LAND SERVICES SA

PRODUCT GUIDE

PREMIUM CONSULTING SERVICE

OVERVIEW

Land Services SA (LSSA) Premium Consulting Service is a personalised service that delivers advice and consultation to parties involved in the property development process, providing initial examination and assessment of plans and associated dealings prior to lodgement.

PRODUCT SCOPE AND PRICING - Prices are Effective for 2026-2027 FY

FIXED PRICE PLAN SUBMISSION

PRODUCT SCOPE

- **Premium Consulting Service (Basic Plan) $2,154 inc. GST**

Basic Plan with a low complexity

- Deposited Plan creating up to 5 new allotments (excluding Staged Subdivision)
- Outer Boundary
- Community Division

- **Premium Consulting Service (Community Strata) $2,876 inc. GST**

Community Strata with a low complexity.

- **Premium Consulting Service (Premium Plan) $3,652 inc. GST**

Plans estimated by LSSA to fit within a standard examination time frame (up to 8 hours). For example, but not limited to (subject to quote):

- Subdivisions that have an outer boundary plan
- Standard Divisions with complex easements
- Community Divisions (excluding complex stratum divisions)

- **Premium Consulting Service (Bundle Plan) $3,652 inc. GST**

Involving combination of plans, for example:

- Outer Boundary followed by Community Plans
- Deposited Plan followed by Community Plans
- Amendments to Community Plans (Division of Development Lots)

TIME & MATERIALS PLAN SUBMISSION

PRODUCT SCOPE

- **Premium Consulting Service (Bespoke) High Complexity**

Time and materials may be quoted for plans/projects estimated by LSSA to be outside of the fixed fee time frame due to:

- containing multiple complex variation and/or extinguishment of easements
- possibly requiring an extensive 'right search'
- the complexity (i.e. large-scale Stratum Divisions)
- the size (high data content and sheet numbers)
- requiring significant consultation

PRICING BY PLAN TYPE

Complexity Category	Division	Sub-division	Outer Boundary (File Plans)	Community Plans	Community Strata	Bundle (FP-CP) (DP-CP)
Low	$2,154	$3,652	$2,154	$2,154	$2,876	$3,652
High	Bespoke	Bespoke	Bespoke	Bespoke	Bespoke	Bespoke

PRODUCT SCOPE AND PRICING

DEALINGS LODGED

PRODUCT SCOPE

- **Premium Consulting Service (per Dealing) $785 inc. GST**

All Division Dealings: RTU/RTC/ACT/TG and VE

Non-Division Dealings: Appointment of New Trustees (NT), Variation of Order of Priority (AV), Underlease (UL), Re-Entry of Lease (RL), Lease (L)

- **Premium Consulting Service (per Dealing) Bespoke Quote $ inc. GST**

All lodged dealings that require significant consultation.

- Containing multiple complex variation and/or extinguishment of easements
- Possibly requiring an extensive 'right search'
- The complexity (i.e. large-scale Stratum Divisions)
- Dealing complexity requiring significant consultation
- Transactions involving complex shares or interests.

- **Lodgement of Very Simple Non-Division Dealings or Filing of By Laws/Scheme Description/Development Contract $435 inc. GST (Per Lodgement)**

  - This fee is charged per dealing in addition to the Division Dealing product fee where:

- An ACT is lodged and is accompanied by an LF1 - By Laws, Scheme Description and Development Contract;
- A very simple non-division dealing (eg: DM, M, RA) intended to be lodged in a series with a Division Dealing.

➢ **Lodgement for Filing Variation/Amendment of By Laws/ Scheme Description/Development Contract $435 inc. GST (Per Lodgement)**

- When an AP3 or AP5 is lodged and is accompanied by an LF2 - Variation/amendment of By Laws, Scheme Description and Development Contract. This fee is charged per dealing in addition to the AP3 or AP5 Dealing product fee.

FEATURES

➢ Personalised end to end service – Premium Consulting Service clients will receive a dedicated Client Liaison Officer who will see their job requirements through from start to finish in a timely fashion.

➢ Pre-examination of plans and dealings, ensuring quick, first-time acceptance once they are lodged.

➢ This means smoother plan processing, swift registration of dealings and prompt title creation, saving time for your business and providing the best possible experience for your customers.

CONDITIONS

➢ All regulated lodgement and product fees apply.
**This includes the plan withdrawal fee should a client request to use the Premium Consulting Service for a lodged plan.*

➢ Definition of Complexity Category is based on set variables, including:

- Easements
- Annotation
- Number of sheets (duplicate data)
- PCPLANS/Data integrity - by parcel
- Rural/DSA and Urban/DSA (Adelaide/Rural City)
- Car Stackers
- AHD Parcels and Easements
- Potential for planning changes
- Dealing complexity

➢ Premium Consulting Service clients will be bound by the client contract, terms and conditions.

➢ ***Road plans – All road plans will be excluded from the Premium Consulting Service***