



Which development do i choose?

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There are essentially two types of land subdivision – they are Freehold (Green Title) Subdivision or Strata Title Subdivision.

FREEHOLD SUBDIVISION

A Freehold (Green Title) subdivision creates an individual land title for each lot which is completely independent. This means there is no shared ownership. One block, one title. A green title must have separate service connection points and is created on a Deposited Plan (DP) by our Licensed Surveyor. A Green Title is the strongest form of tenure that can be created through the subdivision process that allows for the creation of vacant lots.

STRATA TITLE SUBDIVISIONS

There are two types of Strata Title Subdivisions they are Survey Strata and Built Strata.

A Survey Strata subdivision also creates individual land parcels. The main difference between this and a Green Title is that you can have common property (if required) and services can be shared between the lots on the Survey Strata Plan e.g. shared ownership of an access way. Due to the flexibility in the servicing arrangements this can be a cheaper option to create vacant lots than a freehold subdivision.

If you have already completed your multiple dwelling construction project, or have a multi storey building, then the most effective and efficient way of creating individual strata titles for each apartment or building may be by utilising the Built Strata Subdivision process. This method allows for the creation of strata lots for each building/apartment as well as strata lots external to the buildings i.e. ownership of courtyard areas, car parking; as well as the creation of common property areas to cover access ways and service courts.

WHERE TO NOW?

We cannot make the choice for you but we can give you information so that you can make an informed decision.

1. Talk to us.
2. Talk to the Western Australian Planning Commission to get a good understanding of the process.
3. Talk to your Local Council to find out if they would support a subdivision on your property. They will advise what is possible based on the property size.
4. Talk to Western Power, Water Corporation and your local council for a guide on the likely costs involved in each type of development.
5. Talk to a Real Estate agent regarding the difference in marketable value of the different subdivisions.