

S.R. No. /2025

***Subdivision Act 1988***  
***Transfer of Land Act 1958***

**Subdivision (Registrar's Fees) Regulations 2025**

The Governor in Council makes the following Regulations:

Dated:

Responsible Minister:

SONYA KILKENNY  
Minister for Planning

Clerk of the Executive Council

**1 Objective**

The objective of these Regulations is to prescribe fees payable to the Registrar under the **Subdivision Act 1988**.

**2 Authorising provisions**

These Regulations are made under—

- (a) section 43 of the **Subdivision Act 1988**; and
- (b) sections 97(1) and 120 of the **Transfer of Land Act 1958**.

**3 Commencement**

These Regulations come into operation on 18 April 2026.

**4 Revocation**

The Subdivision (Registrar's Fees) Regulations 2016<sup>1</sup> are **revoked**.

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## 5 Definition

In these Regulations, *the Act* means the **Subdivision Act 1988**.

## 6 Prescribed fees before 1 July 2026

For the purposes of a section of the Act specified in Column 2 of Table 1 in Schedule 1, the prescribed fee before 1 July 2026 is the amount specified in Column 4 of Table 1 in Schedule 1 opposite the description of that section specified in Column 3 of Table 1 in Schedule 1.

## 7 Prescribed fees on and after 1 July 2026

For the purposes of a section of the Act specified in Column 2 of Table 2 in Schedule 1, the prescribed fee on and after 1 July 2026 is the amount specified in Column 4 of Table 2 in Schedule 1 opposite the description of that section specified in Column 3 of Table 2 in Schedule 1.

## 8 Miscellaneous fees and amounts before 1 July 2026

- (1) The prescribed fee before 1 July 2026 for the lodgment with the Registrar of any owners corporation rules made or amended in accordance with Part 8 of the **Owners Corporations Act 2006** for recording by the Registrar is 3.32 fee units.
- (2) The prescribed fee before 1 July 2026 for the allocation by the Registrar of a plan number is \$10.

## 9 Miscellaneous fees and amounts on and after 1 July 2026

- (1) The prescribed fee on and after 1 July 2026 for the lodgment with the Registrar of any

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owners corporation rules made or amended in accordance with Part 8 of the **Owners Corporations Act 2006** for recording by the Registrar is 5 fee units.

- (2) The prescribed fee on and after 1 July 2026 for the allocation by the Registrar of a plan number is 0.6 fee units.

## Schedule 1—Prescribed fees

Regulations 6 and 7

**Table 1 – Fees payable before 1 July 2026**

<i>Column 1</i>	<i>Column 2</i>	<i>Column 3</i>	<i>Column 4</i>
<i>Item</i>	<i>Section of Act</i>	<i>Description</i>	<i>Fee and amounts</i>
1	22(1)	Lodgment with the Registrar of a certified plan of subdivision (excluding a staged plan of subdivision) for each parcel of land created	41·88 fee units  12·95 fee units
2	22(1)	Lodgment with the Registrar of a staged plan of subdivision — (a) for the master plan for each parcel of land created  (b) for a plan for the second or a subsequent stage for each parcel of land created	41·88 fee units  12·95 fee units  41·88 fee units  12·95 fee units
3	22(1)	Lodgment with the Registrar of a plan of consolidation	41·88 fee units
4	22(1B)	Making of an application to the Registrar for service of a notice on each mortgagee, lessee, sub-lessee, annuitant or caveator who has not consented to the registration of a plan	6·65 fee units
5	23(1)	Lodgment with the Registrar of a certified plan to create, remove or vary an easement or a condition in the nature of an easement in a Crown grant	41·88 fee units
6	23(1)	Lodgment with the Registrar of a certified plan to create, remove or vary a restriction	6·65 fee units
7	24A(1)	Lodgment with the Registrar of a certified plan to vest land (other than a lodgment described in item 8)	13·30 fee units
8	24A(1)	Lodgment with the Registrar of a certified plan to remove, or vest and remove, a reservation, or to remove a restriction on the use of land vested under section 18 of the <b>Cluster Titles Act 1974</b>	41·88 fee units

<i>Column 1</i>	<i>Column 2</i>	<i>Column 3</i>	<i>Column 4</i>
<i>Item</i>	<i>Section of Act</i>	<i>Description</i>	<i>Fee and amounts</i>
		for each parcel of land created	12·95 fee units
9	26(1)	Making of an application to the Registrar for approval of a boundary plan	13·30 fee units
10	27E(1)	Lodgment with the Registrar of any proposed owners corporation rules that accompany a plan creating an owners corporation or that merges owners corporations	3·32 fee units
11	27H(2)	Making of an application to the Registrar to record the alteration of the purposes of the owners corporation	6·65 fee units
12	27H(3)	Making of an application to the Registrar to record the alteration of the functions or obligations of a limited owners corporation that are to be complied with by an unlimited owners corporation	6·65 fee units
13	32AD(1)	Lodgment with the Registrar of a plan to alter the boundaries of any land under section 32(c) of the Act	41·88 fee units
		for each parcel of land created	12·95 fee units
14	32AD(1)	Lodgment with the Registrar of a plan to increase or reduce the number of lots under section 32(d) of the Act	6·65 fee units
15	32AD(1)	Lodgment with the Registrar of a plan to create new lots or new common property under section 32(e) of the Act	41·88 fee units
		for each parcel of land created	12·95 fee units
16	32AD(1)	Lodgment with the Registrar of a plan to create a new owners corporation under section 32(f) of the Act	6·65 fee units
17	32AD(1)	Lodgment with the Registrar of a plan to dissolve an owners corporation under section 32(g) of the Act	6·65 fee units
18	32AD(1)	Lodgment with the Registrar of a plan to merge owners corporations under section 32(h) of the Act	6·65 fee units

<i>Column 1</i>	<i>Column 2</i>	<i>Column 3</i>	<i>Column 4</i>
<i>Item</i>	<i>Section of Act</i>	<i>Description</i>	<i>Fee and amounts</i>
19	32AD(1)	Lodgment with the Registrar of a plan to create, vary or remove an easement under section 32(i) of the Act	41·88 fee units
20	32AD(1)	Lodgment with the Registrar of a plan to create, vary or remove a restriction under section 32(i) of the Act	6·65 fee units
21	32AD(1)	Lodgment with the Registrar of a plan to consolidate land under section 32(j) of the Act	41·88 fee units
22	32AD(1)	Lodgment with the Registrar of a plan to create, alter or extinguish lot entitlement or lot liability under section 32(k) of the Act	6·65 fee units
23	32AD(1)	Lodgment with the Registrar of a plan to amend or cancel a scheme of development under the <b>Cluster Titles Act 1974</b> under section 32(l) of the Act	6·65 fee units
24	32AD(1)	Lodgment with the Registrar of a plan to make more than one alteration under section 32(a) to (l) of the Act	aggregate fee of each individual item to a maximum of 41·88 fee units plus 12·95 fee units for each parcel of land created
25	32AI(2)	Lodgment with the Registrar of a plan of consolidation, subdivision or alteration for each parcel of land created	41·88 fee units 12·95 fee units
26	32A(1)	Lodgment with the Registrar of a plan of consolidation or re-subdivision for each parcel of land created	41·88 fee units 12·95 fee units
27	32B(1)	Lodgment with the Registrar of a plan to create an owners corporation	6·65 fee units
28	33(1)	Making of an application to the Registrar to alter lot entitlement or lot liability	6·65 fee units
29	34(2)	Making of an application to the Registrar to inform of a change of address of an owners corporation	2·05 fee units

<i>Column 1</i>	<i>Column 2</i>	<i>Column 3</i>	<i>Column 4</i>
<i>Item</i>	<i>Section of Act</i>	<i>Description</i>	<i>Fee and amounts</i>
30	34G(4)	Notice to the Registrar to record an application to VCAT for an order that the owners corporation be wound up	3·32 fee units
31	34H(1)	Making of an application to the Registrar to amend or cancel a plan in accordance with an order of VCAT made under section 34G of the Act	13·30 fee units
32	35(1)	Lodgment with the Registrar by an acquiring authority of a plan for each parcel of land created	41·88 fee units 12·95 fee units
33	38	Making of an application to the Registrar to amend a plan to show a lot as no longer being an accessory lot—for each lot	3·32 fee units
34	38A(1)	Making of an application to the Registrar to amend a plan to show a lot as no longer being a restricted lot—for each lot	3·32 fee units
35	38B	Making of an application by an owners corporation to the Registrar to cancel or alter a scheme of development accompanying a plan of cluster subdivision	6·65 fee units
36	38C	Making of an application by a lot owner to the Registrar to cancel or alter a scheme of development accompanying a plan of cluster subdivision as to the lot	6·65 fee units

**Table 2—Fees payable on and after 1 July 2026**

<i>Column 1</i>	<i>Column 2</i>	<i>Column 3</i>	<i>Column 4</i>
<i>Item</i>	<i>Section of Act</i>	<i>Description</i>	<i>Fee and amounts</i>
1	22(1)	Lodgment with the Registrar of a certified plan of subdivision (excluding a staged plan of subdivision) for each parcel of land created	50 fee units 20 fee units

<i>Column 1</i>	<i>Column 2</i>	<i>Column 3</i>	<i>Column 4</i>
<i>Item</i>	<i>Section of Act</i>	<i>Description</i>	<i>Fee and amounts</i>
2	22(1)	Lodgment with the Registrar of a staged plan of subdivision —	
		(a) for the master plan	50 fee units
		for each parcel of land created	20 fee units
		(b) for a plan for the second or a subsequent stage	50 fee units
		for each parcel of land created	20 fee units
3	22(1)	Lodgment with the Registrar of a plan of consolidation	50 fee units
4	22(1B)	Making of an application to the Registrar for service of a notice on each mortgagee, lessee, sub-lessee, annuitant or caveator who has not consented to the registration of a plan	10 fee units
5	23(1)	Lodgment with the Registrar of a certified plan to create, remove or vary an easement or a condition in the nature of an easement in a Crown grant	50 fee units
6	23(1)	Lodgment with the Registrar of a certified plan to create, remove or vary a restriction	10 fee units
7	24A(1)	Lodgment with the Registrar of a certified plan to vest land (other than a lodgment described in item 8)	20 fee units
8	24A(1)	Lodgment with the Registrar of a certified plan to remove, or vest and remove, a reservation, or to remove a restriction on the use of land vested under section 18 of the <b>Cluster Titles Act 1974</b>	50 fee units
		for each parcel of land created	20 fee units
9	26(1)	Making of an application to the Registrar for approval of a boundary plan	20 fee units
10	27E(1)	Lodgment with the Registrar of any proposed owners corporation rules that accompany a plan creating an owners corporation or that merges owners corporations	5 fee units

<i>Column 1</i>	<i>Column 2</i>	<i>Column 3</i>	<i>Column 4</i>
<i>Item</i>	<i>Section of Act</i>	<i>Description</i>	<i>Fee and amounts</i>
11	27H(2)	Making of an application to the Registrar to record the alteration of the purposes of the owners corporation	10 fee units
12	27H(3)	Making of an application to the Registrar to record the alteration of the functions or obligations of a limited owners corporation that are to be complied with by an unlimited owners corporation	10 fee units
13	32AD(1)	Lodgment with the Registrar of a plan to alter the boundaries of any land under section 32(c) of the Act for each parcel of land created	50 fee units 20 fee units
14	32AD(1)	Lodgment with the Registrar of a plan to increase or reduce the number of lots under section 32(d) of the Act	10 fee units
15	32AD(1)	Lodgment with the Registrar of a plan to create new lots or new common property under section 32(e) of the Act for each parcel of land created	50 fee units 20 fee units
16	32AD(1)	Lodgment with the Registrar of a plan to create a new owners corporation under section 32(f) of the Act	10 fee units
17	32AD(1)	Lodgment with the Registrar of a plan to dissolve an owners corporation under section 32(g) of the Act	10 fee units
18	32AD(1)	Lodgment with the Registrar of a plan to merge owners corporations under section 32(h) of the Act	10 fee units
19	32AD(1)	Lodgment with the Registrar of a plan to create, vary or remove an easement under section 32(i) of the Act	50 fee units
20	32AD(1)	Lodgment with the Registrar of a plan to create, vary or remove a restriction under section 32(i) of the Act	10 fee units
21	32AD(1)	Lodgment with the Registrar of a plan to consolidate land under section 32(j) of the Act	50 fee units

<i>Column 1</i>	<i>Column 2</i>	<i>Column 3</i>	<i>Column 4</i>
<i>Item</i>	<i>Section of Act</i>	<i>Description</i>	<i>Fee and amounts</i>
22	32AD(1)	Lodgment with the Registrar of a plan to create, alter or extinguish lot entitlement or lot liability under section 32(k) of the Act	10 fee units
23	32AD(1)	Lodgment with the Registrar of a plan to amend or cancel a scheme of development under the <b>Cluster Titles Act 1974</b> under section 32(l) of the Act	10 fee units
24	32AD(1)	Lodgment with the Registrar of a plan to make more than one alteration under section 32(a) to (l) of the Act	aggregate fee of each individual item to a maximum of 50 fee units plus 20 fee units fee units for each parcel of land created
25	32AI(2)	Lodgment with the Registrar of a plan of consolidation, subdivision or alteration for each parcel of land created	50 fee units 20 fee units
26	32A(1)	Lodgment with the Registrar of a plan of consolidation or re-subdivision for each parcel of land created	50 fee units 20 fee units
27	32B(1)	Lodgment with the Registrar of a plan to create an owners corporation	10 fee units
28	33(1)	Making of an application to the Registrar to alter lot entitlement or lot liability	10 fee units
29	34(2)	Making of an application to the Registrar to inform of a change of address of an owners corporation	5 fee units
30	34G(4)	Notice to the Registrar to record an application to VCAT for an order that the owners corporation be wound up	5 fee units
31	34H(1)	Making of an application to the Registrar to amend or cancel a plan in accordance with an order of VCAT made under section 34G	20 fee units
32	35(1)	Lodgment with the Registrar by an acquiring authority of a plan for each parcel of land created	50 fee units 20 fee units

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<i>Item</i>	<i>Section of Act</i>	<i>Description</i>	<i>Fee and amounts</i>
33	38	Making of an application to the Registrar to amend a plan to show a lot as no longer being an accessory lot—for each lot	5 fee units
34	38A	Making of an application to the Registrar to amend a plan to show a lot as no longer being a restricted lot—for each lot	5 fee units
35	38B	Making of an application by an owners corporation to the Registrar to cancel or alter a scheme of development accompanying a plan of cluster subdivision	10 fee units
36	38C	Making of an application by a lot owner to the Registrar to cancel or alter a scheme of development accompanying a plan of cluster subdivision as to the lot	10 fee units

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## **Endnotes**

<sup>1</sup> Reg. 4: S.R. No. 30/2016.