

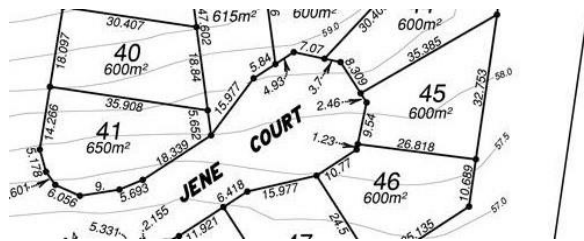
In Victoria, subdivisions are controlled through the planning system. While the Subdivision Act principally focuses on the technical aspects of subdivision approvals, the planning system ensures that land is used and developed in a sustainable manner, having regard to a range of environmental, social and economic considerations.

Subdivision is complicated and has certain legal requirements, you will need to engage a licensed land surveyor to oversee the application process. Licensed land surveyors are the only people qualified in Victoria to determine the location of your title boundary and create new title boundaries. A current copy of the title and plan diagram of the land to be subdivided is required for initial discussions with the licensed land surveyor and/or council.

A planning permit gives you permission to subdivide land under the *Planning and Environment Act 1987*.

To apply for a planning permit for a subdivision you will need to complete the Application for Planning Permit form and prepare all the relevant documentation, including the preparation of detailed plans by a land surveyor.

As part of the assessment of your application, it may be referred to external authorities such as VicRoads, Ausnet and Goulburn Murray Water, Goulburn Valley Water.



Once a planning permit has been issued the plan of subdivision that was prepared by the surveyor must be certified by council in accordance with the *Subdivision Act 1988*.

Applications for certification are lodged through the Surveying and Planning Electronic Applications and Referrals system (SPEAR). Most land surveyors are

registered SPEAR users and can register you as a guest user so you can track the progress of your application online at any time. Council will consider the application, refer it to the relevant authorities and ensure that all relevant requirements have been met.



Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1928."

Once all requirements have been met and Statement of Compliance has been issued the relevant documents will be lodged at Land Victoria by a Conveyancer or legal firm.

When all of Land Victoria's requirements are satisfied the plan is registered and new Certificate(s) of Title are issued.

The subdivision process will incur statutory fees.

Please contact Council for further information regarding fees.