



Land Division- A Guide to a successful division from concept to registration

What is the procedure for subdividing my land?

Follow the steps hereunder:

Council:

Consult your local council- they are the planning authority and will advise you regarding, zoning, area requirements and compliance with that Council's requirements. To achieve Council Planning Decision, allow 12 weeks for council decision- possibly longer if your builder needs to supply preliminary planning application for your new home.

Registered Surveyor:

Have a Licensed Surveyor prepare a proposal plan to lodge with DAC showing the proposed new allotments.

Development Assessment Commission (DAC) :

Once the above plan is received by DAC, they contact the statutory authorities who will have an interest in the development and also the council, to identify their requirements. When all the results are in and the requirements are met, the DAC will issue formal approval.

A copy of this approval, together with the plan prepared for Lands Titles Office (LTO) approval , must then be lodged at the LTO. This must be lodged within 12 months of the date of the DAC Approval.

Registered Conveyancer:

The Registered Conveyancer will prepare any Documents which are required to be lodged at the LTO to follow up the plan and create the new allotments.

The Lands Titles Office (LTO):

The plans section examines the plans and documents and when they meet their legal compliance, the plan is DEPOSITED and new Certificates of Title will issue.

There are two possible ways to divide land :-

- Community Titles-including Community Strata
- Torrens Title

The Community Titles Act specifically regulates the division of land into Community Titles.

The Real Property Act regulates the division and amalgamation of allotments of land into what can be called "Torrens Titles".

TORRENS TITLES -SUBDIVISION COSTS

The Lands Titles Office levy the following fees which must accompany any 'Application for the Division of Land'. These fees are in addition to our Conveyancing fee and any Surveyors fees and any fees charged by the Development Assessment Commission- (sometimes known as 'DAC'), SA Water and Local Council , all made within the formal Division Approval process. These fees will be set out in a further section of this website.

Any application for division of this type results in the Deposit of the Plan. This 'Deposit' is the formal approval of the division application and is the point at which the new allotments can be dealt with by the Lands Titles Office.

DEPOSITED PLAN DOCUMENT FEES: valid until 30/06/2016

Form RTU - \$155.00 or

Form RTC - \$381.00

Examination Fee - \$907.00

Deposit fee \$140.00

Each New Title which issues \$ 82.00

Survey Act Levy \$ 98.10

COMMUNITY TITLES -SUBDIVISION COSTS

The Lands Titles Office levy the following fees which must accompany any 'Application for the Deposit of A Community Plan '. These fees are in addition to our Conveyancing fee and any Surveyors fees and any fees charged by the Development Assessment Commission- (sometimes known as 'DAC'), SA Water and Local Council , all made within the formal Division Approval process. These fees will be set out in a further section of this website.

Any application for division of this type results in the Deposit of the Plan. This 'Deposit' is the formal approval of the division application and is the point at which the new allotments can be dealt with by the Lands Titles Office.

COMMUNITY PLAN DOCUMENT FEES: valid until 30/06/2014

Form ACT \$381.00

Form LF (By-Laws) \$155.00

Examination Fee -5 lots or less \$454.00

-6 lots or more \$907.00

Deposit fee \$140.00

Each New Title which issues \$ 82.00

Common Property Title No Fee

Survey Act Levy \$ 98.10

OUR FEES

Our fees for preparation and lodgement of any of the above Applications are

Application \$660.00 including GST

Each consent arranged \$ 88.00 including GST