



WEIPA TOWN AUTHORITY POLICY

Purchase of Extra Land Adjoining Residential Property

Policy Number: WTA – P – TP01
Version: 1.0

Date Adopted: 16/11/07
Review Date: 16/11/10

INTENT

The intention of this policy is to outline the process applicable to the purchase of extra land that adjoins existing residential properties but excludes parcels of land greater than 600m² with a 15m frontage that are for standalone development.

Essentially, this policy passes to the Weipa Town Authority the right to approve or decline applications for the purchase of extra land that adjoins existing residential properties. Where ever possible no additional financial burden should be passed onto the ratepayers.

POLICY

Guidelines for the approval to purchase extra land that adjoins the boundary of existing residential properties.

Application to purchase extra land

- Applicants lodge expression of interest with Commercial Infrastructure
- Commercial Infrastructure provides the Weipa Town Authority with a copy of survey plan that is marked up showing area of interest to buyer

WTA assessment

The WTA will give consideration to the application for purchase of extra land by assessing as follows;

- Determine whether or not the area in question will be impacted upon by future Town development
- Determine what underground services or water reticulation services exist within the area to be released
- Determine whether easements will be required in favour of the Local Authority if the land is approved for release by the WTA
- Decide whether or not land is to be released by the WTA

Approval

Extra land sales will not proceed unless approved by the WTA

- If not approved for release, the WTA will notify Commercial Infrastructure who in turn will advise the applicant
- If approved for release, the WTA will advise Commercial Infrastructure who in turn will advise the applicant

Extra land purchase process

Subject to WTA approval, Commercial Infrastructure will proceed as follows;

- Submit "Form 1 Development Application Part A-Common Details & Part F-Reconfiguring a Lot" with survey plan of the land
- Confirm purchaser wishes to proceed with expressed interest to buy extra land
- Arrange for survey of area and registration of survey plan through Land Services (Qld) Pty Ltd
- Notify purchaser when survey plan has registered
- Arrange for sale contract to be executed



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Extra Land Purchase Limitation

Where extra land adjoins existing leasehold land and is to be amalgamated prior to property sale

RTA will proceed as follows;

- Commission survey to have extra land amalgamated with existing land that is being purchased and register survey plan with DME
- Notify purchaser when survey plan has registered
- Sign sales contract for property as new survey plan
- Lodge surrender application with DME
- Where applicable, have easements registered against title once freehold has issued to RTA
- Where easements are applicable, settlement cannot take place until easements are registered against freehold title
- At contract settlement, title passes to purchaser

Where extra land adjoins existing freehold land

The DNR&W will not create a lot in isolation without dedicated road access. If road access is not available to the area of extra land then the land cannot be released by the WTA.

Where dedicated road access is available, or can be created through the release of land for access purposes (minimum of 3metres in width) to the same street as the existing freehold property, then RTA will proceed as follows;

- Commission survey and register survey plan of extra land area
- Upon registration of survey plan, have purchaser sign contract
- Lodge surrender application
- Where applicable lodge easement documents when freehold title is issued to RTA
- Transfer title at settlement
- A condition of sale is that the purchaser will amalgamate additional land lot with the purchaser's existing freehold property once title of extra land lot passes to the purchaser