

Explanation of types of 'Dwellings' and types of 'Title' (Information Sheet)

Confused about the different names used to describe a house and the different types of title? This information sheet explains the terms used in the Residential Design Codes to describe types of dwellings, and relates these to the different types of ownership.

Dwelling types

There are so many different names used to describe a building where people live; townhouse, apartment, condominium, studio, terrace, villa, granny flat, duplex, dwelling, semi-detached, house, cottage, flat, bedsit, bungalow, chalet, cabin, manor, triplex and quadraplex are just some of the terms used.

All dwellings can be simplified into one of three dwelling types:

- Single House,
- Grouped Dwelling and
- Multiple Dwelling.

The definitions of these dwellings and a simplified example of a site plan are shown in the attachment.

All new dwellings and additions to existing dwellings must obtain Development Approval prior to obtaining a Building Permit to commence development. For information on the process of applying for Planning Approval, please refer to the City's Information Sheet "Applying for Development Approval".

Special dwelling types

There are three additional types of special dwellings. Each of these special dwelling types are firstly a Single House, Grouped Dwelling or Multiple Dwelling. However, there are identified special needs in the community. Therefore, the following types of dwellings modify the Single House, Grouped Dwelling and Multiple Dwelling requirements to accommodate the special needs.

Ancillary Accommodation

Ancillary Accommodation (commonly referred to as a 'Granny Flat'):

- is on the same lot as a Single House (the lot must be at least 450sqm)
- may be attached or detached from the Single House

- cannot be strata titled or subdivided
- has limited floor space and additional parking requirements.

Applications for this type of accommodation may be approved in certain zones (see Table 1 of TPS 6) An Application for Development Approval (form, fee and plans) must be submitted to the City demonstrating compliance with all normal requirements of TPS 6, policies and the R-Codes, including specific requirements contained in clause 5.5.1.

Aged or Dependent Person's Dwelling

An Aged or Dependent Person's Dwelling:

- is special self contained accommodation for those aged 55 years or over or a dependant person requiring special accommodation. For a definition see Schedule 1 of TPS 6.
- may be in the form of a Single House, Grouped Dwelling or Multiple Dwelling.
- may receive a density bonus.
- must be developed in groups of at least 5 dwellings.
- has limited floor space and special parking requirements.

Applications for this type of accommodation may be approved in certain zones (see Table 1 of TPS 6) An Application for Development Approval (form, fee and plans) must be submitted to the City demonstrating compliance with all normal requirements of TPS 6, policies and the R-Codes, including specific requirements contained in clause 5.5.2.

Please note that one of the conditions of approval will be that a notification be placed on the Certificate of Title of the lot which restricts the occupancy of the dwellings to its approved purpose. The notification is placed on the Certificate of Title under section 70A of the Transfer of Land Act 1893 at the expense of the developer. Contravention of this requirement is an offence under the *Planning and Development Act 2005*.

Single Bedroom Dwelling

A Single Bedroom Dwelling:

- is a dwelling that contains a living room and no more than one other habitable room that is capable of use as a bedroom
- may be in the form of a Single House, Grouped Dwellings or Multiple Dwellings
- may receive a concession on density.

Applications for this type of accommodation may be approved in certain zones (see Table 1 of TPS 6) An Application for Development Approval (form, fee and plans) must be submitted to the City demonstrating compliance with all normal requirements of TPS 6, policies and the R-Codes, including specific requirements contained in clause 5.5.3

Residential Building

A Residential Building:

- is for the purpose of temporary habitation by two or more persons, or permanent habitation by seven or more persons who do not comprise a single family (for a detailed definition refer to R- Codes Appendix 1 - Definitions)
- may be in the form of a Single House, Grouped Dwelling or Multiple Dwelling.

Applications for this type of accommodation may be approved in certain zones (see Table 1 of TPS 6). An Application for Development Approval (form, fee and plans) must be submitted to the City demonstrating compliance with all normal requirements of TPS 6, policies and the R-Codes.

Types of Title

A "title" is evidence of ownership of land. A "Certificate of Title" identifies the parcel of land, the owner of the parcel of land, and encumbrances on the land. Certificates of Title are kept by Landgate. Copies of Certificates of Title and Strata Plans can only be purchased from Landgate directly.

Freehold title is commonly referred to as a "green title". A freehold lot may be divided into "strata lots" or "survey strata lots". Generally a:

- "Strata lot" is the building or portion of a building and often includes land surrounding the building.
 - Please note that some older strata's may have all land as common property (whether it is fenced and used privately or not). Refer to the Strata Plan for the property (held by Landgate) to confirm the situation.
 - A strata lot is often created after the buildings have been constructed, and in this situation is commonly referred to as a "built strata".
- "Survey-strata lot" simply divides the green title lot into strata lots.
 - The survey-strata plan only shows the boundary of the strata lots in relation to the 'parent' lot, it does not show the buildings.
 - A Survey-strata plan may or may not include "common property".
 - A Survey-strata lot can be created before or after the construction of buildings.
 - "Strata lots" may be able to be converted to "survey-strata lots".

For further explanation of "strata's" and "survey strata's" and how to do a title search, refer to the Landgate's website.

Other types of title, which are either uncommon or not found in the district of the City of South Perth, are Leasehold, Pastoral Leases and Native Title.

Relevant Publications

All the of the City's forms and fee schedules can be obtained from the City's offices at the Civic Centre or can be viewed and downloaded from the City's website at www.southperth.wa.gov.au. *Publications from other agencies are available directly for the respective agencies website.*

Should you have any further questions regarding this or any other matter, you are welcome to contact one of the City's officers by telephone or via email enquiries.

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