

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	Definitions	addition to the definition of parcels	28 February 2013
2	Definitions	Added a definition for “Department”, for concise referencing to the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development, and successors for these Directions.	22 April 2025

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
3.1	Approved Forms	Added that plan forms must be present for lodgement to scale.	22 April 2025
3.2	Material specifications for plan forms	Update to reflect that heavier GSM paper / card is no longer required and that the plan administration sheet (Form 21B) is no longer on the reverse side of the first sheet of a plan.	20 November 2023
3.3	eLodgement of Survey Plans	Removed section about eSurvey/EARL; replaced with eLodgement image file requirements.	20 November 2023
3.3	Image specifications for plan forms	Section title update.	22 April 2025
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 Forms	Change terminology to eSurvey from EARL	27 April 2016
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	eSurvey	Forms to be used	20 November 2023
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
4.2	Plan numbering	The Department of Resources now being the only supplier of Barcode Image & Plan Numbers	20 November 2023
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
4.5.1	Plan with replacement sheets	Direction Omitted and incorporated into Direction 23.4.	22 April 2025
1	Format to be noted	Additional information	1 May 2018
4.8	Parcels 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	Parcels to be described	Clarifications about the minimum requirements for Survey Plans lodged.	20 November 2023
4.8	Parcels to be described	Logical reordering, clarifications and examples & exceptions added.	22 April 2025
4.8.1	Lots	Addition of Planning Act 2016	1 May 2018
4.8.1	Description of parcels	4.81 Lots moved to 4.8.2. Added numeric / alpha requirements for parcel types under the Land Title Act 1994 and the Land Act 1994.	20 November 2023
4.8.2	Secondary Parcels	Update to Queensland Parcel Identification Standard 2016	1 May 2018
4.8.2	Secondary Parcels	Section moved to 4.8.3	20 November 2023
4.8.2.1	Public Use Land	Expansion of general information about Public Use Land	20 November 2023
4.8.3	Secondary parcels	Example of a Lease of Part of a Building has been added.	20 November 2023
4.9.1	Resurveys	Added further guidance.	20 November 2023
4.9.2	Examples of plan description and cancelling clause	Added examples. Added requirements for Common Areas in or adjacent to rail corridor land, particularly the plan description.	20 November 2023

4.10	Cancelling clause containing reference to unallocated state land	Example added.	22 April 2025
4.11	Surveyors Certificate	Remove references to eSurvey Change Regulation from 2004 to 2014	1 May 2018
4.12	North Point	Removal of the option to use a plotted protractor to indicate north on a plan.	20 November 2023
4.13	Local Government and Locality	Reference to allocation tables removed and Direction added.	22 April 2025
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
4.16	Plans may be compiled	Direction 10.9 exception added.	22 April 2025
4.17	Undescribed balances	Added information about the requirement of consent by a planning body and cancelling clause of undescribed balances.	20 November 2023
4.20	Development approval	Removal of “reverse of the main plan” addition “administration sheet” Change development approval date example	1 May 2018
4.20	Development approval	Added other acceptable methods of showing that a development approval was not required for a plan with Common Property.	20 November 2023
4.22	Registered encumbrances to be plotted	Removal of “reverse of the main plan” addition “administration sheet”	1 May 2018
4.24	Resumption Actions	Added resumption action requirements	20 November 2023
4.25	Reservations in title	Added requirements for actions that deal with lots that have Floating Reservations on title.	20 November 2023
4.25	Reservations in title	Added certificate for part allocation. Exclusion clarification.	22 April 2025
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
4.8.2	Secondary parcels	Minor clarification to practice relating to describing secondary parcels	6 April 2011
4.11	Surveyors certificate	Alteration to the requirement for the surveyors certificate to recognise survey plan prepared in the EARL environment	28 February 2013

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
5.1	General	Added reference to Direction 5.10	
5.2	Leases	Minor clarification of locations where a master sketch is required	27 April 2016
5.2	Leases	Clarification about leasing external components (i.e. a balcony) as part of a building.	20 November 2023
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
5.3.1	Minimum standards for a sketch of the whole or part of a building	Heading change. Amendments to improve the consistency of Leases of part of a Building	20 November 2023
5.3.1	Minimum standards for a sketch of the whole or part of a building	Example clarification.	22 April 2025
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
5.3.2	Certification of Lease Sketch	Added compilation provisions and information about disclaimers.	22 April 2025
5.3.3	Location of leased areas	Direction clarification.	22 April 2025

5.3.3.1	Connection by direction connection	Additional explanatory words to reference buildings from boundary corners	27 April 2016
5.3.3.1	Connection of leased areas	Direction clarification. Direction title change	22 April 2025
5.3.3.2	Connection by deposited identification survey	Removed Direction	20 November 2023
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
5.3.4	Leased areas in a building format lot	Further clarifications	20 November 2023
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
5.4	Services Location Diagrams	Update to paper size.	20 November 2023
5.6	Plantation Licences	Minor clarification.	22 April 2025
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
5.7	Trustee Leases	Update to paper size.	20 November 2023
5.7	Trustee Leases	Legislative update and clarifications.	22 April 2025
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
5.8	Sub Leases of a lease under the Land Act 1994	Update to paper size.	20 November 2023
5.8	Sub Leases of a lease under the Land Act 1994	Legislative update and clarifications.	22 April 2025
5.9	Trustee Permits	additional information to include s13 of the Land Regulation 2009 Removal of Parish and County	27 April 2016
5.9	Trustee Permits	Update to paper size.	20 November 2023

5.9	Trustee Permits	Legislative update.	22 April 2025
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
5.3.10	Standards for master sketch	Noted as no longer being required	22 April 2025
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
5.11	Sample for sketches	Removed Master Sketch samples	22 April 2025
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
6.5	Easements limited vertically	Clarification about restrictions where the easement is to be restricted by other than the by the vertical limits of the lot	22 April 2025
6.6	Easement as adjoining information	The minimum requirements for showing easements as adjoining information	20 November 2023
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 QSIS to QSIC Parcel Identification Standard 2016	1 May 2018
8.3	Lot Numbers	Update to lot numbering requirements, where the lot is to be transferred to a local government as trustee.	20 November 2023
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
8.7	Lots with an existing restrictions “relative to the surface of the land” or by level	Add examples	22 April 2025
8.4	Part lots	Minor exception to the restriction of the use of part lots, on the termination of a CTS	28 February 2013
8.4	Part Lots	Clarifications for how part and total areas are to be calculated.	20 November 2023
8.9	Community Titles Schemes	Direction no longer applies; CTS names and numbers are no longer shown on a Form 21B.	20 November 2023
8.9		Direction omitted.	22 April 2025

Section 9 - Building format plans

Direction	Heading	Summary of change	Date
9.1	Definitions for building format plans	A “Roof Garden” as part of a Building Format Lot, may instead be called a “Roof Terrace”.	20 November 2023
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
9.3.3	Other lots that may be created on a building format plan	Previously it was permitted that a Building Format Plan could create 2 balance Standard Format or Volumetric Format Lots, provided one of the lots was PUL. This provision has been expanded to allow the second lot to be one that is transferred to a local government as a trustee for public purposes.	20 November 2023
9.3.3	Other lots that may be created on a building format plan	Added an additional standard format new road parcel.	22 April 2025
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 design.	27 April 2016
9.4	Other lots that may be created on a building format plan	Added further examples, where exemptions would not need to sort for the lot numbering on a building format plan.	20 November 2023
9.5.2	Part lots adjoining	Clarification about the depiction of parts of a Building Format Lot.	20 November 2023
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
9.6.3	Where the vertical boundaries of lots or part lots in a building or structure are	Added further requirements to define the upper limit of a Building Format Lot, where part of that Lot is a “Roof Garden” or “Roof Terrace”.	20 November 2023
9.6.3	Where the vertical boundaries of lots or part lots in a building or structure are	Added further requirements to define the upper limit of a Building Format Lot, where part of that Lot is a “Roof Garden” or “Roof Terrace”.	20 November 2023
9.6.3	Where the vertical boundaries of lots or part lots in a building or structure are	Logical reordering and clarifications.	22 April 2025
9.8	Location of Buildings	Additional explanatory words for the location of buildings or structures to include carports.	27 April 2016
9.12	Level Diagrams	Clarification about marking and dimensioning requirements for Easement within level(s) of a building on a Building Format Plan.	20 November 2023
9.12	Level Diagrams	Clarification about plotting building leases as adjoining information.	22 April 2025
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
9.19	Easements	Clarification about marking and dimensioning requirements for Easement within level(s) of a building on a Building Format Plan.	20 November 2023
9.19	Easements	Add plan description examples, other clarifications.	22 April 2025
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

9.20.2	Encroachment onto an adjoining lot or unallocated state land	Added statement about where an easement is registered that provides for the resolution of an encroachment in Direction 9.20.4	22 April 2025
9.20.7	Certificate on encroachment	Clarifications about the requirements when a building encroaches on to the adjoining land or road, on a Building Format Plan.	20 November 2023
9.21	Plans of amalgamation or subdivision or resurvey of lots	Additional words to include Common Property	27 April 2016
9.22	Community titles schemes	Direction no longer applies; CTS names and numbers are no longer shown on a Form 21B.	20 November 2023
9.22		Direction omitted	22 April 2025
9.22	Plans where base parcel contains existing volumetric or restricted lots or secondary interests	Direction title update, renumber after Direction 9.22 was omitted.	22 April 2025
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
9.21	Plans of amalgamation or subdivision of lots	Minor clarifications, and level diagram compilation statement examples added.	22 April 2025

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
10.2.4	Subdivision of a standard format lot	Permitted that a Volumetric Format Plan could create 2 balance Standard Format, provided one of the lots was PUL. This provision has been expanded to allow the second lot to be one that is transferred to a local government as a trustee for public purposes.	20 November 2023
10.3	Lot numbers	Reworded section regarding lot numbers	28 February 2013
10.10.3	Polar dimensions	Clarification that if a distance is not a horizontal or vertical distance, it must be qualified as a slope distance on Volumetric Format Plan.	20 November 2023
10.10.4	Rectangular co-ordinates:	Removed elements relating to MGA Coordinates, which are generally covered by the Connection to Datum requirements in CSR.	22 April 2025

10.11	References to walls and floors	Added suggestions to statements on the plan, that may assist an end user in understanding the general location of a Volumetric Parcel with respect to a building level.	20 November 2023
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
10.13	Community Titles Schemes	Direction no longer applies; CTS names and numbers are no longer shown on a Form 21B.	20 November 2023

Section 11 - Common property

Direction	Heading	Summary of change	Date
11.4	Defined as directed for format	Noted that Common Property is not to be labelled as road.	22 April 2025
11.7	Re-dimension not permitted	Direction title update, clarifications. Provided instances where Common Property may be re-dimensioned or re-delineated.	22 April 2025
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
11.11.10	All sketches	Updated paper size	20 November 2023
11.11.17	Sketch prepared by a cadastral surveyor	Added an example of a certificate by a cadastral surveyor corporation for Exclusive Use sketches.	20 November 2023
11.11.17	Sketch prepared by a cadastral surveyor	Added compilation provisions and information about disclaimers.	22 April 2025
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
11.3	Description of common property	Added information to assist in determining the full extent of Common Property of a Community Titles Scheme. Clarification for frequent enquires CP on Plan descriptions (see also current Direction 22.4).	22 April 2025
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	Reservation of a Name for a Community Titles Scheme	Removal of “reverse of the main plan” addition “administration sheet”	1 May 2018
14	Reservation of a Name for a Community Titles Scheme	Removed requirement to show CTS names and numbers on plans, since this is no longer a part of a Form 21B.	20 November 2023

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
17	<i>nil</i>		
18	Specimen Plans	Added a note about the registration of a survey plan not being seen as a precedent for future actions.	20 November 2023

Section 19 - Profits a Prendre

Direction	Heading	Summary of change	Date
19.1	Forms to be used	To include Form 21B	27 April 2016
19.1	Forms to be used	Minor clarification to requirements for a Profit a Prendre	28 February 2013
19.4	Dimensions	Clarified the surveyed dimension requirements for a Profit a Prendre.	20 November 2023
19.5	Use of “proposed”	Minor clarification to practice relating to profits a prendre	6 April 2011
19.6	Forest consent areas	Inclusion of Forest Consent Areas as per <i>Forestry Act 1959</i>	27 April 2016
19.6	Forest Consent Areas	Corrections to section content; “Forest Consent Agreements” not “Forest Consent Areas”. Added information about “Forest Consent Areas”.	20 November 2023

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
20.7	Forms to be used	Minor clarification.	22 April 2025
20.3	Use of explanatory plan	Additional use of explanatory plans	28 February 2013
20.10	Certification	Update to certification for Department name changes.	22 April 2025
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
21.1	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
21.2	Forms to be used	To include Form 21B	27 April 2016

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
21.1	General	Add information about Titles Queensland relying on the correctness of spatial allocations and that their accuracy on a plan, is the responsibility of the registered cadastral surveyor that executed the plan.	20 November 2023
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
22.4	Lot Allocations	Added USL allocation example.	22 April 2025
22.5	Original Grant allocations	Removal of “reverse of the main plan” addition “administration sheet”	1 May 2018
22.5	Original Grant allocations	Removal of the requirement for a surveyor to allocate original grants for Land Act s358 actions, since the result is the issue of a new deed of grant.	20 November 2023
22.5	Original Grant allocations	Provided that for Land Act 1994 actions, original grant boundaries should not be plotted.	22 April 2025
22.6	Interest allocations	Minor table consistency updates in subsections.	22 April 2025
22.6.2	Existing registered easement allocations	Clarifications about the use of statements in terms of s.87 Land Title Act 1994.	22 April 2025
22.6.3	Benefit Easements	Removal of “reverse of the main plan” addition “administration sheet”	1 May 2018
22.6.3	Benefit Easements	Clarification that an Easement in Gross is not be allocated as a benefit easement.	20 November 2023
22.6.3	Benefit Easements	Clarifications about the use of statements in terms of s.87 Land Title Act 1994.	22 April 2025

22.6.4	Encumbrance easements – burdening the land	Removal of “reverse of the main plan” addition “administration sheet”	1 May 2018
22.6.4	Encumbrance easements – burdening the land	Clarifications about the use of statements in terms of s.87 Land Title Act 1994.	22 April 2025
22.6.5	Easements absorbed in new road	Removal of “reverse of the main plan” addition “administration sheet”	1 May 2018
22.6.5	Easements absorbed in new road	Clarification that a registered sub lease must allocated in the same manner as a head lease.	20 November 2023
22.6.6	Existing leases	Clarification that a registered sub lease must allocated in the same manner as a head lease.	20 November 2023
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
22.6.6.1	Existing leases of land	Direction title update.	22 April 2025
22.6.6.2	Existing leases – whole or part of a building	Whole or part of a building clarification	20 November 2023
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
22.6.9	Existing administrative advices	Added background information about allocations of an administrative advice (AA). Added information about dealing with a Notice of Realignment AA.	20 November 2023
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 interests.	27 April 2016

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
22.11	High-density Development Easement allocations	Added Direction	22 April 2025

Section 23 - Amendments and Post Registration Corrections

Direction	Heading	Summary of change	Date
23	Amendments and Post Registration Corrections	Direction title update.	22 April 2025
23.1	General	Clarification on when amendments or corrections can be made.	22 April 2025
23.1	General	Clarification that a cadastral surveyor corporations delegate may execute an amendment certificate (not just a director). Clarification that certificates on a plan cannot be amended, and providing additional examples of such certificates.	20 November 2023
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
23.2.2	Certification of plans by another surveyor	Clarification that a cadastral surveyor, who is no longer registered, may authorise another cadastral surveyor to make amendments on their behalf.	20 November 2023
23.4	Amendments after lodgement but prior to registration	Inserted information from omitted Direction 4.5.1.	22 April 2025
23.5	Corrections after registration	Minor clarification to practice relating to corrections to survey plans after registration	6 April 2011
23.5	Corrections after registration	Replaced old nomenclature “metes” & “bounds” with “dimensions” & “adjoiners” respectively.	20 November 2023

		Changes to the method that the copy of the plan is marked up, for improved clarity when imaged in black and white.	
23.5	Post Registration Corrections to Plans	Direction title update. Update to Direction for clarity and to add examples for when corrections are appropriate.	22 April 2025
23.7	Identification plans	This section about Identification Survey Plans, is noted as being no longer applicable.	20 November 2023
23.7		Omitted direction.	22 April 2025
23.6-23.8	(Various)	Renumbered Direction after omission of 23.7	22 April 2025
23.8	Requisitions	Added information about complying with requisitions.	22 April 2025

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