



Body Corporate and Community Management

Online Training – Unit 4 – Maintenance

Topic 02 – Survey plans

The survey plan for a community titles scheme shows the boundaries of the common property and the lots in the scheme. There are various types of survey plans, and boundary definitions may differ depending on the type of plan registered. The two most common types of survey plans are:

- Building Format Plan (formerly known as a Building Units Plan (BUP)); and
- Standard Format Plan (formerly known as a Group Titles Plan (GTP)).

Copies of the registered plans for community titles schemes may be purchased from Titles Queensland (phone 07 3497 3479).

Building format plan (BFP)

A building format plan is a type of subdivision that usually occurs within a building. While the term 'strata title' is not used in Queensland, most building format plans are a subdivision in 'strata', that is, each level of the building is subdivided to create the lots (units) in the scheme.

A suburban "6 pack" or multi-storey residential unit block are both examples of community titles schemes normally established under a building format plan of subdivision. However, even free-standing houses can be registered under a building format plan.

A building format plan of survey defines the boundaries between lots and the common property using the structural elements of a building, including, for example, floors, walls and ceilings.

Building format plan boundaries

Where a lot is separated from another lot or the common property by a floor, wall or ceiling, the boundary is normally the centre of the wall, floor or ceiling ([Section 48C and 49C \(4\) of the Land Title Act 1994](#)). The walls, floor or ceilings that are on the boundary between lots or lots and the common property are known as **boundary structures**.

For more information on boundaries see [Topic 3: Building Format Plans \(BFP\)](#).

Standard format plan (SFP)

A standard format plan defines land horizontally with references to marks on the ground. For example, survey pegs in the ground.

As an example, a standard format plan may include a townhouse complex, where the individual lots would normally comprise a building and land (front and/or back yards).

Standard format plan boundaries

The horizontal boundaries of lots and the common property on a standard format plan are defined by bearings and measurements taken when the land is surveyed. The vertical boundaries are unlimited under the ground and into the air.

For more information on boundaries see [Topic 4: Standard Format Plans \(SFP\)](#).