

Frequently Asked Questions

What is the procedure for subdividing land within South Australia?

The land division process consists of several steps involving:

- + preliminary enquiry at your local council for advice on issues such as zoning, allotment sizes and council requirements
- + preparation of a Proposal Plan showing the proposed new allotments – it is recommended to engage the services of a licensed surveyor for this purpose, who can also act as your agent through the land division process
- + lodgement of the Proposal Plan with the Development Assessment Commission (DAC). DAC will contact various state agencies responsible for providing utilities and services as well as the local council, to determine what requirements and conditions they may have regarding the proposed land division. DAC approval is granted when all conditions and requirements have been met
- + lodgement in the Lands Titles Office of a survey or plan together with the Certificate of Approval (from DAC) and various other documents - in most cases it will be necessary to engage the services of a registered conveyancer or solicitor to prepare these documents
- + plan and document examination and checking in the Lands Titles Office - once completed, the plan is deposited and new titles are issued.

For more information on the land division process, go to:

http://www.landservices.sa.gov.au/5Publications/Brochures_and_Fact_Sheets/_files/_Fact_Sheets/09_Land_Division_Process.pdf

http://www.sa.gov.au/upload/franchise/Housing,%20property%20and%20land/PLG/Land_division_guide_for_applicants.pdf

When do I need the services of a licensed surveyor?

You will need to engage a licensed surveyor:

- + to identify and mark on the ground the location of existing property boundaries - these types of survey are commonly referred to as Identification Surveys, and may be required for fencing or construction purposes
- + to prepare and certify most plans of land division.

For more information go to When do I need a licensed surveyor section of website.

Can a licensed surveyor enter private property for the purposes of conducting a cadastral survey?

The Survey Act 1992 grants surveyors the right to enter any land and at any reasonable time, for the purposes of carrying out survey work. This provision exists because boundary evidence, in the form of old surveying marks or fencing may be in existence and of relevance to the survey being undertaken.

For more information go to:

Section 46 “Right to enter etc.” of the Survey Act 1992.

<http://www.legislation.sa.gov.au/LZ/C/A/SURVEY%20ACT%201992/CURRENT/1992.10.UN.PDF>

How do I make a complaint against a licensed surveyor?

To make a complaint against a licensed surveyor, it is necessary to complete a complaint form outlining details of the complaint. It is advisable to first contact the Board Registrar who will be able to discuss the nature of your complaint and the complaints procedure.

For more information go to:

Section 35 “Complaints” of the Survey Act 1992.

<http://www.legislation.sa.gov.au/LZ/C/A/SURVEY%20ACT%201992/CURRENT/1992.10.UN.PDF>

Further details are available in the Complaints section of website.

Am I entitled to receive of a copy of an Identification Survey plan that has been performed over my neighbour’s land?

You may only receive a copy of the plan at the discretion of your neighbour, as the plan has been paid for by your neighbour and remains their property.

Refer to Identification Surveys in the When do I need a licensed surveyor section of website.

DIRECTION