

Preliminary Investigation

Up to 1 week
(State Surveys)

Initial Consultation (1-2 days)

•The developer identifies a potential development site. They provide an address and an overview of their intentions. State Surveys consultants perform an analysis and due diligence on the prospects of what is achievable in terms of allotment yield, configuration and form/type of titling. Step by step breakdown of the process with all applicable government/statutory and professional costs are provided for clients consideration.

LAND DIVISION NOTES

Land Division is classed as a form of 'Development' by the relevant Planning Laws in South Australia

Although classed as a form of Development, Land Divisions are not lodged over the counter at Council like a typical development application. Instead, they are lodged with the State Government by a surveyor through an online lodgement portal.

This brochure is an overview a Torrens Title application for a residential Land Division that meets the relevant criteria. A Community Title application creating 2 lots and common property may be similar, however there are also more complex forms of land division applications and titling processes which our consultants can advise on in the initial due diligence should they be relevant or required.

SA Water form part of the requirements for land division and will need to be satisfied before completing the titling process. Electricity and Gas services are not part of the land division process however they will need to be organised by the developer separate to the land division process during the building stage of a development.



Land Division Stage 1

Up to 12 weeks
(State Surveys)

Land Division Proposal (2-3 days)

•Once the client provides the authority to proceed, the Land Division Proposal is prepared by State Surveys and forwarded to the client with the Stage 1 invoice (Professional Fees and Lodgement Fees).

Lodgement for Assessment

•Upon payment of the Stage 1 fees, State Surveys will lodge the land division application through the online portal. The official lodgement receipt and assigned Development Application Number is provided to the client for reference.

Assessment (up to 12 weeks)

•The Application will be distributed to the relevant assessment authority for assessment as well as to SA Water (and any other authority that is required to comment on the application).

Further Information (1-3 months as req.)

•During the assessment, the relevant authority may ask for further information to complete their assessment. This may include (but is not limited to): indicative dwellings, site levels and location of street infrastructure/services, storm water management plans. Our consultants will guide you through these requests.

Decision

•The relevant authority will provide their decision (DNF) on the application.

Conditions Imposed

•Conditions imposed on the DNF will need to be met before finalising the land division process and production of the new titles. Standard conditions include demolition of all structures and clearing the site.

SA Water

•As part of the stage 1 process, our consultants will liaise with the developer regarding the location of the new water and sewer services required for the development. Our consultants will organise an investigation by SA Water who will provide their official cost estimate for the new services to be constructed.



Land Division Stage 2

Up to 12 weeks
(State Surveys)

Demolition (developer responsibility)

•Demolition of structures and removal of deleterious materials etc. will need to occur on the site to meet Council's conditions in most cases. We recommend completing this work prior to the survey and pegging of boundaries to avoid disturbing any marks placed by the surveyor.

Survey (2-4 weeks)

•Once the site has been prepared, our Licensed Surveyors will conduct the Certified Survey of the site and the pegging/markings of the proposed boundaries. A pegging plan and final plan will be prepared and sent to the client with our Stage 2 Invoice which includes the Land Services SA plan lodgement fees. The final 'certified' survey plan is lodged in the online portal in readiness for final stamping.

SA Water Requirements (2-3 weeks)

•The Boundary Pegging Plan with new water meter location(s) is provided to SA Water for generation of an official tax invoice. The tax invoice is forwarded to the client to make payment so the new water and sewer connections can be constructed by SA Water.

State Government Requirements

•The State Government charge a Planning and Development Fund Open Space Contribution for each additional allotment created in the land division. This fee (which is included in the DNF) will need to be paid to the State Government as part of the land division process. We recommend this payment is made once all other conditions and SA Water requirements have been satisfied.

Land Services SA Lodgement

•Once all requirements have been met and all fees have been paid; the State Government, through the online portal, will stamp the final plan and issue the 'Certificate of Approval (CoA)'. State Surveys will lodge this together with the final certified survey plan at the Land Services SA. Lodgement confirmation including a copy of the final plan is provided to the conveyancer to enable preparation of the legal documents to be lodged at Land Services SA for plan deposit and generation of titles.



Conveyancing Process

Up to 8 weeks
(by others)

New Titles

•Following lodgment with Land Services SA, State Surveys' involvement in the land division is complete and a conveyancer will need to be engaged to fulfill the requirements to produce new Certificate of Titles.

ADVISORY NOTES

State Surveys does not include the fees and services involved in:

- Building Design for a 'Land Use' Application (for the proposed dwellings)
- Consulting engineer for stormwater management details
- Demolition application and contracting
- Conveyancing for legal documents

State Surveys strongly recommends completing the certified survey work and marking of the boundaries before any construction work commences on the site.

