

Subdivision Act fees

Effective 1 July 2024

# The value of a fee unit is $16.33

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| Common fees | |  |  |
| Section of Act | **Description** | | **Fee $** |
| 22 | Plan of subdivision  Application to register a plan of subdivision  Plus for each parcel  Calculate the fees using Land Use Victoria’s online fee calculator, available on the [Fees, guides and forms](https://www.land.vic.gov.au/land-registration/fees-guides-and-forms/forms-catalogue/application-for-removal-of-easement/Application-for-removal-of-easement-checklist-May-2025.docx) page | | 683.90  211.50 |
| 22 | Staged plan of subdivision  For staged plans of subdivision:  Application to register a master plan of subdivision  Plus for each parcel  For a plan for the second or subsequent stage  plus for each parcel | | 683.90  211.50  683.90  211.50 |
| 22 | Plan of consolidation  Application to register a plan of consolidation, other than under Section 32(j) of the Act | | 683.90 |
| 22(1B) | Service of notice for consent  Application for service of a notice – for each mortgage, charge, lease, sub-lease, annuity or caveat | | 108.60 |
| 23 | Easements – creation, removal, variation  Plan to create, vary or remove an easement or condition in the nature of an easement in a Crown grant, other than under Section 32(i) of the Act | | 683.90 |
| 23 | Restrictions – creation, removal, variation  Plan to create, vary or remove a restriction, other than under Section 32(i) of the Act | | 108.60 |
| 24A | Removal of reservation  Plan to remove or vest and remove a reservation under Section 24A of the Act  Plus for each parcel | | 683.90  211.50 |
| 24A | Vesting  Plan to vest land referred to in column 2 of the table in Section 24A of the Act | | 217.20 |
| 26 | Boundary plans  Application for approval of a boundary plan | | 217.20 |
| 27E(1) | Owners corporation rules  For any rules for an owners corporation, including recording rules that accompany a plan creating an owners corporation, or merging owners corporations | | 54.20 |
| 27H(2) | Owners corporation  Application to alter the purposes of the owners corporation | | 108.60 |
| 27H(3) | Owners corporation  Application to alter the functions or obligations of a limited owners corporation  Note: a separate application is required for each owners corporation | | 108.60 |
| 32(c) | Owners corporation  Plan to alter the boundaries of any land affected by the owners corporation  Plus for each parcel | | 683.90  211.50 |
| 32(d) | Owners corporation  Plan to increase or reduce the number of lots affected by the owners corporation | | 108.60 |
| 32(e) | Owners corporation  Plan to create new lots or new common property  Plus for each parcel | | 683.90  211.50 |
| 32(f) | Owners corporation  Plan to create a new owners corporation | | 108.60 |
| 32(g) | Owners corporation  Plan to dissolve an owners corporation | | 108.60 |
| 32(h) | Owners corporation  Plan to merge owners corporations | | 108.60 |
| 32(i) | Owners corporation  Plan to create, vary or remove an easement or condition in an owners corporation | | 683.90 |
| 32(i) | Owners corporation  Plan to create, vary or remove a restriction in an owners corporation | | 108.60 |
| 32(j) | Owners corporation  Application to consolidate parcels in an owners corporation | | 683.90 |
| 32(k) | Owners corporation  Plan to create, alter or extinguish a lot entitlement or lot liability in an owners corporation | | 108.60 |
| 32(l) | Owners corporation  Plan to amend or cancel a scheme of development under the *Cluster Titles Act 1974* in an owners corporation | | 108.60 |
| 32 | Owners corporation  Plan containing more than one alteration as referred to in Sections 32(a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k) and (l) of the Act | | The fee is the aggregate of each individual item, to a maximum of 683.90 |
|  | Plus for each parcel | | 211.50 |
| 32AI(2) | Owners corporation  Plan of consolidation, subdivision or alteration of land affected by an owners corporation | | 683.90 |
|  | Plus for each parcel | | 211.50 |
| 32A(1) | Owners corporation  Plan of consolidation or re-subdivision of the whole of the land affected by an owners corporation | | 683.90 |
|  | Plus for each parcel | | 211.50 |
| 32B | Owners corporation  Plan to create an owners corporation | | 108.60 |
| 33(1) | Owners corporation  Application to alter a lot entitlement or lot liability other than under Section 32(k) of the Act | | 108.60 |
| 34(2) | Owners corporation address  Application to alter the address for service of notice of the owners corporation | | 33.50 |
| 34G | Owners corporation  Notice of application to VCAT for an order that the owners corporation be wound up | | 54.20 |
| 34H | Owners corporation  Application to amend or cancel a registered plan in accordance with an order of VCAT | | 217.20 |
| 35(1) | Application by an acquiring authority to register a plan  Plus for each parcel | | 683.90  211.50 |
| 38 | Accessory lot – removal  Amendment of a plan to no longer show a lot as an accessory lot on a plan of strata subdivision or a plan of cluster subdivision – for each lot | | 54.20 |
| 38A | Notice of restriction – removal  Application to amend a plan to remove a restriction on a plan of strata subdivision or a plan of cluster subdivision – for each lot | | 54.20 |
| 38B | Scheme of development  Application to cancel or alter a scheme of development accompanying a plan of cluster subdivision | | 108.60 |

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| Miscellaneous fees | |  |
| Section of Act | **Description** | **Fee $** |
| 120(2) of TLA | Where no fee is prescribed  Any other instrument, application or document for which a fee is not specified in these regulations or under the *Transfer of Land Act 1958* | 108.60 |
| 142 of OC Act | Owners corporation rules  To make or amend rules under Section 142 of the *Owners Corporation Act 2006* | 54.20 |

**Contact us**

*For location and contact details, please go to* [*www.land.vic.gov.au/contact-us*](http://www.land.vic.gov.au/contact-us)

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