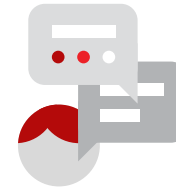




Check the Council District Plan

And any legal restrictions as to whether property is capable of subdivision



Speak with professionals

Including surveyors, engineers, planning consultants, landscape architects, accountant, lawyer. Arrange finance with your bank.

Could take up to 5 years, depending on the extent of the subdivision.



Lawyers are usually involved from here

Obtain subdivision resource consent and review conditions.

Complete subdivision works (e.g. infrastructure, roading, vehicle crossings, landscape works). Any council bonds paid.

Surveyor completes the survey plan and submits to council for issue of s223 certificate

Lawyer prepares easements and covenants and obtains service provider approval. Bank consent obtained.

Council confirms if conditions of resource consent met, and if they are, then consent notice/s and S224c certificate issued.

Could take up to 3 years



Survey plan deposited

And documents lodged for new titles with Land Information New Zealand (LINZ)



Issue of new titles

Happy days!

Depending on LINZ requirements, process could take in excess of 20 working days.



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