox"/> Yes
Will the lot also be subject to a Strata Management Statement or Building Management Statement?	<input type="checkbox"/> No <input type="checkbox"/> Yes
Will the lot form part of a community, precinct or neighbourhood scheme?	<input type="checkbox"/> No <input type="checkbox"/> Yes If Yes, please specify scheme type: <input type="text"/>

DETAILS				
Completion	Click or tap here to enter text:	Refer to clause(s):	Click or tap here to enter text:	
Is there a sunset date?	<input type="checkbox"/> No <input type="checkbox"/> Yes	Can this date be extended?	<input type="checkbox"/> No <input type="checkbox"/> Yes	Refer to clause(s): Click or tap here to enter text:
Does the purchaser pay anything more if they do not complete on time?	<input type="checkbox"/> No <input type="checkbox"/> Yes	Provide details, including relevant clause(s) of contract:	Click or tap here to enter text:	
Has development approval been obtained?	<input type="checkbox"/> No <input type="checkbox"/> Yes	Development Approval No:	Click or tap here to enter text:	
Has a principal certifying authority been appointed?	<input type="checkbox"/> No <input type="checkbox"/> Yes	Provide details:	Click or tap here to enter text:	
Can the vendor cancel the contract if an event preventing or enabling the development does or does not occur?	<input type="checkbox"/> No <input type="checkbox"/> Yes	Provide details, including relevant clause(s) of contract:	Click or tap here to enter text:	

ATTACHMENTS (s66ZM(2) of the Conveyancing Act 1919)

The following prescribed documents are included in this disclosure statement (select all that apply).

- | | |
|--|--|
| <input type="checkbox"/> draft plan | <input type="checkbox"/> draft community/precinct/neighbourhood/management statement |
| <input type="checkbox"/> s88B instrument proposed to be lodged with draft plan | <input type="checkbox"/> draft community/precinct/neighbourhood/development contract |
| <input type="checkbox"/> proposed schedule of finishes | <input type="checkbox"/> draft strata management statement |
| <input type="checkbox"/> draft strata by-laws | <input type="checkbox"/> draft building management statement |
| <input type="checkbox"/> draft strata development contract | |

OFF THE PLAN SALES

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Will the lot be a lot in a strata scheme?	<input type="checkbox"/> No <input type="checkbox"/> Yes
Will the lot also be subject to a Strata Management Statement or Building Management Statement?	<input type="checkbox"/> No <input type="checkbox"/> Yes
Will the lot form part of a community, precinct or neighbourhood scheme?	<input type="checkbox"/> No <input type="checkbox"/> Yes If Yes, please specify scheme type: <input type="text"/>

OFF THE PLAN SALES

Disclosure

This is the app

VENDOR	Click or
PROPERTY	Click or

TITLE STRUCTURE

Will the lot be a lot in a strata scheme?

Will the lot also be subject to a Strata Management Statement or Building Management Statement?

Will the lot form part of a community precinct or neighbourhood scheme?



DETAILS					
Completion	Click or tap here to enter text:		Refer to clause(s):	Click or tap here to enter text:	
Is there a sunset date?	<input type="checkbox"/> No <input type="checkbox"/> Yes	Can this date be extended?	<input type="checkbox"/> No <input type="checkbox"/> Yes	Refer to clause(s):	Click or tap here to enter text:
Does the purchaser pay anything more if they do not complete on time?	<input type="checkbox"/> No <input type="checkbox"/> Yes	Provide details, including relevant clause(s) of contract:	Click or tap here to enter text:		
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Has a principal certifying authority been appointed?	<input type="checkbox"/> No <input type="checkbox"/> Yes	Provide details:	Click or tap here to enter text:		
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OFF THE PLAN SALES

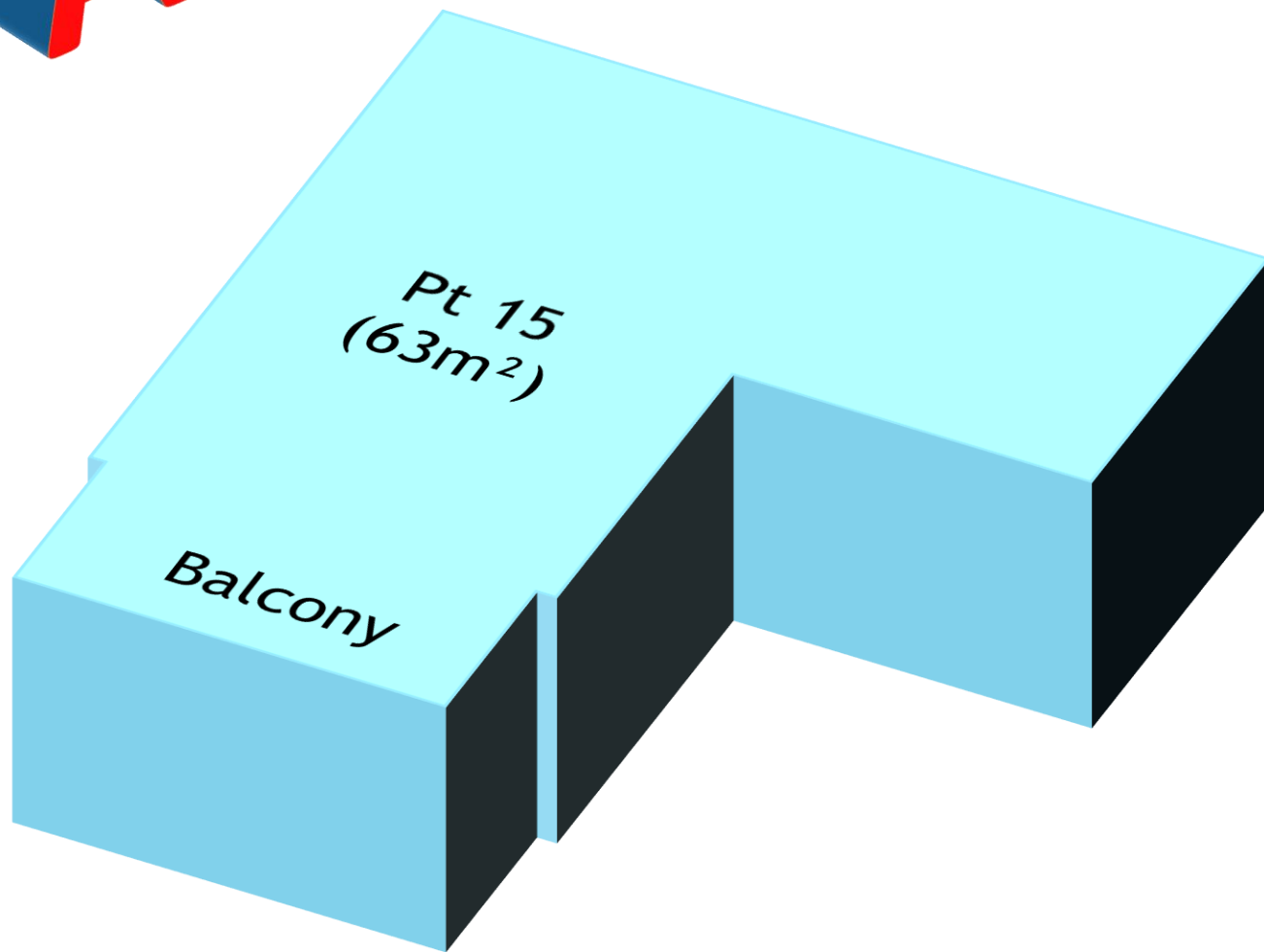
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| <input type="checkbox"/> draft strata by-laws | <input type="checkbox"/> draft building management statement |
| <input type="checkbox"/> draft strata development contract | |

- (2) For the purposes of subsection (1), the *disclosure statement* includes—
- a copy of a **draft plan, prepared by a registered surveyor**, in the way and containing the information prescribed by the regulations, and
 - any other documents, or copies of documents, prescribed by the regulations.

AREAS



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6 Boundaries of lot

(1) For the purposes of this Act, the boundaries of a lot shown on a floor plan are:

(a) except as provided by paragraph (b):

(i) for a vertical boundary in which the base of a wall corresponds substantially with a base line--**the inner surface of the wall**, and

(ii) for a horizontal boundary in which a floor or ceiling joins a vertical boundary of the lot--the upper surface of the floor and the under surface of the ceiling, or

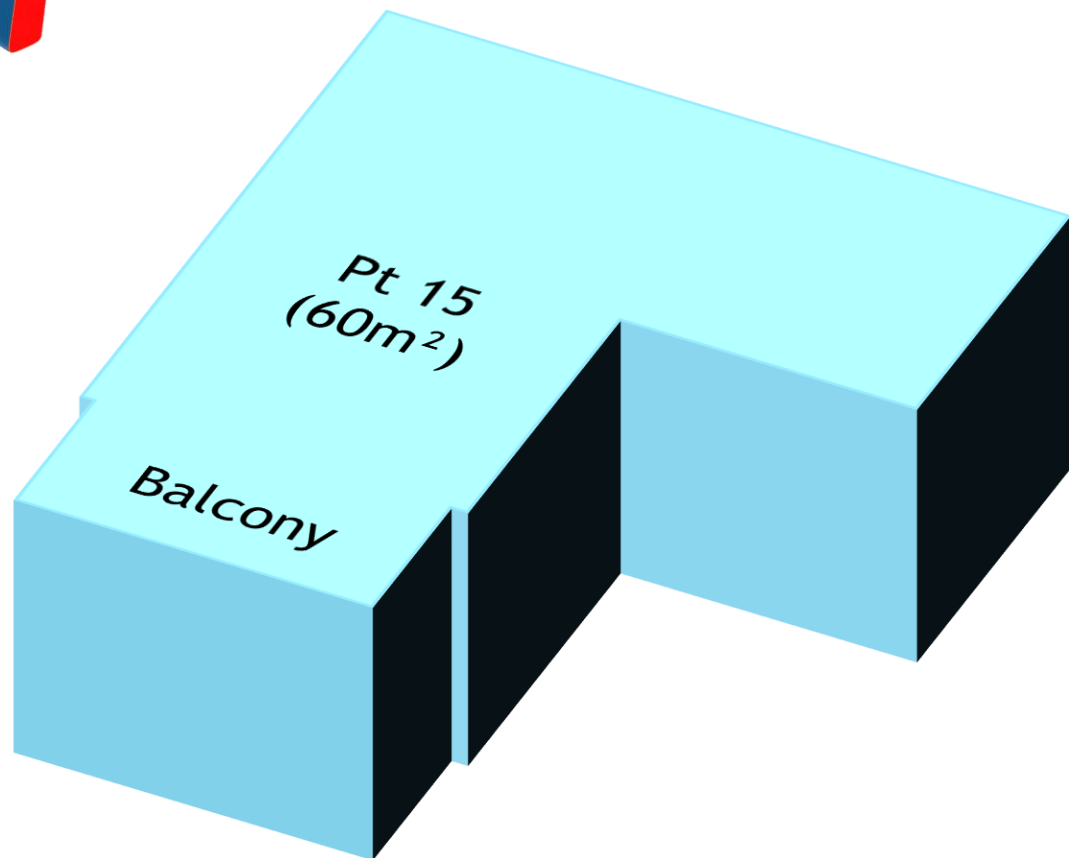
(b) the boundaries described on the floor plan relating to the lot, in the way prescribed by the regulations, by reference to a wall, floor or ceiling in a building to which the plan relates or to common infrastructure within the building.

(2) In this section: "**base line**" --see paragraph (a) of the definition of "**floor plan**" in section 4 (1).

"**floor plan**" means a plan that:

(a) defines by lines (each a "**base line**") the base of the vertical boundaries of each cubic space forming the whole of a proposed lot, or the whole of a part of a proposed lot, to which the plan relates,

AREAS



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(1) For the purposes of this Act, the boundaries of a lot shown on a floor plan are:

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(b) the boundaries described on the floor plan relating to the lot, in the way prescribed by the regulations, by reference to a wall, floor or ceiling in a building to which the plan relates or to common infrastructure within the building.

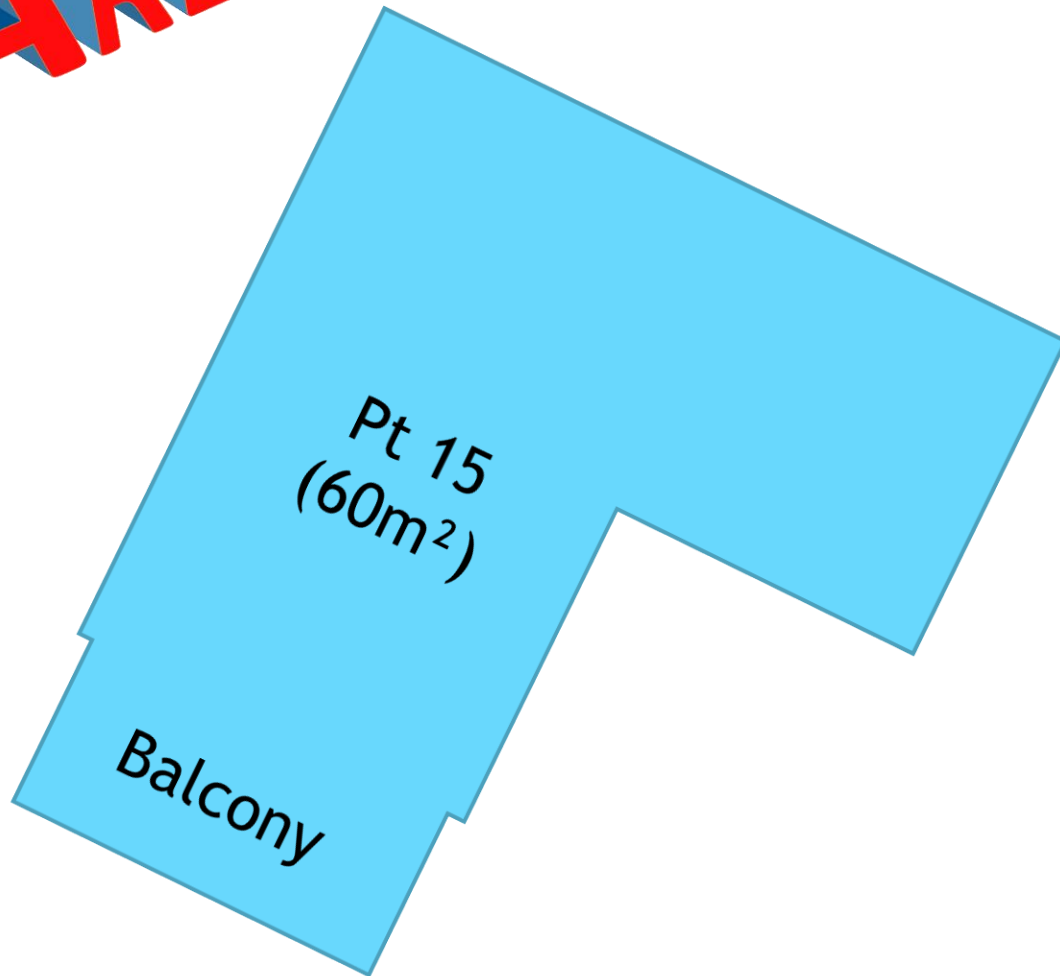
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AREAS



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(b) the boundaries described on the floor plan relating to the lot, in the way prescribed by the regulations, by reference to a wall, floor or ceiling in a building to which the plan relates or to **common infrastructure within the building**.

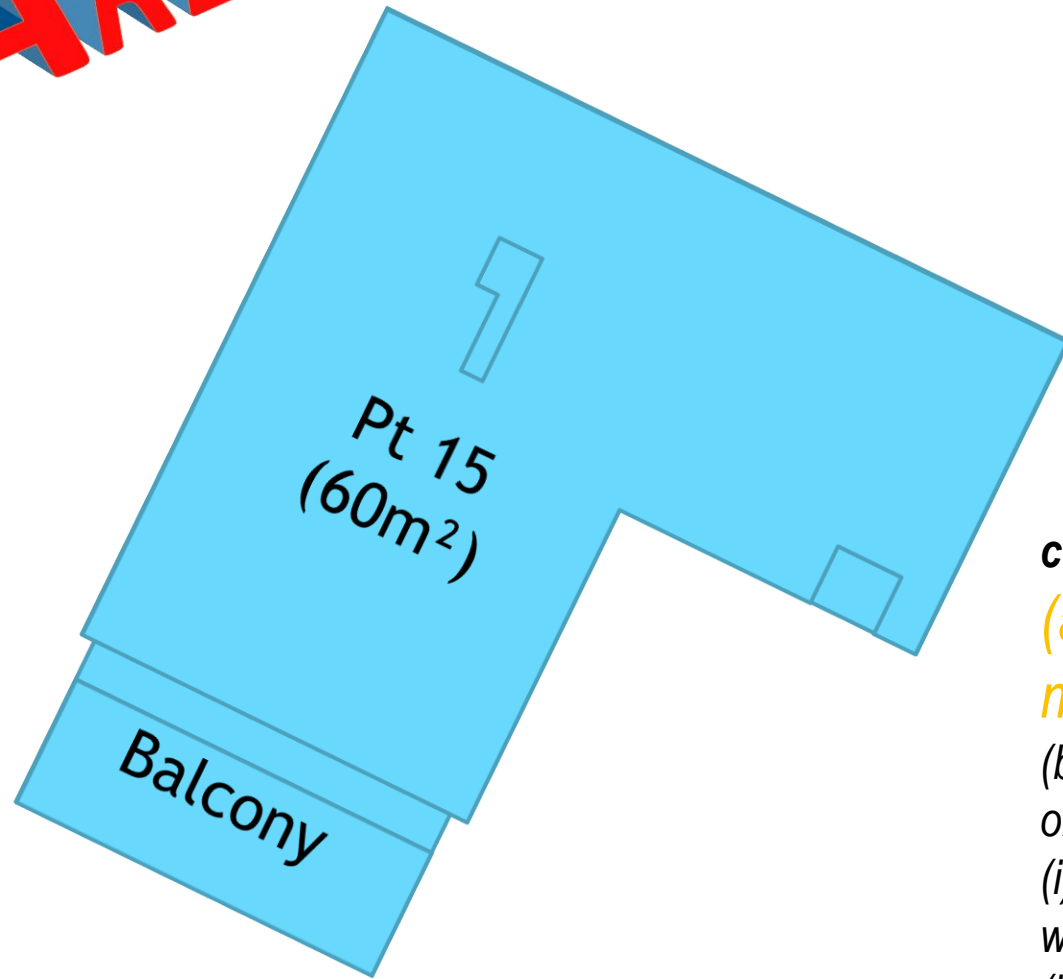
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lot, in relation to a strata scheme, means one or more cubic spaces shown as a lot on a floor plan relating to the scheme, but does not include any common infrastructure, **unless the common infrastructure is described on the plan, in the way prescribed by the regulations, as a part of the lot.**

Nothing in the regulations on services or common infrastructure

common infrastructure means:

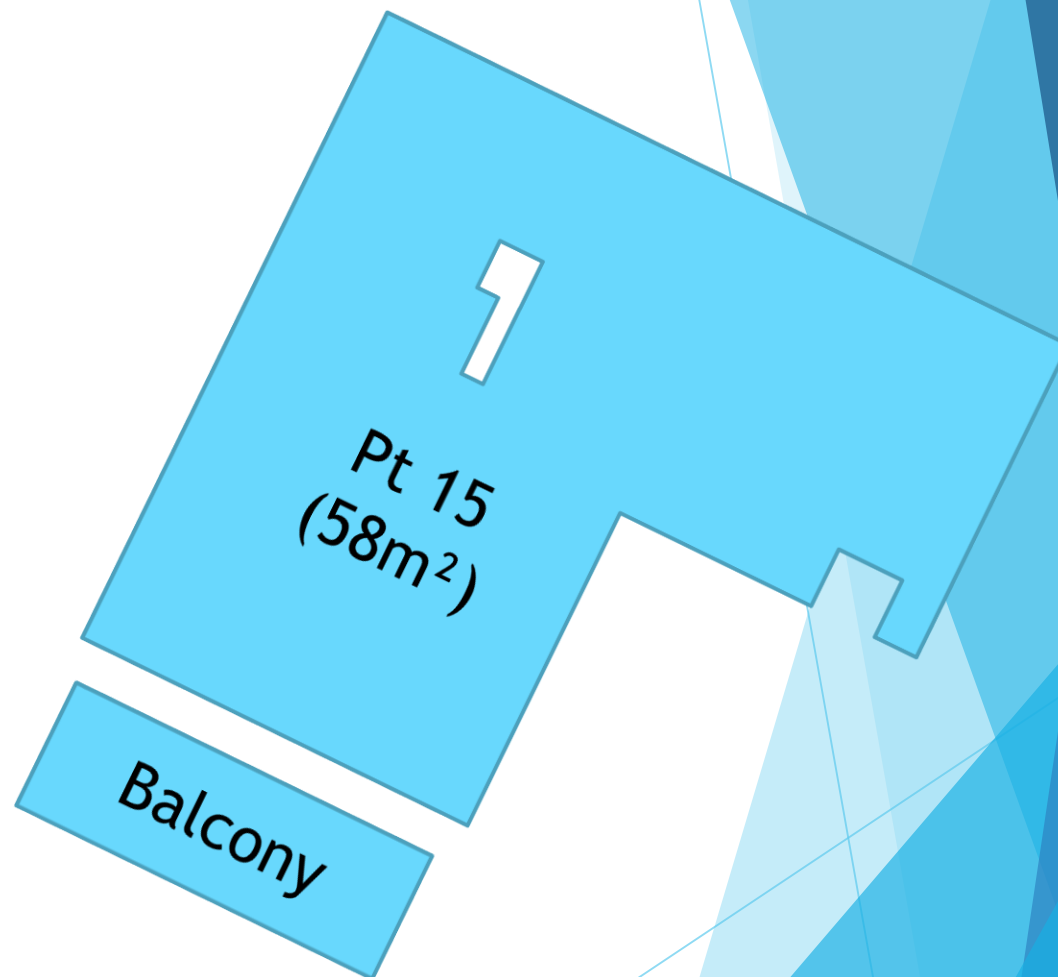
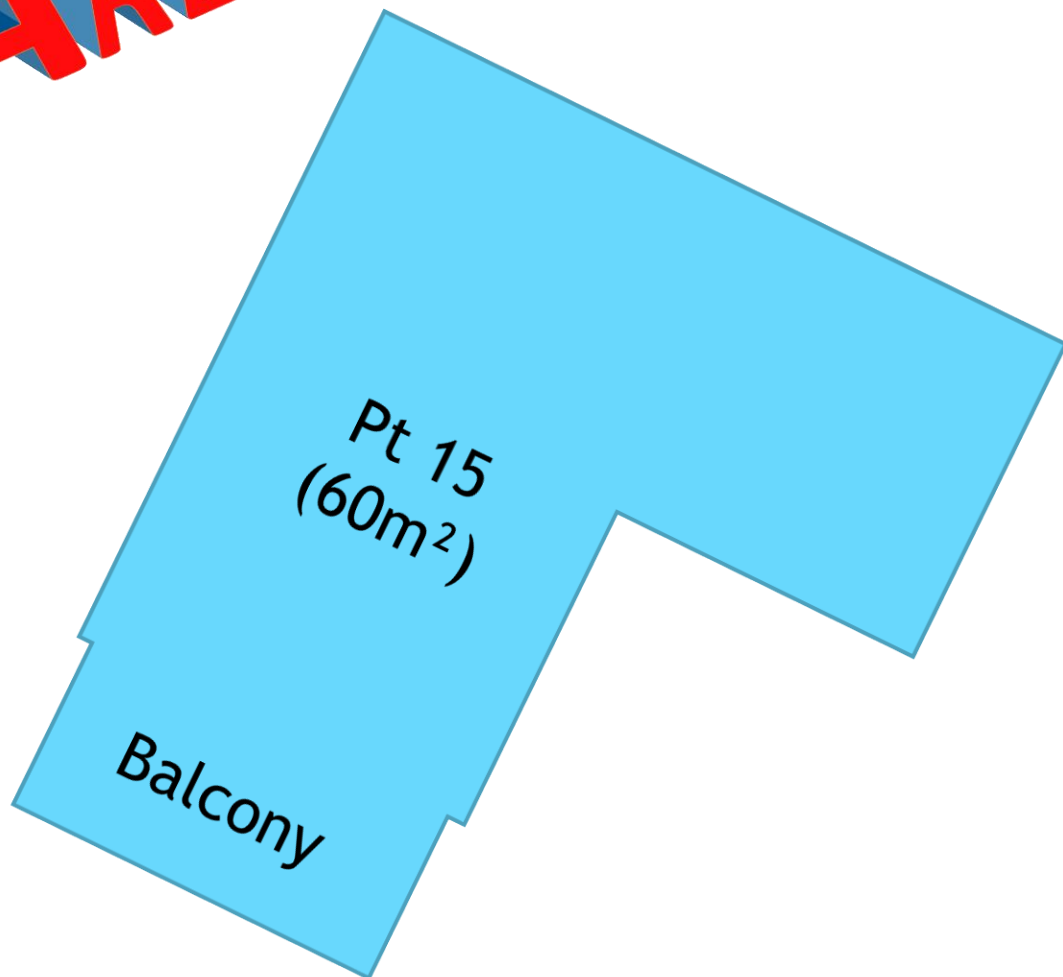
- (a) the cubic space occupied by a vertical structural member of a building, other than a wall, or**
- (b) the pipes, wires, cables or ducts that are not for the exclusive benefit of one lot and are:**
 - (i) in a building in relation to which a plan for registration as a strata plan was lodged with the Registrar-General before 1 March 1986, or**
 - (ii) otherwise—in a building or in a part of a parcel that is not a building, or**
- (c) the cubic space enclosed by a structure enclosing pipes, wires, cables or ducts referred to in paragraph (b).**



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NOTE: FOR CLARITY NOT ALL STRUCTURAL COLUMNS OR DUCTS ARE SHOWN

NOTE: ANY SERVICE LINE WITHIN ONE LOT SERVICING ANOTHER LOT IS COMMON PROPERTY



Putting a statement on the floor plan does not change the requirement to exclude common infrastructure columns and ducts.

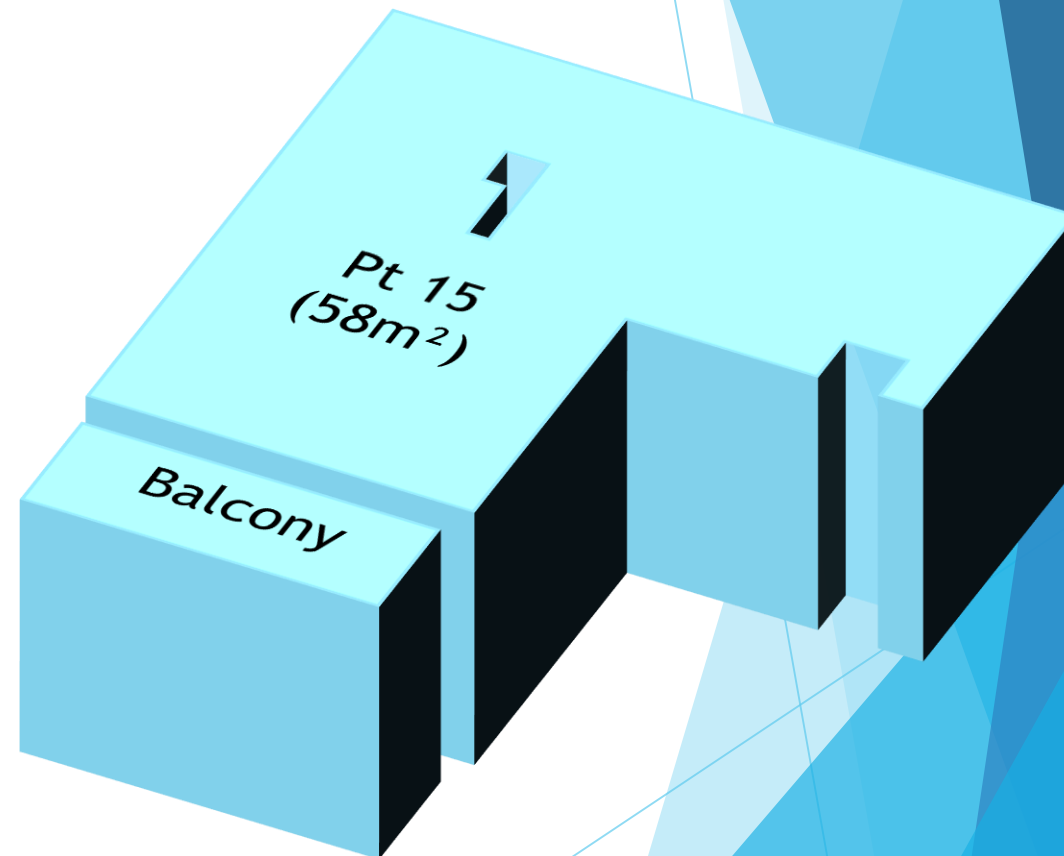
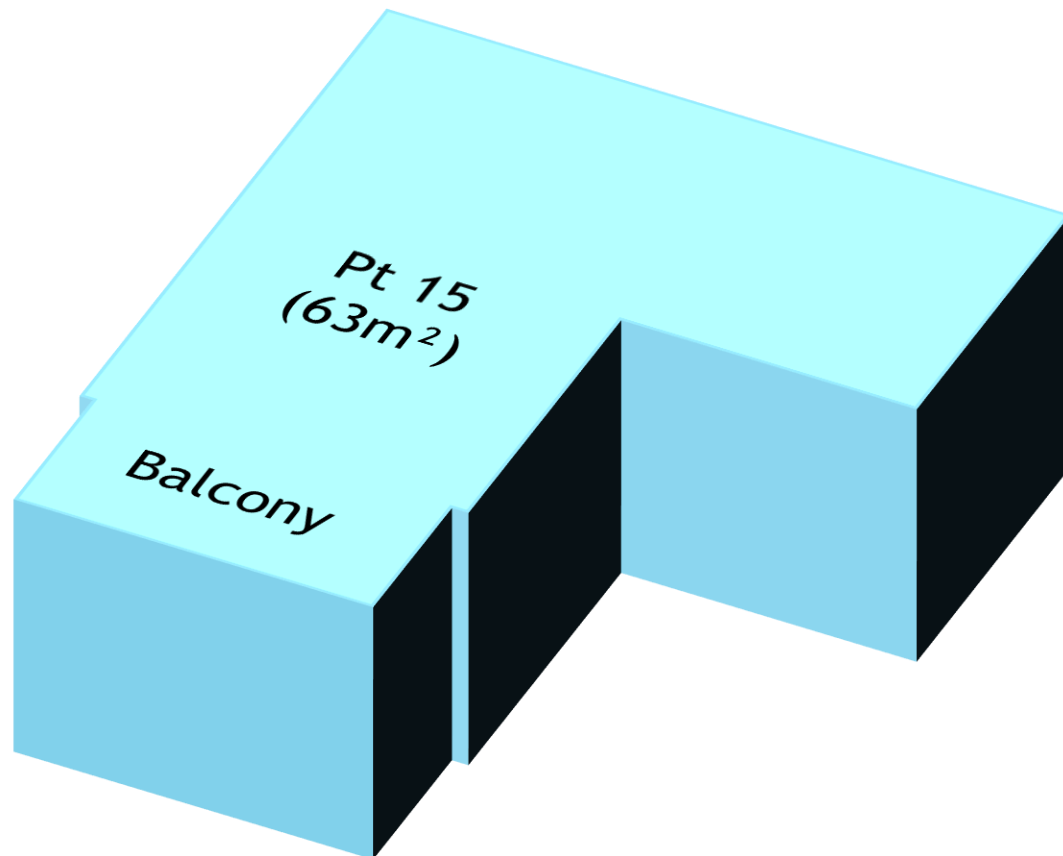


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	Architect	Draft Strata
Apt+Balcony	63m ²	58m ²
Car Space	13m ²	13m ²
Total Lot Area	76m ²	71m ²

7%
decrease in
area



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Andy Warhol
Campbell's Soup Cans, 1962
The Museum of Modern Art



Development
Consent

Construction
Certificate

Old test

“not inconsistent”

New test

“consistent”

AS2890.1:2004
Off-street car
parking

CAR SPACES

300 x **750**
cutoff

300 extra adj walls

Aisle
width
5800

2.4 between
front columns

User Class 1A
Residential Car
Space at 90° is
2400 x 5400

wall

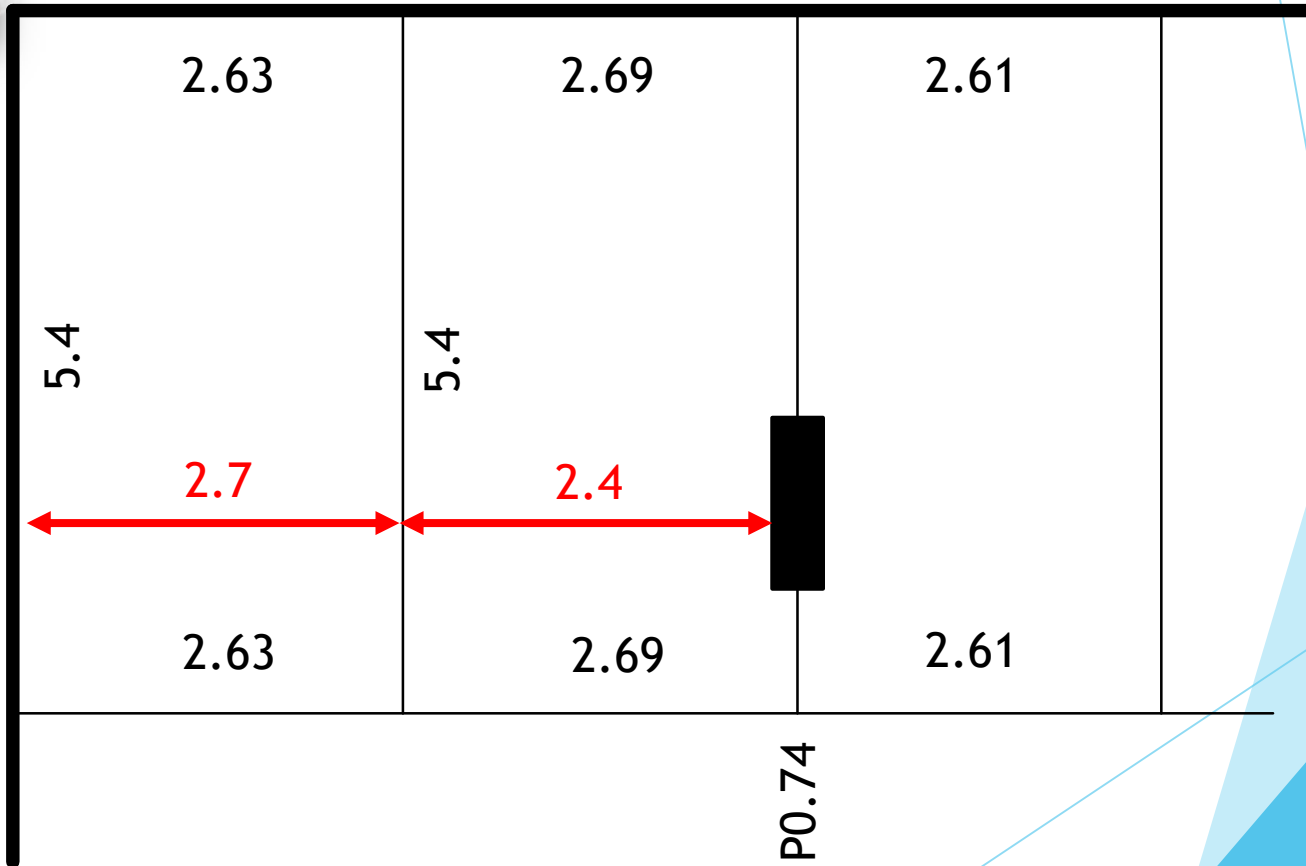


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CAR SPACES

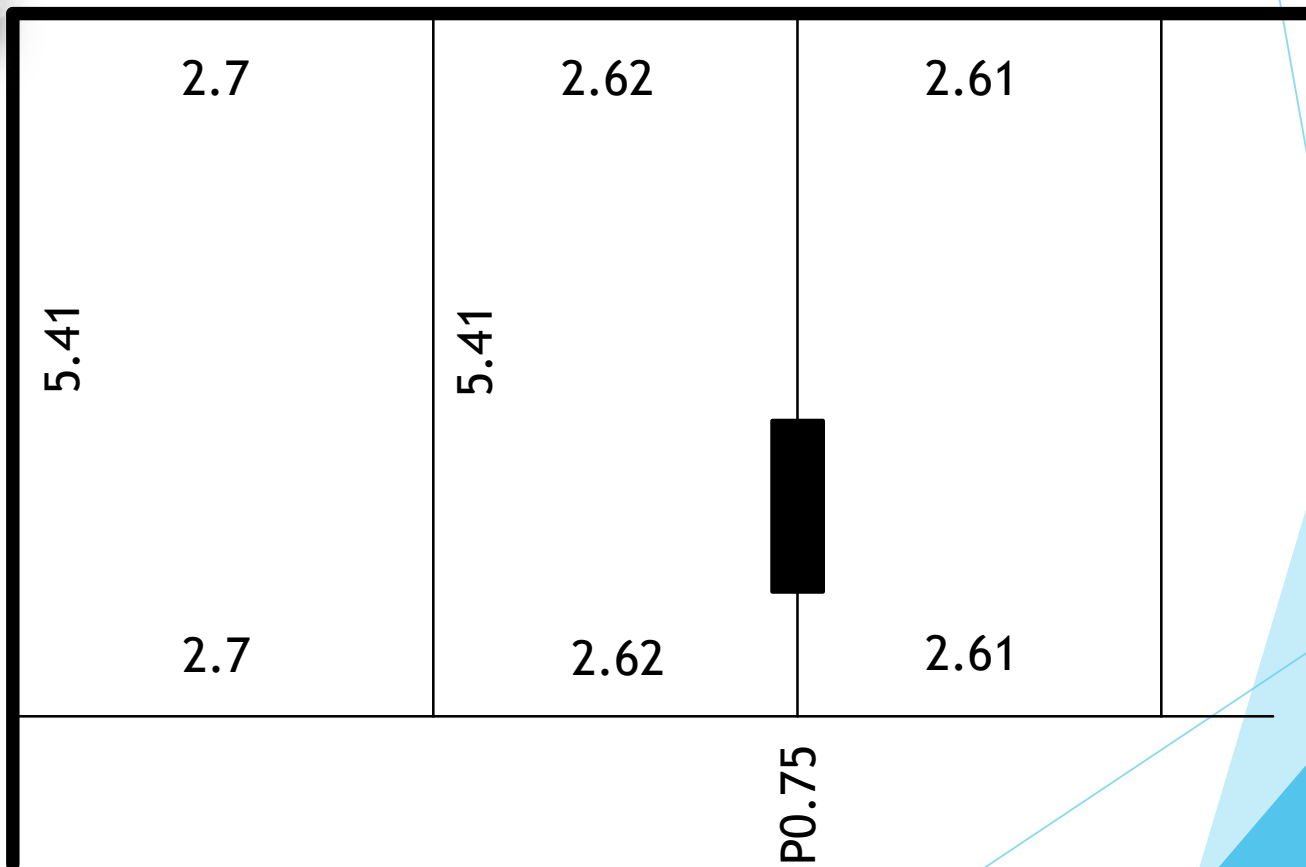


Car parking space adjacent wall minimum 2.7 wide and maintain minimum width 2.4 from face of column



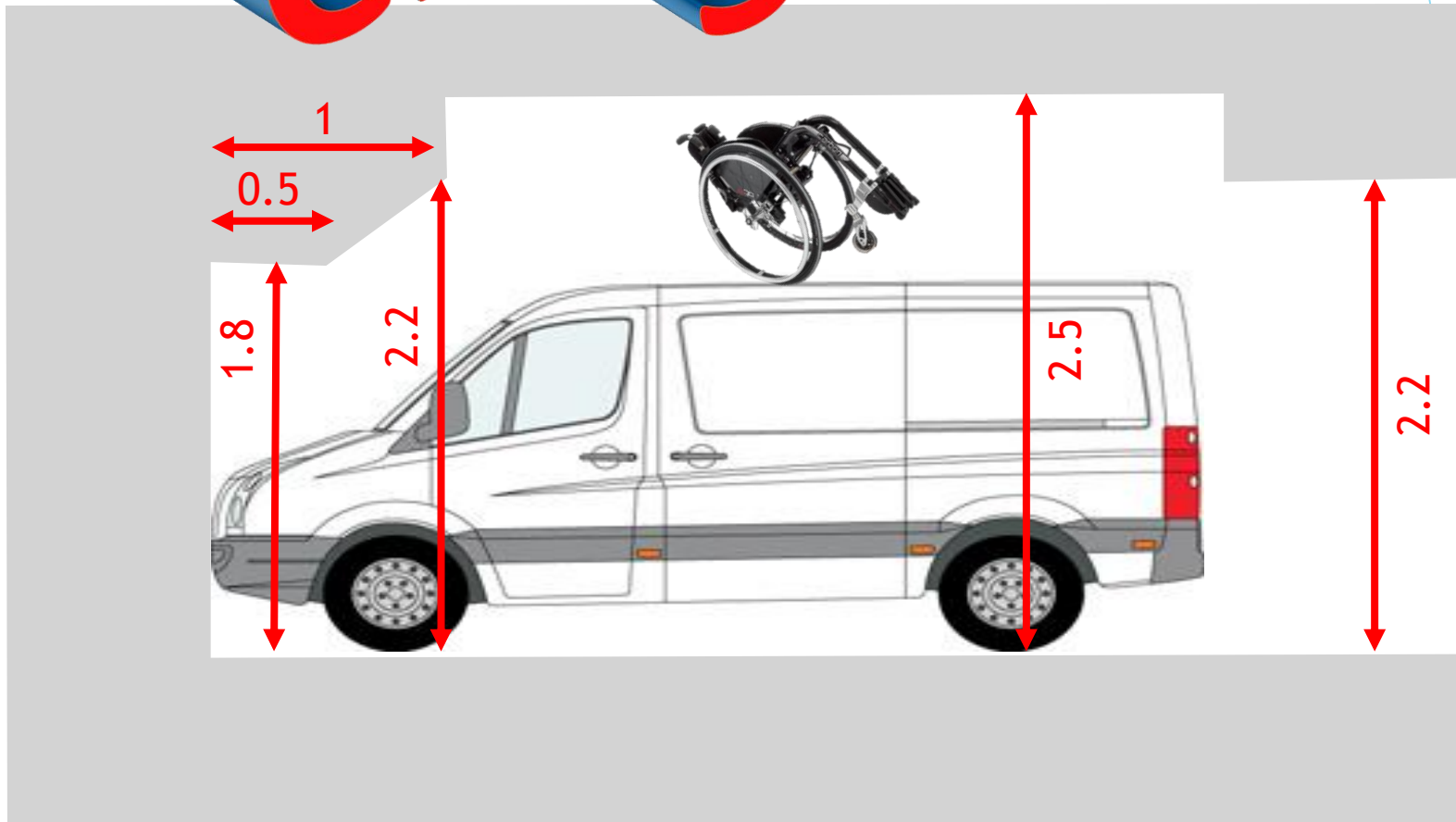
CAR SPACES

Car parking space adjacent wall minimum 2.7 wide and maintain minimum width 2.4 from face of column





CAR SPACES



2.2 minimum headroom for path of vehicular travel from entry to all accessible spaces



VALUERS CERTIFICATE

VALUER'S CERTIFICATE

I, * of

being a qualified valuer, as defined in the *Strata Schemes Development Act 2015* by virtue of having membership with:

Professional Body:.....

Class of membership:.....

Membership number:.....

certify that the unit entitlements shown in the schedule herewith were apportioned on.....(being the valuation day) in accordance with Schedule 2 Strata Schemes Development Act 2015

Signature: Date

* Full name, valuer company name or company address



QUESTIONS?

Download this presentation and accompanying notes from

www.LDC.com.au/resources/

abarden@LDC.com.au



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