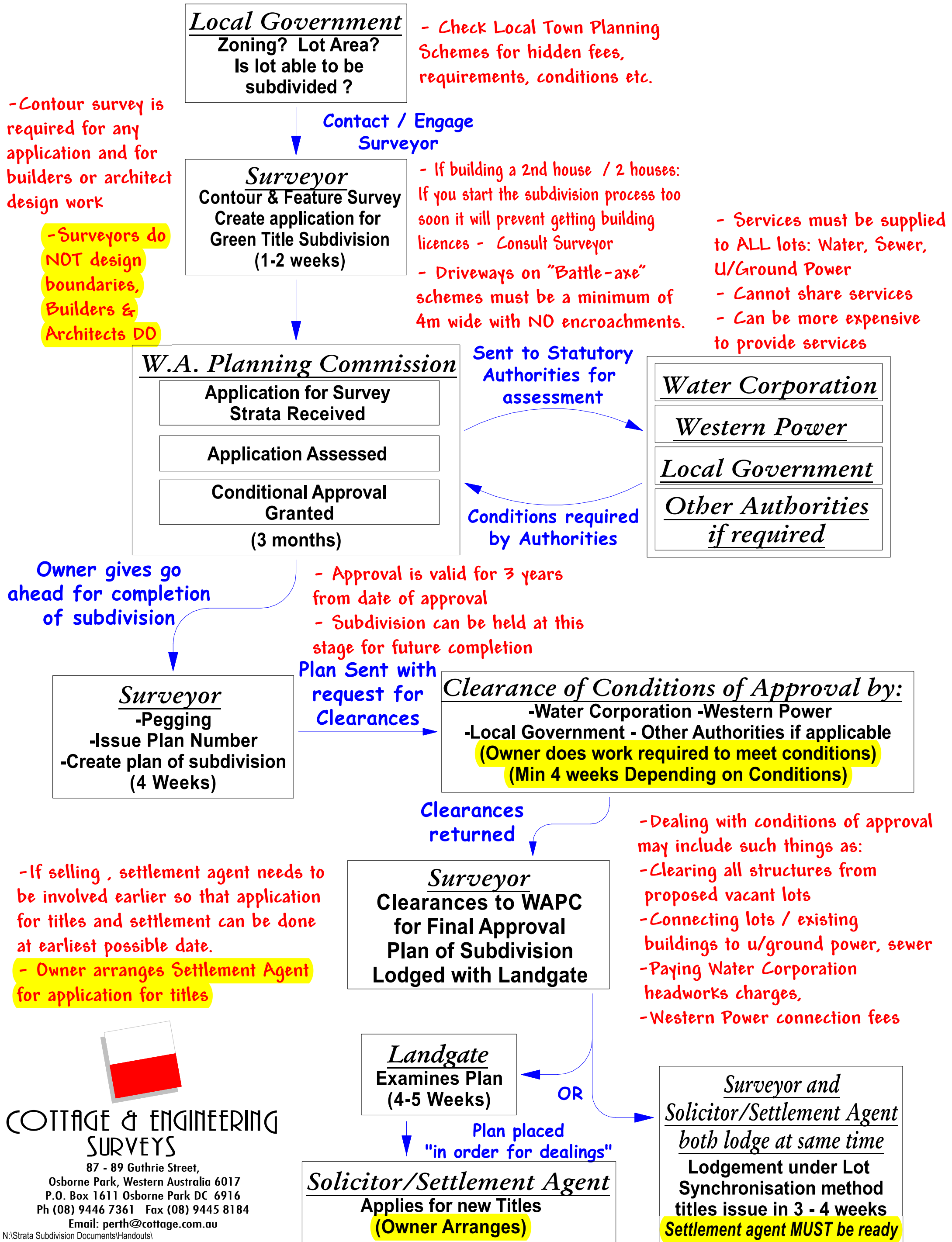


FREEHOLD (GREEN TITLE) SUBDIVISION FLOW CHART



Local Government
Zoning? Lot Area?
Is lot able to be subdivided ?

- Check Local Town Planning Schemes for hidden fees, requirements, conditions etc.

- Contour survey is required for any application and for builders or architect design work

Contact / Engage Surveyor

Surveyor
Contour & Feature Survey
Create application for Green Title Subdivision
(1-2 weeks)

- If building a 2nd house / 2 houses: If you start the subdivision process too soon it will prevent getting building licences - Consult Surveyor
- Driveways on "Battle-axe" schemes must be a minimum of 4m wide with NO encroachments.

- Services must be supplied to ALL lots: Water, Sewer, U/Ground Power
- Cannot share services
- Can be more expensive to provide services

- Surveyors do NOT design boundaries, Builders & Architects DO

W.A. Planning Commission
Application for Survey Strata Received
Application Assessed
Conditional Approval Granted
(3 months)

Sent to Statutory Authorities for assessment

Water Corporation
Western Power
Local Government
Other Authorities if required

Conditions required by Authorities

Owner gives go ahead for completion of subdivision

- Approval is valid for 3 years from date of approval
- Subdivision can be held at this stage for future completion

Surveyor
-Pegging
-Issue Plan Number
-Create plan of subdivision
(4 Weeks)

Plan Sent with request for Clearances

Clearance of Conditions of Approval by:
-Water Corporation -Western Power
-Local Government - Other Authorities if applicable
(Owner does work required to meet conditions)
(Min 4 weeks Depending on Conditions)

Clearances returned

- Dealing with conditions of approval may include such things as:
- Clearing all structures from proposed vacant lots
- Connecting lots / existing buildings to u/ground power, sewer
- Paying Water Corporation headworks charges,
- Western Power connection fees

- If selling, settlement agent needs to be involved earlier so that application for titles and settlement can be done at earliest possible date.

- Owner arranges Settlement Agent for application for titles

Surveyor
Clearances to WAPC for Final Approval
Plan of Subdivision Lodged with Landgate

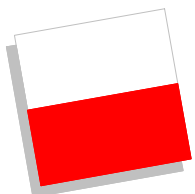
Landgate
Examines Plan
(4-5 Weeks)

OR

Surveyor and Solicitor/Settlement Agent both lodge at same time
Lodgement under Lot Synchronisation method
titles issue in 3 - 4 weeks
Settlement agent MUST be ready

Plan placed "in order for dealings"

Solicitor/Settlement Agent Applies for new Titles (Owner Arranges)



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