

## WA FREEHOLD (GREEN TITLE) & SURVEY STRATA LAND SUBDIVISION PROCESS

**BEGIN THE SUBDIVISION PROCESS HERE** →

START YOUR SUCCESS WITH A LPD SURVEYS SITE FEASIBILITY REPORT

**>1 MONTH**  
NEW LAND TITLES

- EASEMENT & CONVENANT DOCUMENTS
- STATUTORY DECLARATION (if Req'd)
- SALES PLANS
- HOUSE / LAND TURN KEY PACKAGES
- STRATA MANAGEMENT:
  - MANAGEMENT STATEMENTS
  - BY-LAWS
- CONVEYANCER / SETTLEMENT AGENT:
  - APPLICATION FOR NEW TITLES
  - REGISTRATION AT LANDGATE

**0 – 1 MONTH**  
FEASIBILITY / DUE DILIGENCE PERIOD

- CLIENT / DEVELOPMENT GOALS
- FEASIBILITY REPORTS:
  - STATE & LOCAL PLANNING SCHEMES
  - LOT SIZE & ZONING
  - LAND TITLE TYPE & ENCUMBRANCES
  - NATURAL DISASTER REPORTS
  - ENVIRONMENT / HERITAGE
  - TOPOGRAPHY / SERVICES
- COSTING ESTIMATES
- FEATURE / CONTOUR SURVEY
- BOUNDARY IDENT SURVEY (if Req'd)

**3 MONTHS**  
APPLICATION LODGEMENT & APPROVALS

- DEVELOPMENT PROFITABILITY:
  - OPTIMUM vs MAXIMUM YIELD
  - PROFIT ON COSTS % REPORT
  - CASHFLOW
  - HOLDING COSTS
  - STAGING
- STRATA COMPANY RESOLUTIONS
- FORM 1A SUBDIVISION APPLICATION:
  - SUBDIVISION SURVEY PLAN
  - PRE-APP DOCUMENTS / REPORTS
- DRAFT CONDITION REVIEW
- WAPC APPROVAL LETTER / CONDITIONS
  - SAT RE-CONSIDERATIONS (if Req'd)
- PROJECT MANAGEMENT OPTIONS:
  - NONE (Experienced Developer)
  - ADVISORY (Process / Clearances)
  - FULL PROJECT MANAGEMENT

HOW LONG IS THE PROCESS?

TYPICALLY  
7 – 12 MONTHS

NEED HELP ALONG THE WAY?

LPD SURVEYS OFFER RANGE OF PROJECT MANAGEMENT PACKAGES TO TAILOR THE EXPERIENCE & TIME AVAILABILITY OF THE DEVELOPER / LAND OWNER.

**1 – 2 MONTHS**  
PLAN LODGEMENTS & CLEARANCES

- FINAL SURVEY BY LICENSED SURVEYOR:
  - FINAL PEGGING & SURVEYORS F/BOOK
  - FINAL SURVEY PLAN
  - INTEREST ONLY PLANS
- NOTIFICATIONS (165 & 70A)
- LOCAL GOVERNMENT PAYMENTS:
  - CONSTRUCTION BONDING
  - SCHEME ,POS & INFRASTRUCTURE CONTRIBUTIONS
- CONSULTANT REPORTS
- BUILDING ENVELOPE PLANS
- FINAL SURVEY PLAN IN ORDER FOR DEALINGS (IOFD)
- UAV DRONE IMAGERY / VIDEOGRAPHY FOR TIMELAPSE OF SUBDIVISION PROGRESS OR SALES MARKETING
- UNIT ENTITLEMENT (SURVEY STRATA)

**3 – 7 MONTHS**  
MEETING SUBDIVISION CONDITIONS

- SITEWORKS (if Req'd):
  - DEMOLITION / MODIFICATIONS
  - RETAINING
  - TREE REMOVAL
  - CONSTRUCTION
  - DRAINAGE
- UTILITY SERVICING:
  - SERVICE PEGGING / INSTALLATIONS
  - O/H TO U/G POWER CONVERSIONS
  - SERVICE MAIN EXTENSIONS
- AS-CONSTRUCTED SURVEYS & PLANS

**>1 MONTH**  
DEVELOPMENT MARKETING / QUOTES

- PRE-SALES MARKETING:
  - DRAFT DEPOSITED / STRATA PLANS
  - REAL ESTATE SIGNAGE
  - BUYERS CONTRACTS
- QUOTES / AGREEMENTS:
  - WATER CORP / WESTERN POWER
  - CONSULTANT REPORTS
  - TRADESPERSONS
  - LOCAL GOVERNMENT CONDITIONS
- FINANCE:
  - PRE-SALES CRITERIA (if Req'd)
  - PROJECT SCHEDULING
  - LENDING (COMMERCIAL CRITERIA)
- LAND BOUNDARY SURVEY:
  - LANDGATE SEARCH
  - DEFINE PARENT LOT(S) FOR FUTURE SITEWORKS & BOUNDARY SETOUT

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