

Section 1 - General

Direction	Heading	Summary of change	Date
		Removed note about getting publication in a larger size	1 May 2018
1.1	Context of references	Changed <i>Land Title Regulation 2005</i> to <i>Land Title Regulation 2015</i>	1 May 2018
1.2	Compliance with other Legislation	Addition of Planning Act 2016	1 May 2018
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Section 2 - Definitions

Direction	Heading	Summary of change	Date
2.0	Definitions	addition to the definition of parcels	28 February 2013

Section 3 - Plan forms

Direction	Heading	Summary of change	Date
3.1	Approved Forms	Removal of references to eSurvey and related Forms 38, 38A & 38B due to the decommissioning of eSurvey in July 2017 Land Title Regulation 2005 to Land Title Regulation 2015	1 May 2018
3.4.2	Other Plans	Historical dates added & removal of Form 38, 38A & 38B (eSurvey Forms)	1 May 2018
3.5	Building Units and Group Titles Act 1980 in conjunction with Specified Acts	NR&M to DNRME Regulation to 2008 and updated section	1 May 2018
3.6	Southbank Corporation (Modified Building Units and Group Titles) Regulation 2003	Change from 2003 to 2014 regulation	1 May 2018
3.1	Approved	Change terminology to eSurvey from EARL	27 April 2016

	Forms		
3.4.2	Other Plans	Addition of Form 21B and Form 38B	27 April 2016
3.1	Approved Forms	additional requirements to recognise the EARL environment and forms required for EARL	28 February 2013
3.4.2	Other Plans	additional information regarding EARL forms	28 February 2013

Section 4 - Plans for registration

Direction	Heading	Summary of change	Date
4.1.1	eSurvey	Removed whole section	1 May 2018
4.2	Plan numbering	Remove reverse of front sheet to administration sheet	1 May 2018
4.3	Sheet numbering	Addition of administration sheet	1 May 2018
4.5	Plans with additional sheets	Adding reference of administration sheet.	1 May 2018
1	Format to be noted	Additional information	1 May 2018
4.8	Plans to be described	Reference to both 278 & 280 of Land Act and change of quote to reflect 280 of Land Act	1 May 2018
4.8.1	Lots	Addition of Planning Act 2016	1 May 2018
4.8.2	Secondary Parcels	Update to Queensland Parcel Identification Standard 2016	1 May 2018
4.11	Surveyors Certificate	Remove references to eSurvey Change Regulation from 2004 to 2014	1 May 2018
4.14	Scales	Addition of administration sheet	1 May 2018
4.15	Name and number of community titles scheme:	Removal of "reverse of the main plan" addition "administration sheet"	1 May 2018
4.16	Plans may be compiled	Update from Surveying and Mapping Infrastructure Regulation 2004 to Surveying and Mapping Infrastructure 2014	1 May 2018
4.20	Development approval	Removal of "reverse of the main plan" addition "administration sheet" Change development approval date example	1 May 2018

4.22	Registered encumbrances to be plotted	Removal of "reverse of the main plan" addition "administration sheet"	1 May 2018
4.1	Forms to be used	Addition of Form 21B	27 April 2016
4.1.1	eSurvey (Previously described as Electronic Access to Registry Lodgement (EARL)Forms	Change of terminology to eSurvey from EARL and addition of Form 38B	27 April 2016
4.3	Sheet Numbering	Minor amendment to recognise the Form 21B and to update the requirement to print on a separate sheet	27 April 2016
4.8	Parcels to be described	Inclusion of additional information to recognise the existence of Island Parcels and the requirements to ensure they are able to be located unambiguously in relation to the cadastre	27 April 2016
4.8.2	Secondary Parcels	Change terminology from QSIIS to QSIC and update related hyperlink	27 April 2016
4.11	Surveyors certificate	Change of terminology to eSurvey from EARL	27 April 2016
4.23.2	Land taken as road	Deletion of words (minor clarification)	27 April 2016
4.1.1	Electronic Access to Registry Lodgement (EARL) System Forms	Additional requirements to recognise EARL forms	28 February 2013
4.8	Parcels to be described	additional requirements to recognise the fundamental requirements of the Titles Registry with respect to parcel identification and description and basic requirements of a survey plan	28 February 2013
4.8.2	Secondary parcels	Minor alteration to qualify practice with respect to duplicate secondary parcel identification	28 February 2013
4.11	Surveyors certificate	Alteration to the requirement for the surveyors certificate to recognise survey plan prepared in the EARL environment	28 February 2013
4.8.2	Secondary parcels	Minor clarification to practice relating to describing secondary parcels	6 April 2011

Section 5 - Sketches

Direction	Heading	Summary of change	Date
5.10	Samples for sketches	Removal of duplicated examples and of examples of high value and long term and low value and short term	1 May 2018
5.1	General	Special Rights for a community titles scheme added to reflect s. 170 of the Body Corporate and Community Management Act 1997 to ensure that special rights areas are defined in a manner similar to exclusive use areas.	27 April 2016
5.2	Leases	Minor clarification of locations where a master sketch is required	27 April 2016
5.3.1	Minimum standards for a sketch of the whole or part of a building	Additional explanation for the requirement of sketches for leases over a whole of a single building on a parcel of land or whole floor of a single building on a parcel of land. This requirement is for cases where there is only 1 building on a parcel of land. For parcels with multiple buildings on the land that have a lease over one whole building or one whole floor of one building, direction 5.3.1 is to be complied with.	27 April 2016
5.3.2	Certification of Lease Sketch	Removal of out of date provisions. A cadastral surveyor is the only person who can prepare lease sketches.5.3.2.1 Removal of out of date provisions. A cadastral surveyor is the only person who can prepare lease sketches.	27 April 2016
5.3.3.1	Connection by direction connection	Additional explanatory words to reference buildings from boundary corners	27 April 2016
5.3.4	Leased areas in a building format lot	Removal of Location of low value and short term leases, no longer current practice	27 April 2016
5.3.9	Standards for master sketch	Additional clarifying information	27 April 2016

5.3.12	Example of certificate by other than a cadastral surveyor	Removed as no longer relevant	27 April 2016
5.7	Trustee Leases	Additional information clarifying when a sketch plan is suitable for a trustee lease. Removal of Parish and County	27 April 2016
5.8	Sub Leases of a lease under the Land Act 1994	Additional information to describe the requirements for a sub-lease under the <i>Land Act 1994</i> that covers part of a building, for example a shopping centre or other type of commercial building. In these instances a sketch plan complying with Direction 5.3 is sufficient. Removal of Parish and County	27 April 2016
5.9	Trustee Permits	additional information to include s13 of the Land Regulation 2009 Removal of Parish and County	27 April 2016
5.2	Leases	Additional explanatory words regarding partial and full surrenders of leases	28 February 2013
5.3.1	Minimum standards for a sketch of the whole or part of a building	Minor alteration to the requirement for minimum standards for lease sketches	28 February 2013
5.3.3	Location of leased areas of high value and/or long term	Minor alteration to the requirement for location of a lease area	28 February 2012
5.3.6	Leased areas in parts	Additional explanatory words	28 February 2013
5.3.10	Standards for master sketch	Minor alterations to the requirements for a master sketch	28 February 2013
5.3.13	Scale of sketch	Minor alteration to the requirements for scales on sketches	28 February 2013
5.7	Trustee Leases	New section to identify the requirements for Trustee leases sketches	28 February 2013
5.8	Sub Leases of a lease under the Land Act 1994	New section to identify the requirements for sketches for sub leases under the Land Act	28 February 2013
5.9	Trustee Permits	New section to identify the requirements for sketches for trustee permits under the Land Act	28 February 2013

5.2	Leases	Minor clarification to practice relating to identifying the leased area which is the whole of a building	6 April 2011
5.3.1	Minimum standards for a sketch of part of a building	Minor clarification to minimum standards for a sketch of part of a building	6 April 2011
5.6	Plantation Licences	Addition of standards for a sketch for a plantation licence	6 April 2011

Section 6 - Easements

Direction	Heading	Summary of change	Date
6.4	Unrestricted Easements	Minor clarification, an unrestricted easement may be defined on a building format plan as long as it is within common property. There cannot be an unrestricted easement in a building format lot	27 April 2016
6.1	Compliance with Land Title Act 1994	Additional qualifying words for easements under the Land Act	28 February 2013
6.7	Easement as adjoining information	Minor clarification to requirements relating to showing restricted easements as adjoining information	6 April 2011

Section 7 - Plan formats

Direction	Heading	Summary of change	Date
	<i>nil</i>		

Section 8 - Standard format plans

Direction	Heading	Summary of change	Date
8.3	Lot Numbers	Update from QSIIS to QSIC Parcel Identification Standard 2016	1 May 2018
8.9	Community titles schemes	Removal of "reverse of the main plan" addition "administration sheet"	1 May 2018
8.7	Lots with an existing restrictions "relative to the surface of the land" or by level	Minor typographical changes	27 April 2016
8.4	Part lots	Minor exception to the restriction of the use of part lots, on the termination of a CTS	28 February 2013

Section 9 - Building format plans

Direction	Heading	Summary of change	Date
9.8	Location of Buildings	Regulation changed from 2004 to 2014	1 May 2018
9.20.7	Certificate on encroachment	Removal of "reverse of the main plan" addition "administration sheet" Regulation changed from 2004 to 2014 – remove Form 14 & 19 as these are to do with eSurvey	1 May 2018
9.3.1	Creation of building format lots	Additional explanatory words	27 April 2016
9.3.2	Creation of a standard format lot on a building format plan	Additional information to include the creation of a volumetric format lot on a building format plan	27 April 2016
9.3.3	Other lots that may be created on a building format plan	Additional information to include a volumetric format lot	27 April 2016
9.4	Lot numbers	Additional information to allow for more flexibility in numbering templates for building format plans to allow for cultural sensitivities as well as sales, marketing and staging requirements and the variations to accommodate the nature of building	27 April 2016

		design.	
9.6.1	Structural Elements	Additional explanation	27 April 2016
9.6.3	Where the vertical boundaries of lots or part lots in a building or structure are	Additional information to incorporate variations to the defining elements of the vertical boundary of a lot, particularly on the roof of a building.	27 April 2016
9.8	Location of Buildings	Additional explanatory words for the location of buildings or structures to include carports.	27 April 2016
9.16.1	The provisions of this Direction may only be used	Additional information for the exception of volumetric lots wholly contained within a standard format lot on a Building Format Plan	27 April 2016
9.16.4	Level Diagrams	Removed	27 April 2016
9.20.2	Encroachment onto an adjoining lot or unallocated state land	Additional notation required for existing registered Building Management Statement when an encroachment onto a lot created on a volumetric format plan of subdivision.	27 April 2016
9.21	Plans of amalgamation or subdivision or resurvey of lots	Additional words to include Common Property	27 April 2016
9.1	Definitions for building format plans	Minor change to the definition base parcel, base parcel area and roof garden	28 February 2013
9.2	Subdivision	Minor clarification relating to subdivisions on a BFP	28 February 2013
9.7	External boundaries	Qualification and additional explanation to the base parcel definition	28 February 2013
9.13	Buildings with levels of different horizontal dimensions	Minor clarification to definition	28 February 2013
9.20.7	Certificate on encroachment	Clarification to the execution of a certificate	28 February 2013
9.21	Plans of amalgamation or subdivision or resurvey of lots	Minor clarification to heading	28 February 2013
9.3	Lots on a building format plan	Minor clarification to requirements relating to lots created on a building format plan	6 April 2011

9.5.5	Void	Minor clarification to practice relating to the definition of a void	6 April 2011
9.8	Location of buildings	Minor clarification to practice relating to locating buildings on a building format plan	6 April 2011
9.20.3	Encroachment onto road	Minor clarification to practice relating to building encroachments onto road	6 April 2011
9.21	Plans of amalgamation or subdivision of lots	Minor clarification to practice relating to plan of amalgamation or subdivision of building format lots	6 April 2011

Section 10 - Volumetric format plans

Direction	Heading	Summary of change	Date
10.2.3	Restricted or "in strata" lots	Additional explanatory words	27 April 2016
10.5.3	Area of Footprint	Definition of volumetric foot print added	27 April 2016
10.1	Subdivision	Minor clarification to base parcel definition	28 February 2013
10.2.1	Creation of volumetric parcels	Minor clarification to identify a volumetric format new road	28 February 2013
10.2.4	Subdivision of a standard format lot	Minor clarification to section	28 February 2013
10.3	Lot numbers	Reworded section regarding lot numbers	28 February 2013
10.12.3	Footprint of lot above or below the surface	Minor clarification to section	28 February 2013
10.12.4	Footprint of lot intersecting the surface	Minor clarification to section	28 February 2013
10.5.4	Volume	Minor clarification to practice relating to the total volume of volumetric lots	6 April 2011
10.12.1	Three Dimensional diagram	Clarify practice relating to three dimensional diagrams	6 April 2011
10.12.4	Footprint of lot intersecting the surface	Clarify practice relating to a volumetric lot intersecting the surface of another lot	6 April 2011

Section 11 - Common property

Direction	Heading	Summary of change	Date
11.8.1	Common property subdivided into lots	Note deleted	27 April 2016
11.8.2	Lots converted to common property	Note and explanatory information added as far as it relates to <i>Land Title Act 1994</i> . Additional information on converting a lot to common property where s49DA of <i>Land Title Act 1994</i> does and does not apply	27 April 2016
11.11.10	All sketches	Spelling corrected	27 April 2016
11.8.1	Common property subdivided into lots	Additional notation regarding s49DA of the Land Title Act 1994	28 February 2013
11.11.1	Exclusive use areas by document or simple sketch	Minor qualification of requirements for sketches	28 February 2013
11.3	Description of common property	Clarify practice relating to describing common property	6 April 2011
11.11.7	Horizontal boundaries outside a building shown on the main plan of the scheme	Clarify practice relating to marking exclusive use areas outside a building shown on the main plan of a scheme	6 April 2011

Section 12 - Transferring lots into or out of a Community Titles Scheme

Direction	Heading	Summary of change	Date
12.4	Part or all of a lot to be excised	Update to reflect Cadastral Survey Requirements Version 7.0	27 April 2016
12.4.1	Creating new road	Additional explanation regarding the creation of new road	28 February 2013
12.4	Part or all of a lot to be excised	Clarify practice relating to excising all or part of a lot from a community titles scheme	6 April 2011

Section 13 - Staged subdivisions

Direction	Heading	Summary of change	Date
13.5	Method 5	Additional wording to include Volumetric Format lot	27 April 2016

Section 14 - Reservation of a name for a Community Titles Scheme

Direction	Heading	Summary of change	Date
14	<i>Reservation of a Name for a Community Titles Scheme</i>	Removal of "reverse of the main plan" addition "administration sheet"	1 May 2018

Section 15 - Termination

Direction	Heading	Summary of change	Date
15	Termination	Minor clarification to practice relating to terminating a community titles scheme	6 April 2011

Section 16 - Mixed Use Development Act 1993

Direction	Heading	Summary of change	Date
16.3	Plan forms to be used with the MUD Act	To include Form 21B	27 April 2016
16.3.1	Modifications of form 21	To include Form 21B	27 April 2016
16.3.2	Plan Numbers	To include Form 21B	27 April 2016

Section 17 and 18 - Diagrams and Specimen Plans

Direction	Heading	Summary of change	Date
	<i>nil</i>		

Section 19 - Profits a Prendre

Direction	Heading	Summary of change	Date
19.1	Forms to be used	To include Form 21B	27 April 2016
19.6	Forest consent areas	Inclusion of Forest Consent Areas as per <i>Forestry Act 1959</i>	27 April 2016
19.1	Forms to be used	Minor clarification to requirements for a Profit a Prendre	28 February 2013
19.5	Use of "proposed"	Minor clarification to practice relating to profits a prendre	6 April 2011

Section 20 - Explanatory plans

Direction	Heading	Summary of change	Date
20.6	Plan Preparation	Removal of "reverse of the main plan" addition "administration sheet"	1 May 2018
20.7	Forms to be used	To include Form 21B	27 April 2016
20.3	Use of explanatory plan	Additional use of explanatory plans	28 February 2013
20.12	Carbon Abatement Interests	Additional requirements for explanatory plans for carbon abatement interests	28 February 2013

Section 21 - Covenants

Direction	Heading	Summary of change	Date
21.2	Forms to be used	To include Form 21B	27 April 2016
21.1	General	Clarification on covenants shown on a plan of subdivision	28 February 2013
21.2	Forms to be used	Clarification of the plan form requirements for covenants	28 February 2013

Section 22 - Allocations

Direction	Heading	Summary of change	Date
22.1	Introduction and Rationale	Removal of "reverse of the main plan" addition "administration sheet"	1 May 2018
22.2	Actions under the Acquisition of Land Act 1967	Removal of "reverse of the main plan" addition "administration sheet"	1 May 2018
22.4	Lot Allocations	Removal of "reverse of the main plan" addition "administration sheet"	1 May 2018
22.5	Original Grant allocations	Removal of "reverse of the main plan" addition "administration sheet"	1 May 2018
22.6.3	Benefit Easements	Removal of "reverse of the main plan" addition "administration sheet"	1 May 2018
22.6.4	Encumbrance easements – burdening the land	Removal of "reverse of the main plan" addition "administration sheet"	1 May 2018
22.6.5	Easements absorbed in new road	Removal of "reverse of the main plan" addition "administration sheet"	1 May 2018
22.6.6.1	Existing leases of land (Land Title Act 1994)	Removal of "reverse of the main plan" addition "administration sheet"	1 May 2018
22.6.7	Existing covenants	Removal of "reverse of the main plan" addition "administration sheet"	1 May 2018
22.6.8	Existing profit a prendre	Removal of "reverse of the main plan" addition "administration sheet"	1 May 2018
22.7	Local Government allocation	Removal of "reverse of the main plan" addition "administration sheet"	1 May 2018
22.4	Lot Allocations	Removal of wording "if it is identified with a lot-on plan identifier"	27 April 2016
22.6.4	Encumbrance easements – burdening the land	Additional information on allocating easements in Public Use Land	27 April 2016
22.6.5	Easements absorbed in new road	Further clarification	27 April 2016
22.6.6	Existing leases	Additional information to include carbon abatement	27 April 2016

		interests.	
22.6.6.3	Existing leases – part of a building (Land Title Act 1994) – not building format plan	Amendments to include whole of a building	27 April 2016
22.6.7	Existing Covenants	Additional information to include situations where the subject lot has a resumption action. In these cases allocation of the covenants are, as per this section, however the titles registry will perform following actions to correct the existing covenant document.	27 April 2016
22.7	Local Government Allocation	Additional information to include volumetric lots that exist over more than one local government.	27 April 2016
22.9	Other dealing allocations	Removed example	27 April 2016
22.2	Actions under the Acquisition of Land Act 1967	Minor clarification to section	28 February 2013
22.5	Original Grant allocations	Minor clarification to section	28 February 2013
22.6.1	Existing mortgage allocations	Clarification to mortgage allocation	28 February 2013
22.6.7	Existing covenants	Minor clarification to section	28 February 2013
22.10	Building Management Statement allocations	Minor clarification to section	28 February 2013
22.1	Introduction and rationale	Minor clarification to practice relating to the allocation of some interests or endorsements	6 April 2011
22.4	Lot allocations	Minor clarification to practice relating to the allocation of existing common property	6 April 2011
22.6.1	Existing mortgage allocations	Clarify practice relating to the allocation of existing mortgages	6 April 2011
22.6.9	Existing administrative advices	Minor clarification to practice relating to the allocation of existing administrative advices	6 April 2011
22.10	Building Management Statement allocations	Clarify practice relating to the allocation of an existing building management statement	6 April 2011

Section 23 - Amendments to plans

Direction	Heading	Summary of change	Date
23.1	General	Removal of "reverse of the main plan" addition "administration sheet"	1 May 2018
23.1	General	Additional explanatory information in regards to the amendments of a surveyor's certificate. A surveyor's certificate is NOT to be amended under any circumstances. For example if there is a spelling error, change to completion date, etc. a new certificate is required and the existing certificate is to be struck out. The new certificate is to be placed above the existing certificate when possible. If not possible the certificate may be shown on the reverse of the plan.	27 April 2016
23.1	General	Minor clarification to this section	28 February 2013
23.5	Corrections after registration	Minor clarification to practice relating to corrections to survey plans after registration	6 April 2011

Section 24 - Carbon Abatement Interests

Direction	Heading	Summary of change	Date
24.1	Forms to be used	To include Form 21B	27 April 2016
		<i>New direction relating to Carbon Abatement Interests</i>	28 February 2013