SUBDIVISION TYPE COMPARISON

BUILT STRATA
- Built Strata requires all buildings, fences and landscaping to be complete before strata can be completed and titles applied for.
- Is not generally used to create VACANT lots.
- Cheapest and simplest process for subdivision.
- Only option able to be used where one lot sits above another lot.
- Any future change to buildings require permission of other strata lots within scheme

SURVEY STRATA
- Can be done at any point during building process
  i.e. Before building, While building or After building
- Can allow titles to be received earlier than with build strata.
- CAN create VACANT lots.
- Longer, more complicated and more expensive process than built strata
  - Typically around 7 months before application for new titles possible
- Services can be shared
  - e.g. sewer connection for one lot can be brought through another
- Less restrictive than built strata as modifications to buildings do not require permission from other strata lots.

GREEN TITLE
- Can be done at any time
  * Note if commencing building before subdivision is complete, Do NOT apply for subdivision until after slabs are down.
  * Note if building before subdivision ensure all services are run in separately and entirely within their own lot
- Can allow titles to be received earlier than with build strata.
- Same process as Survey Strata - i.e. Same time and cost for survey.
  - Typically around 7 months before application for new titles possible
- Services MUST be separate
  - May require a sewer extension which is expensive.
- Creates Freehold / Green Title lots which are completely independant

EXISTING STRATA SCHEMES OR MULTIPLE LOTS
* Note all the above methods assume the subdivision is over an existing single green title lot.

Where there are more than 1 green title lot an amalgamation must occur before a strata can be completed. For a Built Strata this must occur prior to strata titling and may be required prior to obtaining a building licence and can take around six months. For Survey Stratas the amalgamation can be done as part of the process but involves additional costs. Multiple green title lots to start with has no effect on green title subdivision processes or surveying costs as no amalgamation is required.

Where an existing strata scheme exists the subdivision must occur under the same type of strata unless the entire strata is terminated. Also any change to the existing strata scheme such as termination or resubdivision of a lot can only be done with the consent of the other strata lots. Any resubdivision or change to a strata scheme may cause additional issues which should be investigated prior to starting.