Queensland

South Bank Corporation Act 1989

South Bank Corporation Regulation 2026

Current as at 28 August 2026

Queensland

South Bank Corporation Regulation 2026

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South Bank Corporation Regulation 2026

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This regulation may be cited as the *South Bank Corporation Regulation 2026*.

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Part 2 Preparation and registration of plans

Division 1 General requirements

3 Plans lodged with registrar of titles

A plan lodged with the registrar of titles must be in the approved form.

4 Plans given for approval must be accompanied by application for approval

A plan given to an appropriate authority for approval must be accompanied by an application for approval in the approved form.

5 Defining stratum lots

(1) A stratum lot must be defined by regular planes, that may be horizontal or inclined, fixed by reference to levels in relation to Australian Height Datum.

(2) If a stratum lot is defined by an inclined plane, elevations or sections must be shown, identifying the plane with enough information to enable the level of any point on the plane to be calculated.

(3) A stratum lot must be illustrated in three-dimensional form or isometric form.

6 Particular plans lodged for registration must be accompanied by particular documents

(1) This section applies to a plan lodged with the registrar of titles other than—

(a) an easement plan; or

(b) a subdivision or amalgamation plan.

(2) The plan must be accompanied by—

(a) a certificate by the surveyor who prepared the plan; and

(b) a certificate by the registered owner of the freehold estate in the land the subject of the plan; and

(c) an approval by the appropriate authority; and

(d) if, under section 15(3), the plan is required to be accompanied by a request to terminate the management statement—the request.

(3) A certificate or approval mentioned in subsection (2) must be in the approved form.

(4) In this section—

surveyor see the *Surveyors Act 2003*, schedule 3.

7 Signing plans

If a plan must be signed by an appropriate authority, the plan must be signed by—

(a) if the appropriate authority is the corporation—the corporation manager appointed under section 13 of the Act; or

(b) if the appropriate authority is the council—the council's chief executive officer.

8 Registrar of titles must record particulars of plans

If a plan required to be registered under the Act is lodged for registration, the registrar of titles must record the particulars of the plan in the freehold land register.

9 Plan numbers

On registration of a plan, the registrar of titles must allot a number to the plan.

10 Consent of body corporate, registered lessees and registered mortgagees

The registrar of titles must not register a plan unless it is accompanied by a consent, in the approved form, given by—

(a) if the plan affects common property comprised in a leasehold building units plan—the body corporate of the leasehold building units plan; or

(b) if the plan affects any other land—the registered lessee, and any registered mortgagee, of the leasehold estate in the land.

11 Easement plans

An easement plan—

(a) must include a statement of intention to create the easements shown in the plan; and

(b) must be prepared, registered and dealt with under the *Land Title Act 1994*, part 6, division 4, except that sections 82(3) and 83A(2)(b) of that Act do not apply in relation to the easement plan.

Division 2 Additional requirements for particular plans

12 Purpose of division

This division prescribes requirements for particular plans for section 42(16) of the Act.

13 Boundary adjustment plans

A boundary adjustment plan must show the exact dimensions and location of the boundaries of the redefined lots in the plan.

14 Stratum plans

A stratum plan must show—

(a) the boundaries of the land intended to be subdivided by the stratum plan; and

(b) the exact dimensions and location of—

(i) the stratum lots intended to be created by registration of the stratum plan; and

(ii) roads to be dedicated to public use.

15 Stratum plans of amalgamation

(1) A stratum plan of amalgamation must show—

(a) the boundaries of the stratum lots intended to be amalgamated; and

(b) the exact dimensions and location of the stratum lots intended to be created.

(2) Subsection (3) applies if a stratum plan of amalgamation is for the amalgamation of all the lots in a stratum plan.

(3) The registrar of titles must not register the stratum plan of amalgamation unless the plan is accompanied by a request to terminate the management statement to which the stratum plan relates.

16 Stratum plans of subdivision

(1) A stratum plan of subdivision must show—

(a) the boundaries of the stratum lot intended to be subdivided; and

(b) the exact dimensions and location of the stratum lots intended to be created.

(2) The registrar of titles must not register a stratum plan of subdivision unless the total of the proposed value proportions of the stratum lots intended to be created is equal to the value of the stratum lot intended to be subdivided.

Part 3 Preparation and registration of instruments other than plans

Division 1 Preliminary

17 Application of part

This part applies to instruments, other than plans, that are required to be registered by the registrar of titles.

Division 2 General requirements

18 Form of instruments

The instrument must be in the approved form.

19 Signing instruments

If the instrument must be signed by an appropriate authority, the instrument must be signed by—

(a) if the appropriate authority is the corporation—the corporation manager appointed under section 13 of the Act; or

(b) if the appropriate authority is the council—the council's chief executive officer.

20 Execution of particular instruments

(1) This section applies if—

(a) an appropriate authority signs an instrument under the Act for registration in the land registry; or

(b) a person, other than a person signing for an appropriate authority, signs an instrument required under section 48(2)(b) of the Act to accompany an easement plan.

(2) The instrument must be validly executed by the appropriate authority or person as mentioned in the *Land Title Act 1994*, section 161.

21 Registrar of titles to record particulars of instruments

The registrar of titles must record in the freehold land register particulars of each instrument that is required to be registered under the Act.

Division 3 Other requirements relating to particular instruments

22 Schedule of revised value proportions

(1) This section applies to the registrar of titles when recording the schedule of revised value proportions accompanying a stratum plan of subdivision.

(2) The registrar must replace the schedule of current value proportions for the stratum lots being subdivided by the stratum plan of subdivision with the schedule of revised value proportions for the stratum lots intended to be created by the stratum plan of subdivision.

(3) Also, a schedule of revised value proportions must be in the approved form.

(4) In this section—

schedule of current value proportions, for stratum lots in a stratum plan, means the particulars—

(a) included in the management statement for the stratum lots; and

(b) showing the apportionment of the value of the land comprised in the stratum plan for each stratum lot in the stratum plan.

schedule of revised value proportions means the schedule mentioned in section 42(7) of the Act.

23 Management statements

(1) A management statement must be in the approved form.

(2) An instrument to amend a management statement must be in the approved form.

24 Requests to terminate management statement—Act, s 42

For section 42(14) of the Act, a request to terminate a management statement must be in the approved form.

Part 4 Repeal

25 Repeal

The South Bank Corporation Regulation 2014, SL No. 175 is repealed.

Schedule 1 Dictionary

section 2

easement plan means a plan mentioned in section 48(2) of the Act.

plan means any of the following plans—

(a) a boundary adjustment plan;

(b) an easement plan;

(c) a stratum plan;

(d) a stratum plan of amalgamation;

(e) a stratum plan of subdivision;

(f) a subdivision or amalgamation plan.

subdivision or amalgamation plan means a plan mentioned in section 41(4) of the Act.