

What are your title options when subdividing?

You have 3 options to consider when organising the title of your subdivision. Read more about these options and how they will impact the owners of the subdivided properties.

Please only use this as a guide and always seek professional advice for your individual block.



Option 1

Building Strata

TITLE OWNERSHIP RULES:

Under Strata titles Act Laws

If either strata lot owner wants to re-develop their lot, they must gain the consent of ALL other strata owners listed on the other certificate of title first.

THIS INCLUDES:

- Any changes to the physical appearance of buildings (e.g. wall materials & colours, roof materials & colours, etc)
- Any changes to the footprint of the buildings (incl additions, extensions, new storeys, new fully enclosed structures such as garages/sheds, demolition & rebuilding)
- Any changes to the number of dwellings (e.g. building additional dwellings, demolition & building 2 or more dwellings)
- Re-subdivision (e.g. creating an additional lot/s)

THIS DOES NOT INCLUDE:

- Any internal renovations
- Any non-enclosed structure (e.g. alfrescos, patios, pergolas, pools, etc)

Each strata lot owner has less freedom to re-develop their own lot, but more control over the re-development of the other strata lot.

Each time a strata lot owner re-develops their lot, the Strata Plan must be updated again.

BUILDING TIMING:

- Under Strata Titles Act Laws you must build first and create the Strata titles after

STRATA TITLE TIMING:

- Strata Titling process begins at lock up stage
- The local council will only grant final approval of the Strata when the entire development is 100% complete on site (incl handover of units & completion of paving, crossovers, fencing, landscaping, etc)

Option 1

Building Strata

PROCEDURE:

Water Corporation

- Water supply for an additional lot
- Sewer plumbing
 - Each lot must contain sewer pipes that connect to the sewer mains - you must employ a licensed plumber to install new plumbing pipes to achieve this

Western Power

- Underground power:
 - All new lots must contain underground power - you must pay Western Power fees to provide an additional underground power connection to service an additional lot

Local Council

- Upgrade the current verge crossovers
- Possibly pay "Public Open Space" contributions / "Reserve for Recreation" contributions / "Community Infrastructure" contributions / general Planning Scheme contributions to the local Council

TOTAL ESTIMATED TIMEFRAME (UNTIL NEW TITLES ARE CREATED):

4-8 weeks after total on-site completion.



Option 2

Survey Strata

TITLE OWNERSHIP RULES:

Under Strata titles Act Laws

If either strata lot owner wants to re-develop their lot, they do not need the consent of ANY other survey strata owners.

THIS INCLUDES:

- Any internal renovation
- Any changes to the physical appearance of the buildings (e.g. wall materials & colours, roof materials & colours, etc)
- Any changes to the footprint of the buildings (incl extensions, new storeys, new fully enclosed structures such as garages/sheds/etc, complete demolition & re-building, etc)
- Any non-enclosed structure (e.g. alfrescos, patios, pergolas, pools, etc)
- Any change to the number of dwellings (e.g. building an additional dwelling/s, demolition & building 2 or more dwellings)

THIS DOES NOT INCLUDE:

- Re-subdivision (e.g. creating an additional lot/s)
 - Any change to the number of lots requires the consent of all other survey strata owners listed on the other certificate of title first

Each survey strata lot owner has more freedom to re-develop their own lot, but less control over the re-development of the other survey strata lot.

Each time a survey strata lot owner re-develops their lot, the Survey Strata Plan does not need to be updated again (except when re-subdividing)

May be more valuable and/or more attractive than a Building Strata lot (if/when selling).

BUILDING TIMING:

- Subject to finance you can build before, during or after creating the Survey Strata titles

Option 2

Survey Strata

STRATA TITLE TIMING:

- Survey Strata titling process can begin any time from now on
- The authorities will only grant final approval of the Survey Strata when their conditions have been satisfied

PROCEDURE:

1. Contour & Feature Survey
2. Application to the WA Planning Commission (WAPC)
3. WAPC grants conditional approval (approx. 3 months after the application is lodge) - this approval is valid for 3 years
4. After the WAPC grants conditional approval you must do work and pay fees to satisfy the conditions of approval. The following is a GUIDE ONLY

Water Corporation

- Water supply for an additional lot
- Sewer plumbing
 - Each lot must contain sewer pipes that connect to the sewer mains - you must employ a licensed plumber to install new plumbing pipes to achieve this

Western Power

- Underground power:
 - All new lots must contain underground power - you must pay Western Power fees to provide an additional underground power connection to service an additional lot

Local Council

- Possibly upgrade the current verge crossovers OR pay a cash-in-lieu bond for this work to the Local Council
- Possibly construct drainage pipes and/or soak wells OR pay a cash-in-lieu bond for this work to the Local Council
- Possibly pay "Public Open Space" contributions / "Reserve for Recreation" contributions / "Community Infrastructure" contributions / general Planning Scheme contributions to the local Council

Option 2

Survey Strata

5. Licensed surveying to create the "Survey Strata Plan". The water corporation, Western Power and Local Council work can be done before, during or after the licensed surveying.
6. Lodgement of the Survey Strata Plan to Water Corporation, Western Power and the Local Council for clearance of their conditions
7. Once all clearances arrive, the lodgement of the Survey Strata Plan to the WAPC and the WA land Information Authority (Landgate) for final approval/examination.
8. Application for the new certificates of title.

TOTAL ESTIMATED TIMEFRAME (UNTIL NEW TITLES ARE CREATED):

8-9 Months

COST DIFFERENCE:

Approx. \$5k more expensive than Building Strata



Option 3

Green Title Subdivision

TITLE OWNERSHIP RULES:

Under Strata titles Act Laws

If either lot owner wants to re-develop their lot, they do not need the consent of ANY other owners.

THIS INCLUDES:

- Any internal renovation
- Any changes to the physical appearance of the buildings (e.g. wall materials & colours, roof materials & colours, etc)
- Any changes to the footprint of the buildings (incl extensions, new storeys, new fully enclosed structures such as garages/sheds/etc, complete demolition & re-building, etc)
- Any non-enclosed structure (e.g. alfrescos, patios, pergolas, pools, etc)
- Any change to the number of dwellings (e.g. building an additional dwelling/s, demolition & building 2 or more dwellings)
- Re-subdivision (e.g. creating an additional lot/s)

Each survey strata lot owner has complete freedom to re-develop their own lot, but no control over the re-development of the other survey strata lot.

Each time a lot owner re-develops their lot, the Green Title Subdivision Plan does not need to be updated again (except when re-subdividing)

May be more valuable and/or more attractive than a Building Strata lot or Survey Strata lot (if/when selling).

BUILDING TIMING:

- Subject to finance you can build before, during or after creating the Green titles

GREEN TITLE TIMING:

- Green Title Subdivision process can begin any time from now on
- The authorities will only grant final approval of the Green Title Subdivision when their conditions have been satisfied

Option 3

Green Title Subdivision

PROCEDURE:

1. Contour & Feature Survey
2. Application to the WA Planning Commission (WAPC)

NOTE: IMPORTANT BUILDING RULES:

- Once a Green Title Subdivision has been lodged to the WAPC, the Local Council and Water Corporation will NOT grant Building Permits for 2 new houses until the Subdivision is totally completed, which will take approx. 11 months. If you want to start building 2 new houses before then, the Subdivision application should be lodged to the WAPC AFTER you start construction.
3. WAPC grants conditional approval (approx. 3 months after the application is lodge) - this approval is valid for 3 years
 4. After the WAPC grants conditional approval you must do work and pay fees to satisfy the conditions of approval. The following is a GUIDE ONLY

Water Corporation

- Water supply for an additional lot
- Sewer plumbing

NOTE: IMPORTANT SERVICING RULES:

- a. Green Title lots must be completely free from all other lots
- b. Each lot must contain its own separate sewer junction within its lot
- c. Each lot's sewer junction must be cut directly into a sewer mains pipe adjacent to the lot
- d. Each lot must NOT run any plumbing pipes through any other lot in order to reach the sewer mains

If you decide to start the subdivision after you start construction, you must advise all trade contractors to comply with all rules and works above.

Option 3

Green Title Subdivision

Western Power

- Underground power:

NOTE: IMPORTANT SERVICING RULES:

- Green Title lots must be completely free from all other lots
 - Each lot must contain underground power
 - Each lot must be able to directly access an underground power supply (dome) adjacent to its lot
 - Each lot must NOT run any underground power cables through any other lot in order to reach the underground power dome
- You must pay Western Power fees to provide an additional underground power supply(dome) to service an additional lot

If you decide to start the subdivision after you start construction, you must advise all trade contractors to comply with all rules and works above.

- Do not install underground power cables until the WAPC grants conditional approval (approx. 3 months after the application is lodged). Try using temporary power until then, otherwise, the underground power cables will be installed in the incorrect position for Green Titles, which will cost approx. \$5k to re-locate to the correct position

Local Council

- Possibly upgrade the current verge crossovers OR pay a cash-in-lieu bond for this work to the Local Council
- Possibly construct drainage pipes and/or soak wells OR pay a cash-in-lieu bond for this work to the Local Council
- Possibly pay "Public Open Space" contributions / "Reserve for Recreation" contributions / "Community Infrastructure" contributions / general Planning Scheme contributions to the local Council

5. Licensed surveying to create the Green Title Subdivision "Deposited Plan". The water corporation, Western Power and Local Council work can be done before, during or after the licensed surveying.

Option 3

Green Title Subdivision

6. Lodgement of the Deposited Plan to Water Corporation, Western Power and the Local Council for clearance of their conditions
7. Once all clearances arrive, the lodgement of the Survey Strata Plan to the WAPC and the WA land Information Authority (Landgate) for final approval/examination.
8. Application for the new certificates of title.

TOTAL ESTIMATED TIMEFRAME (UNTIL NEW TITLES ARE CREATED):

11 Months

COST DIFFERENCE:

Approx. \$30k-35k more expensive than Building Strata
Approx. \$25k-30K more expensive than Survey Strata

