

8 October 2021

Office of the Registrar General
Level 30
175 Liverpool Street
SYDNEY NSW 2000

Dear Sir/Madam

Digital Survey Plan Reforms

Strata is the fastest growing form of residential property ownership in Australia. Over half the new dwellings to be built in our metropolitan areas over the next decades will be strata titled. The growth of this sector raises increasingly important questions over property ownership and governance.

The Owners Corporation Network of Australia Limited (OCN) is the independent peak consumer body representing residential strata and community title owners. As such, OCN is uniquely positioned to understand the impact that the legislative framework has on day-to-day machinations and community living. So we were delighted to sit on the Consultative Committee formulating policy around this important reform.

Key areas of interest in these reforms for the Owners Corporation Network are:

- **Faster registration:** More efficient consent gathering process and reduction in errors will provide a better experience for purchasers of new property. The process from plan creation to registration currently takes about 5 months for Deposited Plans and 3 months for Strata Plans. Delays in the process can be confusing and costly for prospective purchasers. A digital process will provide a more consistent and transparent process for all involved.
- **Easier to interpret plan information:** The introduction of Lot Diagrams will be easier for the community to interpret as they contain only information relevant to the lot in question, rather than all the lots within a plan. They also do not include details of the broader survey, like survey marks and connections, which make current plans so complex.

www.ocn.org.au

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- **Enhanced mapping products:** Currently, NSW mapping of property boundaries (known as the spatial cadastre) only identifies the location and extent of strata schemes in 2D. The Spatial Digital Twin proof of concept has demonstrated the value of more granular mapping of strata lots in 3D for the broader community (see image below). Digital survey plans will enable this information to be readily updated and available to communities across NSW as new Strata developments occur.



Sincerely

K Stiles

Karen Stiles
Executive Officer