# The value of a fee unit is $16.81

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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 [2025-26 Fees](https://www.land.vic.gov.au/land-registration/fees-guides-and-forms/2025-26-fees) page | | 704.00  217.70 |
| 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 | | 704.00  217.70  704.00  217.70 |
| 22 | Plan of consolidation  Application to register a plan of consolidation, other than under Section 32(j) of the Act | | 704.00 |
| 22(1B) | Service of notice for consent  Application for service of a notice – for each mortgage, charge, lease, sub-lease, annuity or caveat | | 111.80 |
| 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 | | 704.00 |
| 23 | Restrictions – creation, removal, variation  Plan to create, vary or remove a restriction, other than under Section 32(i) of the Act | | 111.80 |
| 24A | Removal of reservation  Plan to remove or vest and remove a reservation under Section 24A of the Act  Plus for each parcel | | 704.00  217.70 |
| 24A | Vesting  Plan to vest land referred to in column 2 of the table in Section 24A of the Act | | 223.60 |
| 26 | Boundary plans  Application for approval of a boundary plan | | 223.60 |
| 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 | | 55.80 |
| 27H(2) | Owners corporation  Application to alter the purposes of the owners corporation | | 111.80 |
| 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 | | 111.80 |
| 32(c) | Owners corporation  Plan to alter the boundaries of any land affected by the owners corporation  Plus for each parcel | | 704.00  217.70 |
| 32(d) | Owners corporation  Plan to increase or reduce the number of lots affected by the owners corporation | | 111.80 |
| 32(e) | Owners corporation  Plan to create new lots or new common property  Plus for each parcel | | 704.00  217.70 |
| 32(f) | Owners corporation  Plan to create a new owners corporation | | 111.80 |
| 32(g) | Owners corporation  Plan to dissolve an owners corporation | | 111.80 |
| 32(h) | Owners corporation  Plan to merge owners corporations | | 111.80 |
| 32(i) | Owners corporation  Plan to create, vary or remove an easement or condition in an owners corporation | | 704.00 |
| 32(i) | Owners corporation  Plan to create, vary or remove a restriction in an owners corporation | | 111.80 |
| 32(j) | Owners corporation  Application to consolidate parcels in an owners corporation | | 704.00 |
| 32(k) | Owners corporation  Plan to create, alter or extinguish a lot entitlement or lot liability in an owners corporation | | 111.80 |
| 32(l) | Owners corporation  Plan to amend or cancel a scheme of development under the *Cluster Titles Act 1974* in an owners corporation | | 111.80 |
| 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  Plus for each parcel | | The fee is the aggregate of each individual item, to a maximum of 704.00  217.70 |
| 32AI(2) | Owners corporation  Plan of consolidation, subdivision or alteration of land affected by an owners corporation  Plus for each parcel | | 704.00  217.70 |
| 32A(1) | Owners corporation  Plan of consolidation or re-subdivision of the whole of the land affected by an owners corporation  Plus for each parcel | | 704.00  217.70 |
| 32B | Owners corporation  Plan to create an owners corporation | | 111.80 |
| 33(1) | Owners corporation  Application to alter a lot entitlement or lot liability other than under Section 32(k) of the Act | | 111.80 |
| 34(2) | Owners corporation address  Application to alter the address for service of notice of the owners corporation | | 34.50 |
| 34G | Owners corporation  Notice of application to VCAT for an order that the owners corporation be wound up | | 55.80 |
| 34H | Owners corporation  Application to amend or cancel a registered plan in accordance with an order of VCAT | | 223.60 |
| 35(1) | Application by an acquiring authority to register a plan  Plus for each parcel | | 704.00  217.70 |
| 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 | | 55.80 |
| 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 | | 55.80 |
| 38B | Scheme of development  Application to cancel or alter a scheme of development accompanying a plan of cluster subdivision | | 111.80 |

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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* | 111.80 |
| 142 of OC Act | Owners corporation rules  To make or amend rules under Section 142 of the *Owners Corporation Act 2006* | 55.80 |

# Contact us

Land Use Victoria contact details are available at <http://www.land.vic.gov.au/contact-us>