



LAND DEVELOPMENT PLANNING APPROVAL & TITLE REGISTRATION FACT SHEET

If you plan to subdivide or develop land or property, Land Solution Australia can advise and submit applications with local and state government on your behalf to achieve a successful title reconfiguration outcome for your development.

At Land Solution Australia we recognise the importance of providing an efficient consultancy service in the preparation of basic development applications. Our Cadastral Surveyors understand the complete development process through to title registration. This means we are able provide a complete basic land development service, minimising the need for you to engage a variety of consultants.



WHAT IS THE LAND DEVELOPMENT PROCESS?

Local government administer approvals to reconfigure or develop land. There are also provisions in state government laws by which land can be developed and administered.

Before any new land or property can be sold, it has to be created and new title registered. In Queensland, only a registered Cadastral Surveyor can certify survey plans for lodgement with government to register new title to land and property.

The process for simple subdivision or reconfiguration of a lot (ROL) includes:

- » Obtain planning approval from local government
- » Payment of application and infrastructure charges
- » Operational, minor sewer, water works and charges
- » Preparation of a survey plan by a Cadastral Surveyor and submission with council for plan sealing
- » Submission of the sealed survey plan with the Land Titles Registry for issue of new titles under the Land Title Act 1994.

WHAT IF MY DEVELOPMENT IS MORE THAN A BASIC SUBDIVISION?

To establish a new use or increase the scale or intensity of an existing use for the land, this is defined under the Sustainable Planning Act 2009 as a Material Change of Use (MCU) and in most circumstances requires a development application to be lodged with council. A common example of this is increasing the number of lots or developing multiple units in place of single residential dwelling.

Large scale development such as where new roads are needed, usually requires the expertise a multidisciplinary

team of town planners, engineers, surveyors and urban designers. This is also known as Masterplanning. For these types of development, Land Solution Australia offer these development services:

- » Contour and detail surveys that define the restrictions, size and shape of the existing and adjoining land
- » Lot design and proposal plans for development applications
- » Set out and as constructed surveys for building, construction and civil works
- » Pre-sale (Disclosure) plans for proposed lots under amendments to the Land Sales Act and other associated regulations.
- » Survey plans for the creation of new title and easements (standard, building and volumetric)
- » Plan sealing with local government authorities
- » Plan Lodgement with the Land Titles Registry for the creation of the new title.

WHAT ARE THE ADVANTAGES OF USING LAND SOLUTION AUSTRALIA FOR YOUR DEVELOPMENT?

Cadastral Surveyors administer the creation of new title to land and property. They are regularly engaged throughout a development process and facilitate the final deliverable, which is new title.

This means Land Solution Australia can offer a complete development service and therefore reduce the need for additional consultants and cost.

In more complicated circumstances, Land Solution Australia will recommend proven specialised consultants to work with us where required. Alternatively, we are happy to work with your preferred consultants to facilitate a successful development outcome for your property.



For further information, please contact:

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