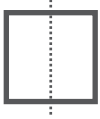


If you're considering dividing your land, here's a step-by-step guide to the process in South Australia...



STEP 1: LODGE A LAND DIVISION DEVELOPMENT APPLICATION

Prepare and lodge a Land Division Development Application with the State Commission Assessment Panel (SCAP). Your application will need to include relevant application fees, Certificates of Title and any other necessary supporting information.



STEP 2: APPLICATION FORWARDED TO AUTHORITIES FOR ASSESSMENT

SCAP will forward your Land Division Development Application to SA Water and other government agencies who will examine your application. Referral fees are applicable if certain government agencies are referred to, such as DPTI.



STEP 3: ASSESSMENT BY COUNCIL

Following assessment by government agencies, SCAP will forward a report to your local Council. Council will examine your application to ensure that it complies with the development plan for your area. This will take into account Council policies relating to existing buildings or structures on the site, allotment sizing and dimensions, environmental factors, traffic considerations and other relevant planning matters.



STEP 4: APPROVAL FROM COUNCIL

If your application to divide your land is approved, a Decision Notification Form will be issued by Council, which will include conditions of approval from Council/SCAP and other government agencies that must be satisfied before you can proceed.



STEP 5: ADDRESS CONDITIONS OF APPROVAL

Many applications are deemed non-compliant, but are still approved subject to conditions. Common conditions of approval include the demolition of any existing structures on site; payment of standard fees to SCAP and SA Water for new sewer and water connections; relocation of existing water meters; and completion of a Certified Survey for lodgement with the Lands Titles Office (LTO).



STEP 6: LODGEMENT WITH LANDS TITLES OFFICE

Once all conditions of your approved application have been met, your clearances of planning conditions can be issued by SCAP, allowing the Certified Survey to be lodged with the LTO where new Certificates of Titles will be issued.



ESTIMATED TIMEFRAME: APPROXIMATELY 22-26 WEEKS

(from application lodgement with SCAP until new Certificates of Title are issued)

NOTE: The nature of your specific land division, extent of approval conditions and general backlogs with authorities could affect the progress of your application. To streamline the process, address any requests for information and approval conditions as soon as possible.

Alexander Symonds can manage the above process with you, including preparation of necessary documentation and liaison with relevant authorities. Call us to discuss on (08) 8130 1666 or email adelaide@alexander.com.au.