

What happens after Subdivision Works are finished? What should I be doing?



Time Frame Between Steps	Activity Flow Chart	Purchaser Action Steps
Redbank to advise when Subdivision works are completed	<p>Step 1</p> <p>Completion of Subdivision works. (NBN, Sewer, Water and Electrical).</p>	<p>After subdivision works are completed check you have finance approval with lender.</p> <p>Advise your builder Step 1 is completed.</p> <p>Plans & information are available on the Redbank website. Plans can be lodged with the Redbank Design Review Panel (DRP) for approval & Stamping.</p>
2 - 4 Weeks	<p>Step 2</p> <p>Testing and acceptance of services by Authorities (Council, Sydney Water, Endeavour Energy, NBN).</p>	
2 - 4 Weeks	<p>Step 3</p> <p>Hawkesbury Council issues Subdivision Certificate and signs Subdivision Plan.</p>	
One Week	<p>Step 4</p> <p>Lodgement of Subdivision Plan and Title at Land Property Information (LPI).</p>	<p>Advise your lender, builder & lawyer that the subdivision plan has been lodged at the Land Property Information (LPI) & registration is expected in 2 - 4 weeks.</p>
2 - 4 Weeks	<p>Step 5</p> <p>Registration of Subdivision by Land Property Information (LPI) and notification of registration to Purchasers lawyers.</p>	<p>Check your lawyer has notified your lending body that registration has taken place and advise the date of settlement.</p>
2 - 4 Weeks	<p>Step 6</p> <p>Purchaser settlement.</p>	<p>Advise the builder that settlement has taken place.</p>
2 - 4 Weeks	<p>Step 7</p> <p>Issue of Development Approval (DA) from Council and Building Approval (CC) by Principal Certifying Authority (PCA) or Hawkesbury City Council.</p>	<p>Check builder has sent CC to lending authority.</p>
Builder to advise	<p>Step 8</p> <p>Issue of Authority to Commence Construction (ACC) by bank to builder.</p>	
	<p>Step 9</p> <p>Builder takes possession of site, erects temporary fence and commences construction.</p>	