

ECKERMANN CONVEYANCERS

Land/Community Division Process

What to do first

- Prepare a simple plan of how you wish to divide the land. If you are wanting to create a Community Division, you will also need to include any common property on this plan.
- Contact the relevant Council and enquire about their planning requirements.

Surveyor

The surveyor will:

- Prepare the Development Application form and lodge it with the Development Assessment Commission (DAC) for approval.
- Carry out all necessary surveys to identify the boundaries and easements.
- Prepare a fully certified Land/Community Division.

If you have not yet chosen a surveyor, please contact our office and we can refer you to surveyors that we deal with regularly.

The Development Application Assessment Process

Your surveyor will monitor the progress of the application and will advise when fees are required to be paid.

- The application is forwarded to the relevant Council, SA Water and any other Government bodies which may need to be consulted.
- DAC is required to provide to the relevant council a report including any requirements, generally relating to any road construction, provision of water, sewer and power services and open space.
- Once DAC, SA Water and Council's conditions are satisfied, DAC will issue the final Land/Community Division Certificate of Approval to the surveyor who will then forward it to your conveyancer.
- Lodge the plan at the Land Titles Office for execution and approval.

Conveyancer

The processes involved in a land division, as compared to a community division, differ more as they get to the conveyancing stage.