

THE PROCESS – BASIC LAND DIVISIONS

1. Plan, Plan, Plan

Map out a plan before you start to include how you will finance the project, what the anticipated costs are and when will they be due, whether you plan to sell and when, what the taxation implications are.

2. Get started

When you appoint Adcocks, we will immediately have proposed plans drawn up for your approval. This is when your first installment payment will be due.

3. Lodge Plan with Development Assessment Commission (DAC)

When you have approved the plan, it will be lodged with DAC for development approval. This is when SA Water, Council and any other relevant bodies will advise of their requirements to approve the division. This is when the second installment payment and the largest will be due

4. Planning approved; lodge in Lands Titles Office (LTO)

Once the SA Water and Council requirements have been satisfied and their fees paid, DAC will apply development approval. This is when the third and final payment will be due. The plan and legal documentation (prepared by Adcock's while planning approval is happening) will be lodged in the Lands Titles Office for registration

5. Plan Approved

The plan is the first thing assessed by the LTO. When approved, they will issue Plan Approval Advice

6. Plan Deposit

When the legal documents have been assessed by the LTO, plan Deposit advice will be issued; the division is now registered.

7. Titles to be issued

While the division is now registered, it can take several weeks, and sometimes months for the titles for the new blocks to be issued. These are needed in order to settle if you have sold any.

8. Settle

When the titles issue, Settlement can now proceed.