

**Chris Steel MLA**

Treasurer

Minister for Planning and Sustainable Development

Minister for Heritage

Minister for Transport

Member for Murrumbidgee

**RESPONSE TO QUESTION ON NOTICE****Questions on Notice Paper No 1****6 December 2024****Question No. 120****MR CAIN MLA** - To ask the Minister for Planning and Sustainable Development:

- (1) What is the government fee to leaseholders to apply to subdivide a block in the ACT.
- (2) What was the government fee to leaseholders to apply to subdivide a block in the ACT, each year, over the last five years.
- (3) What is the methodology used to determine the government fee for the subdivision of blocks in the ACT.
- (4) Are the fees related to the subdivision of blocks in the ACT publicly available on the ACT Planning website; if not, why not.
- (5) Will the information, referred to in part (4), be made more easily accessible to the public, and leaseholders interested in applying for subdivision, on the ACT Planning website.

**MINISTER STEEL MLA** - The answer to the Member's question is as follows:

- (1) In the ACT subdivision of a lease, up to three new blocks, (as opposed to unit title) incurs a codified lease variation charge (LVC) of \$7500 for each additional lease. For a subdivision for four or more leases, the codified LVC is \$7500 for each of the first two additional leases and \$5000 for each other additional lease. However, there are other fees that may apply when subdividing a block, including:
  - Development application (DA) fees;
  - Survey fees for new blocks; and
  - Lodgement fees with the Land Titles office for the surrender re-grant of a crown lease into one or more crown leases.

There may also be additional fees from utility providers regarding site servicing to subdivided blocks.



- (2) The fixed LVC for block subdivision has not changed since it came into effect in 2011.
- (3) The fee for subdivision in the ACT is a scheduled fee as determined by the Treasurer under a Disallowable Instrument (DI2024-184), made under section 331 and 338 the *Planning Act 2023*.
- (4) The LVC fixed charges information is available on the legislation register (<https://www.legislation.act.gov.au/di/2024-184/>). Information relating to subdivision and LVC can be found on the ACT planning website and further detail on the ACT Revenue Office website. These include:
- a. Changes to a Crown lease (i.e. subdivision):  
<https://www.planning.act.gov.au/community/buy/leasing-and-titles/crown-leases/changes-to-a-crown-lease>
  - b. LVC (EPSDD): <https://www.planning.act.gov.au/community/buy/leasing-and-titles/crown-leases/changes-to-a-crown-lease/lease-variation-charge>
  - c. LVC (ACT Revenue): <https://www.revenue.act.gov.au/lvc>
- (5) Information about land subdivision on the ACT Planning Website is updated and refined to respond to accessibility requirements and legislative change.

**Approved for circulation to the Member and incorporation into Hansard.**



**Chris Steel MLA**

**Minister for Planning and Sustainable Development**

**Date:** 21/1/25

This response required 1hrs 55mins to complete, at an approximate cost of \$242.93.