

Information Bulletin No 12

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Guidelines for Compiled Subdivision Plans, Partially Surveyed Plans, Compiled Easement Plans, Compiled Residue Lots and Areas

1. Subdivision Plans

All new subdivision lines are to be established by survey

- *The Real Property Act 1900 clearly envisages accurate survey plans as the basis for reliable title to land. Section 195F (1) & (2) of the Conveyancing Act 1919 sets out the Registrar General's duty in ensuring the correctness of parcel boundaries.*
- *The Registrar General is authorised to require lodgment of a plan of survey at any time. In certain circumstances acceptance of a compiled subdivision plan may be granted by the Registrar General as a special concession.*
- *A written request to dispense with a survey should be directed to the Plan and Title Advisor in LPI NSW. The Request will only be considered where strict adoption of this policy would cause undue hardship and/or unwarranted cost.*

The Plan and Title Advisor can be contacted by telephone on 9228 6817, by fax on 9223 8114 or by email at planinfo@ditm.nsw.gov.au

2. Partially Surveyed Plans

A partial survey will be accepted where the cost of a full survey is prohibitive and the integrity of the definition of the remaining parcel boundaries is maintained.

The partial survey will define:

- the new subdividing lines
- the terminals of the subdividing line(s) and
- the intercepted boundaries.

Plans that comply with these requirements do not require the prior written consent of the Registrar General.

3. Compiled Easement Plans

3.1 Acceptable

A compiled easement plan will be accepted when the plan of survey used as the basis of the compilation is shown by other survey plans on public record to be reliable and the boundary of the new easement:

- is fixed along, perpendicular or parallel to an existing boundary

- is fixed without regard to natural features, occupations or improvements on the ground
- is fixed between two previously surveyed corners
- contains no angles or steps, except where the line is parallel to an existing surveyed boundary containing equivalent angles or steps
- is the projection of an existing boundary established in a deposited plan of survey or
- is determined by any combination of the above.

Plans that comply with these requirements do not require the prior written consent of the Registrar General.

Note 1: Easements over existing centre line of poles, as required by electricity authorities, may also be compiled but the deposited plan must be signed by a registered surveyor and the surveyor's certificate amplified to indicate the method used to define the centreline.

Note 2: Easements limited in height or depth may be compiled provided the necessary Bench Marks and Reduced Levels (and no other survey information) are shown on the plan.

3.2 Not Acceptable

A compiled easement plan will not be accepted when:

- the plan of survey, used as the basis of the compilation, is shown by other survey plans on public record to be unreliable
- the lengths and bearings of the surround are not in agreement with current certificate of title or deed boundaries
- it is known that natural features, occupations or improvements on the ground are near the boundaries of the new easement
- it is based on deposited plans which are not in agreement, or
- the purpose is to create any of the following:
 - easement for light and air or
 - easements for support related to buildings or
 - cross easements pursuant to s. 88BB of the Conveyancing Act 1919.

4. Compiled Residue Lots

The boundaries of a residue parcel may be compiled where:

- they are extensive compared to other lot(s) in the plan
- bearings are omitted and
- all lengths are in agreement with the certificate of title or deed
- it defines the residue of a parcel following alignment, re-alignment or other road action.

See also clauses 16, 20 and 35 of the Conveyancing (General) Regulation 1998.

5. Areas

Areas should be calculated from the information in the plan and should not be derived from an approximate or rounded out imperial area shown in a prior plan. Where areas are deducted, they should be shown thus:- "*Area*".....(*by dedn*).

Inquiries relating to plans should be made at the Plan Support Counter, level 2, North wing, Land and Property Information, 1 Prince Albert Road, Queens Square, Sydney, by telephone on 9228 6798 or by fax on 9221 4405. The Plan and Title Advisor can be contacted by telephone on 9228 6817, by fax on 9223 8114 or by email at planinfo@ditm.nsw.gov.au



Des Mooney
General Manager

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Plan Registration Services

Land and Property Information New South Wales
1 Prince Albert Road
Queens Square
Sydney NSW 2000 Australia
telephone 61 2 9228 6666 ♦ facsimile 61 2 9233 4357