

What is Subdivision?

Subdivision is the process of creating individual titles for land parcels, units, apartments, shops and commercial and industrial buildings, to enable their separate sale.



Can my property be subdivided?

Every subdivision must comply with the requirements of the local planning scheme.

Your local ACSV Consulting Surveyor has a detailed knowledge of planning schemes.

He/she can determine the requirements applicable to your property.

What is the process?

- Most subdivisions require a planning permit and all subdivisions require a Plan of Subdivision to be signed by a Licensed Surveyor.
- A planning permit application must be accompanied by the appropriate fees and supported by information that may include:
 - An analysis of the site & adjoining properties
 - An assessment of the subdivisions impact on the neighbourhood
 - A plan of subdivision showing the lot layout and dimensions
 - Other information to allow Council to assess the application
- Permit applications are referred to the Servicing Authorities for assessment of their requirements.

- Council will issue a permit if it considers that an application for subdivision complies with its criteria.
- Permits are issued with conditions from Council & Servicing Authorities which must be met before the plan of subdivision can be approved.
- After a permit has been issued Council may "certify" the Plan of Subdivision.
- Before the subdivision can be finalised, a Licensed Surveyor must perform a comprehensive survey to determine the title location, mark the boundaries of all the lots and prepare necessary supporting documents.
- A Statement of Compliance will be provided when all the conditions of the Planning Permit have been satisfied and the Servicing Authorities have given consent
- The certified Plan of Subdivision along with the Statement of Compliance and other supporting documents are then able to be registered by Land Victoria and the new titles are produced.

Who can help me?

Only a Licensed Surveyor can subdivide your land.

Your Consulting Surveyor is an expert in the subdivision process and can assist you with all the steps from initial assessment, feature survey, boundary re-establishment, preparation of the plan of subdivision and supporting survey documents, submission of applications and consultation with Council and authorities.

Your local
ACSV Consulting Surveyor
can be found at

<http://www.acsv.com.au>

'Find a surveyor'

Paul Mantyvirta
Survey Manager

M2M MADE2MEASURE
Land Surveying


We Measure Up!

PO Box 343
Riddells Creek Vic 3431

Mobile: 0408 050 051
Office: (03) 5428 6703
pmantvirta@gmail.com



SUBDIVIDING YOUR PROPERTY



Only a Licensed Surveyor
can subdivide your property