

WHO CAN HELP ME?

Only Registered Surveyors can legally prepare Plans of Subdivision.

Your local member of Consulting Surveyors NSW, with Cadastral Registration, is an expert in the subdivision process and can assist with the many complex issues that may arise.

From the initial concept to the final plan, from Development Application to final approval, your Consulting Surveyor can be with you all the way.

Your local member of
Consulting Surveyors NSW
can be found at

www.acsnsw.com.au

YOUR LOCAL ACS NSW CONSULTING SURVEYOR IS



SUBDIVIDING YOUR PROPERTY



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WHAT IS SUBDIVISION?

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



CAN MY PROPERTY BE SUBDIVIDED?

Subdivision can often be a complex and daunting task complying with planning legislation and often requiring consent from a number of different entities.

Your local member of Consulting Surveyors NSW can assist you in the subdivision process and advise on matters relating thereto.

WHAT IS THE PROCESS?

- Most subdivisions require a development consent and all subdivisions require a Plan of Subdivision to be certified by a Registered Surveyor.
- An application for development consent must be accompanied by the appropriate fees and supported by additional information that may include:
 - an analysis of the site and adjoining properties
 - an assessment of the subdivisions impact on the neighbourhood
 - a concept plan of subdivision showing the lot layout dimensions and areas
 - other information to allow assessment of the application by all of the various entities.
- The consent authority will consider your application and if found satisfactory and complying will issue a development consent.
- The consent authority may request additional information.
- Where a consent is issued, it will usually be issued subject to a number of conditions prior to the subdivision being finalised.
- Before the subdivision can be finalised, a Registered Surveyor must perform a comprehensive survey to determine the title location, mark the boundaries of all the lots and prepare necessary supporting documents.
- Finally the signed Plan of Subdivision along with other supporting documents are then able to be lodged for registration with LPMA. Subject to everything being in order, new titles can be issued.

