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| Consultation on improved timeframes for registration of subdivision plans of 10 or more lots |
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Land Use Victoria (LUV) is committed to improving services to support the property industry and the community and earlier this year announced the trial of a new process to improve time frames for registration of subdivisions of 10 lots or more.

The notification and requirements were initially published in LUV Customer Information Bulletin 164 (April 2017). Further information was published in LUV Customer Information Bulletin 166 (June 2017). Both publications are available at [www.propertyandlandtitles.vic.gov.au](http://www.propertyandlandtitles.vic.gov.au) >Customer information bulletins.

The purpose of this consultation paper is to seek comment from stakeholders on the trial, suggested changes and implications if the proposal is implemented.

Stakeholders are invited to make written submissions to LUV by 13 October 2017 (details of how to make a submission can be found below). Subject to feedback, the Registrar may arrange a meeting with stakeholders to further discuss the proposal and feedback received.

# Call for submissions

LUV invites written comments on this Consultation Paper.

1. Recognising the trial process may represent a change in practice for you, would you be able to adopt this new process if it was implemented permanently?
2. If not, please explain in detail:
 a) the scenarios you envisage where the process could not be adopted; and
 b) any suggested adjustments to the process to overcome the difficulty identified.
3. Do you believe that any changes to arrangements applied during the trial are necessary? If yes, please detail.
4. Do you have any other comments you wish to be considered?

# How to make a submission

Submissions should be emailed to policy.lv@delwp.vic.gov.au

There is no particular format that submissions need to follow. You may wish to address the above consultation questions in your submission.

The closing date for submissions 13 October 2017.

# Use of submissions

Unless requested not to, LUV will treat all submissions received as public documents. LUV reserves the right to make submissions (in part or in full) available to other parties and the general public.

# What is proposed?

LUV proposes to have a target for registration of plans of 10 lots or more of five business days from lodgement.

Lodged plans of 10 lots or more that require any of the following will lose their accelerated status and be subject to the standard registration time frames:

* re-certification
* consent to an amendment by council
* answers to any other requisitions; or, any other amendments to the plan or associated documents, not satisfied within 24 hours.

The performance target for standard registration time frames is 15 business days from lodgement.

# Rationale for the proposal

Plans of subdivision of 10 lots or more make up 15 per cent of all applications, and create around 70 per cent of all new lots.

This process results in a benefit to the community to get more lots released onto the market more quickly.

In addition, LUV anticipates the lodgement of more accurate and complete documentation for registration.

LUV conducted a trial during May and June 2017 with the following outcomes.

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|  | Large Lot Plans in SPEAR - 10 or more Lots 2016/20107 | Less than 10 Lots in SPEAR for 2016/2017 |
|  | Full financial year | 2 May to 30 June | Full financial year | 2 May to 30 June |
| Number of plans | 1324 | 319 | 7094 | 1266 |
| Number of plans requisitioned | 719 | 172 | 2240 | 361 |
|  | **Percentages** | **Percentages** | **Percentages** | **Percentages** |
| Requisitioned plans | 54 | 54 | 32 | 29 |
| **Requisition reason** |  |  |  |  |
| Plan requires re-certification | 3 | 3 | 3 | 4 |
| Plan requires consent of council | 11 | 12 | 8 | 8 |
| Plan requires minor amendment | 81 | 82 | 75 | 71 |
| Plan requires Other amendment (eg. Compiled plan) | 1 | 0 | 0 | 0 |
| Survey Abstract requires attention | 2 | 2 | 11 | 14 |
| Survey Report requires attention | 2 | 1 | 3 | 3 |
|  |  |  |  |  |
| **Days from lodgement to registration** | **Days** | **Days** | **Days** | **Days** |
| Requisitioned plans | 17 | 9 | 22 | 22 |
| Non-requisitioned plans | 16 | 5 | 16 | 17 |

Note: ‘requisition’ figures consist of all lodged plans which were returned in SPEAR for amendment.

**Observations**

The percentage of requisitions for Large Lot Plans was no different in the trial period compared to the full financial year.

Overall around 75 per cent of requisitions relate to minor amendments with a slightly higher figure for Large Lot Plans.

A small percentage of plans require re-certification. This figure is consistent across all plans.

A slightly higher percentage of Large Lot Pans require council consent than plans containing less than 10 lots. This figure was consistent before and during the trial.

Large Lot Plans require less attention to Survey Abstracts and marginally less to Survey Reports than do plans containing less than 10 lots.

During the trial the target of five days to registration for non-requisitioned Large Lot plans was achieved, with the timeline to registration for plans of less than 10 lots increasing by one day.

# Contact us

For [location and contact details](http://www.dtpli.vic.gov.au/property-and-land-titles/contact-us) visit [www.propertyandlandtitles.vic.gov.au](http://www.propertyandlandtitles.vic.gov.au/)

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