



# Land Subdivision

Land subdivision is one of the main specialist services provided by Bonisch Consultants.

Having all the expertise in-house means that we can provide a one stop shop for the entire subdivision process, to help your project transition through each respective stage with ease.

## Feasibility

Before you consider undertaking the process of land subdivision, we are happy to discuss your project with an initial no obligation free consultation.

If a decision is made to carry out further investigative work it will be done at a fee agreed to in advance. If the project viability is assured we then issue a written full cost breakdown and likely timeframe of each component to ensure you are fully informed from day one.

For more information on the feasibility of projects please refer to our *Project Feasibility* insert.

## Types of Subdivision

### Freehold Subdivision

Freehold or Fee Simple Subdivision, as it is sometimes referred to, is the most common type of land subdivision. The end result is a separate Certificate of Title for each new lot created, with the land solely owned by those named on the title.

Freehold subdivision can be undertaken in both rural and urban environments however there are various planning controls that are specific to each.

**Urban** – Urban controls are based around roading networks and reticulated services where most allotments are between 500-2000m<sup>2</sup> in area. Urban subdivision is primarily undertaken either as a greenfield activity, to expand existing urban areas, or as an infill activity, where existing residential sections are subdivided to create several smaller allotments.

At Bonisch Consultants we pride ourselves on logical but creative subdivision design, ensuring our projects are at the forefront of best practice urban design.

**Rural** – Rural subdivisions tend to involve larger blocks of land where the process is required to accommodate retirement (the ‘ten acre block’), farm amalgamations or to assist with succession planning.

The team at Bonisch Consultants have an excellent knowledge of the relevant rules pertaining to subdivision in the rural environment and can quickly clarify any queries you may have about your project.

### Cross Lease subdivision

Although once commonplace, Cross Lease is now generally considered an inferior form of subdivision as, whilst the buildings are individually owned, the land on which the buildings sit is jointly owned by all parties registered in the Cross Lease subdivision.

Historically cross lease afforded more flexibility in complying with council rules than a freehold subdivision. However nowadays there is minimal advantage as the freehold subdivision requirements are near identical.

If you already own a cross lease property, in most instances this can be converted to a freehold title. Our team of experts will be happy to assist you with this process.

### Unit Title Subdivision

Unit Title is a form of subdivision that typically relates to properties that are joined together in some way, e.g. an apartment block or a high density retirement village.

In each case a body corporate is set up to administer the property, including maintaining all exterior and interior common property.

