

Information Bulletin No 30

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Plans Annexed to Banana Leases

As part of a continuing review of Land and Property Information New South Wales (LPINSW) practice and in response to representations by the legal profession, the guidelines for plans annexed to Banana leases have been reviewed.

Plans annexed to "Banana" leases need not comply with general provisions of compiled plans, as set out in LPINSW Information Bulletin No. 12, nor will there need to be a plan of survey. A plan annexed to a Banana lease, which depicts a parcel of land with multiple boundaries will be acceptable to LPINSW providing it complies with the following guidelines:

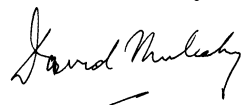
1. It has been prepared by a registered surveyor;
2. It is mathematically correct;
3. The surveyor's declaration is suitably amended to reflect the above, by deleting reference to the Survey Practice Regulations;
4. The parcel is tied to the title or current parcel identification boundary by bearing and dimensions;
5. It discloses reference to all adjoining plans, including reference to lease plans which may have been lodged as deposited plans or as annexures to leases;
6. It has been signed by all parties pursuant to Section 195(D) of the Conveyancing Act, 1919; and
7. If the term of the lease exceeds that set down by the Local Government Act, 1993 (currently 5 years without option of renewal - See Section 23F Conveyancing Act 1919) it should be endorsed with the unqualified approval of the relevant Council as a plan of subdivision.

It should be noted that the residue of the current parcel identity remaining after the lease need not be shown.

This change in LPINSW requirements only relates to a plan intended as an annexure to a "Banana" lease.

Inquiries relating to dealings may be made in person at the Client Service Counter, ground floor, by telephone on 9228 6713 or fax 9223 9464. 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.

David Mulcahy



Registrar General

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