



Subdivision DIY Guide

Fools Rush In Where Angels Fear To Tread

The rewards from property development are potentially great. However, during our 40 years in the industry, we have seen many people rush into development projects with little idea of the complexities involved and, more unfortunately still, with little or no research and analysis of what the potential costs and returns actually are. In fact, many of our clients have come to us precisely because they have started a project and found it to be far more demanding, in terms of both time and money, and far more involved than they bargained for.

Success requires highly developed project management skills, remarkable tenacity, and the capacity to harness the skills and expertise of sub-contractors in fields as diverse as urban planning and stormwater drainage. It is not a task for the faint-hearted, time constrained or inexperienced.

The first, too often neglected, absolutely necessary task is a realistic and rigorous financial analysis of the proposed project. This is not an occasion for 'back of the envelope' calculations but rather a thorough and detailed budgeting of all possible costs, as well as seeking impartial advice on the possible options and returns.

DIY Subdivision Guide

A general list of some, but not all, of the tasks involved in subdivision is below.

- Request contour and feature survey from surveyor
- Draw proposed plan of subdivision
- Instruct surveyor to prepare proposed plan of subdivision
- Submit proposed plan to the West Australian Planning Commission (WAPC)

When the WAPC issues Conditional Approval of subdivision, then:

- Prepare and submit a Development Application (DA) to your local authority
- Sign Water Authority agreement and pay for water, sewerage and drainage headworks
- Sign Western Power agreement and pay for installation of electrical power dome
- Arrange demolition of any out-buildings on proposed new Strata block
- Arrange for safe removal of any asbestos, including fences



- Remove old septic systems in a manner approved by the Health Department
- Submit Statutory Declaration to local authority certifying removal of old septic system
- Clear all vegetation, tree stumps and rubbish from proposed new Strata block
- Realign sewer to existing residence, if being retained
- Install new sewer connection point for proposed new Strata block
- Install new water service for proposed new Strata block
- Install underground power and safety switches to existing residence, if being retained
- Relocate gas meter to existing residence, if required
- Establish sand pad level for proposed new Strata block
- Install new driveway or access track to proposed new Strata block
- Install retaining as required by local authority
- Obtain geotechnical report
- Install storm water drainage from existing residence and driveway, if being retained
- Build store for existing residence, if being retained
- Install paved parking area for existing residence, if being retained
- Install crossover to drive
- Instruct surveyor to repeg site
- Fence new proposed Strata block

Once all Conditional Approval of Subdivision conditions have been completed, then:

- Arrange for clearances from Western Power, Water Corporation and local authority to be sent to the surveyor for final submission to the WAPC
- Surveyor to lodge approved Survey-Strata Plan to Landgate
- Approved Strata Plan from Landgate to be sent back to WAPC for endorsement
- Endorsed Strata Plan to be sent back to Landgate to be declared "In Order for Dealing"
- Apply for Titles
- Brief real estate agents on sale/rental requirements
- Agree on marketing budget and strategy

Overall, a typical subdivision project will cost \$55-70,000 and will take between 9 and 12 months.

Thank you very much for all the work you have down on this project. I don't think any of us knew the extent of all the procedures we had to go through to do this. Thanks for negotiating us through all the bureaucracy.

John & Glen Frey: Survey-strata behind existing residence, Maylands - 2012