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 subdivisionApplication to register a plan of subdivisionPlus for each parcelCalculate 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 | 683.90211.50 |
|  22 | Staged plan of subdivisionFor staged plans of subdivision:Application to register a master plan of subdivisionPlus for each parcelFor a plan for the second or subsequent stageplus for each parcel  | 683.90211.50683.90211.50 |
|  22 | Plan of consolidationApplication to register a plan of consolidation, other than under Section 32(j) of the Act | 683.90 |
|  22(1B) | Service of notice for consentApplication for service of a notice – for each mortgage, charge, lease, sub-lease, annuity or caveat  | 108.60 |
|  23 | Easements – creation, removal, variationPlan 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, variationPlan to create, vary or remove a restriction, other than under Section 32(i) of the Act | 108.60 |
|  24A | Removal of reservationPlan to remove or vest and remove a reservation under Section 24A of the Act Plus for each parcel | 683.90211.50 |
|  24A | VestingPlan to vest land referred to in column 2 of the table in Section 24A of the Act | 217.20 |
|  26 | Boundary plansApplication for approval of a boundary plan  | 217.20 |
|  27E(1) | Owners corporation rulesFor 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 corporationNote: a separate application is required for each owners corporation | 108.60 |
|  32(c) | Owners corporationPlan to alter the boundaries of any land affected by the owners corporationPlus for each parcel  | 683.90211.50 |
|  32(d) | Owners corporationPlan to increase or reduce the number of lots affected by the owners corporation | 108.60 |
|  32(e) | Owners corporationPlan to create new lots or new common propertyPlus for each parcel | 683.90211.50 |
|  32(f) | Owners corporationPlan to create a new owners corporation | 108.60 |
|  32(g) | Owners corporationPlan to dissolve an owners corporation | 108.60 |
|  32(h) | Owners corporationPlan to merge owners corporations | 108.60 |
|  32(i) | Owners corporationPlan to create, vary or remove an easement or condition in an owners corporation | 683.90 |
|  32(i) | Owners corporationPlan to create, vary or remove a restriction in an owners corporation | 108.60 |
|  32(j) | Owners corporationApplication to consolidate parcels in an owners corporation | 683.90 |
|  32(k) | Owners corporationPlan to create, alter or extinguish a lot entitlement or lot liability in an owners corporation | 108.60 |
|  32(l) | Owners corporationPlan to amend or cancel a scheme of development under the *Cluster Titles Act 1974* in an owners corporation | 108.60 |
|  32 | Owners corporationPlan 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 corporationPlan of consolidation, subdivision or alteration of land affected by an owners corporation | 683.90 |
|  | Plus for each parcel | 211.50 |
|  32A(1) | Owners corporationPlan 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 corporationPlan to create an owners corporation | 108.60 |
|  33(1) | Owners corporationApplication to alter a lot entitlement or lot liability other than under Section 32(k) of the Act | 108.60 |
|  34(2) | Owners corporation addressApplication to alter the address for service of notice of the owners corporation | 33.50 |
|  34G | Owners corporationNotice of application to VCAT for an order that the owners corporation be wound up | 54.20 |
|  34H | Owners corporationApplication 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 planPlus for each parcel | 683.90211.50 |
|  38 | Accessory lot – removalAmendment 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 – removalApplication 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 developmentApplication 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 prescribedAny 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 rulesTo 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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