

SURVEY STRATA 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.

Contact / Engage Surveyor

- Surveyors do NOT design boundaries, Builders & Architects DO

Surveyor
Contour & Feature Survey
Create application for Survey Strata (1-2 weeks)

- Contour survey is required for any application and for builders or architect design work
- Driveways on "Battle-axe" schemes must be a minimum of 3m wide with no house encroachments.

- Various Authorities place conditions on subdivision that have to be complied with for subdivision to be completed

W.A. Planning Commission

Application for Survey Strata Received
Application Assessed
Conditional Approval Granted
(3 months)

Sent to Statutory Authorities for assessment

Conditions required by Authorities

Water Corporation

Western Power

Local Government

Other Authorities if required

Dealing with conditions of approval may include such things as:

Owner gives go ahead for completion of strata

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

- 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

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

Request for Clearances sent to Authorities

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

Licensed Valuer
Sets Unit Entitlement (1 week)

- Unit entitlement is each lots proportion of the total value of the subdivision and is required for any strata.

Surveyor
Clearances to WAPC for Final Approval
Strata Plan Lodged with Landgate

- 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

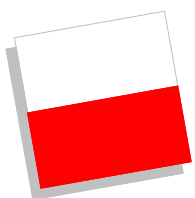
Landgate
Examines Plan (4-5 Weeks)

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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