

plan types



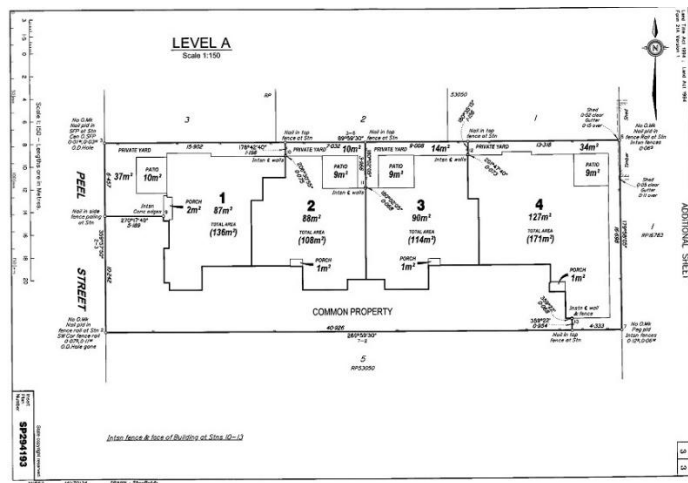
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Building Format Plans

(previously Building Units Plans)



This type of plan is technically a subdivision of building (not land). All building elements are included on the plan.



Use

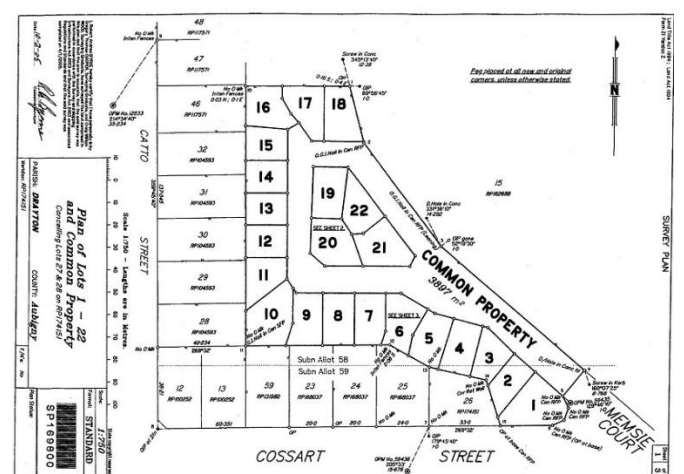
Must be used for highrise. May still be used for single level if the developer wants the building maintained by the body corporate. Often cheaper for the developer as they are not sub-dividing the land.

Standard Format Plans

(previously Group Titles Plans)



This type of plan is technically a subdivision of land. No building elements are included on the plan.



Use

Best used for gated type communities with separate dwellings. Although, can still used if the dwellings are attached.

Building Format Plans (previously Building Units Plans)	Standard Format Plans (previously Group Titles Plans)				
Key Differences Insurance The body corporate must insure the building. Maintenance of Building(s) The body corporate must maintain the building.	Key Differences Insurance <table border="1"> <thead> <tr> <th>Shared walls</th><th>No shared walls</th></tr> </thead> <tbody> <tr> <td>Body corporate must insure the building</td><td>Owners insure their own building. Although, it is possible for owners to agree to a shared policy via the body corporate. This does not happen by default.</td></tr> </tbody> </table> Maintenance of Building(s) Owners maintain their own building (excluding shared infrastructure like common road and common water pipes etc.)	Shared walls	No shared walls	Body corporate must insure the building	Owners insure their own building. Although, it is possible for owners to agree to a shared policy via the body corporate. This does not happen by default.
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Can you change plan type?	While the answer is technically 'yes'. From a practical point of view the answer is 'no' because to change plan type would involve cancelling all the existing lots and creating new lots via a new survey plan involving Council and everyone's bank.
Can body corporate still maintain the buildings if the plan is a Standard Format Plan?	While the answer is technically 'no'. Some bodies corporate will choose to maintain all the buildings. This technically requires 100% agreement. As an example, all the owners might choose to paint all the buildings at the same time.
Can the body corporate insure the building when there are no shared walls and the plan is a Standard Format Plan?	The law enables the body corporate to have a " <i>voluntary insurance scheme</i> " (section 204 of the Standard Module). Because the scheme is voluntary owners are not forced to participate.