

PLANNING & DEVELOPMENT SPECIALISTS

**zaina
stacey.**

LAND DIVISION COST GUIDE

FINANCIAL YEAR 2026-2027

THE LAND DIVISION PROCESS

Get the right advice first



Scan me!



*Subject to specific site conditions.

COSTS 2026-2027

TORRENS

2 into 2	\$ 14,000 – \$ 15,000
1 into 2	\$ 43,000 – \$ 44,000
1 into 3	\$ 74,000 – \$ 75,000
1 into 4	\$ 105,000 – \$ 106,000
1 into 5	\$ 135,000 – \$ 136,000

DEMOLITION COSTS

Asbestos removal and
demolition of a typical house

\$15,000 – \$20,000



COMMUNITY

1 into 2	\$ 37,000 – \$ 38,000
1 into 3	\$ 57,000 – \$ 58,000
1 into 4	\$ 76,000 – \$ 77,000
1 into 5	\$ 95,000 – \$ 96,000
1 into 6	\$ 122,000 – \$ 123,000

OPEN SPACE CONTRIBUTION

Urban	\$10,166
Regional	\$3,723

GOVERNMENT FEES

SA WATER AUGMENTATION FEE

Per new additional
allotment \$8,034

WATER COSTS

Standard water connection
including new meter
for Torrens Title \$4,392

Manifold with:

2 meters	\$5,747
3 meters	\$6,648
4 meters	\$7,549
5 meters	\$8,450

WATER METER RELOCATION COSTS

Standard water disconnection	\$ 983
0.1m–0.5m	\$1,398
0.6m–2.0m	\$1,451
2.1m–4.0m	\$1,774

SEWER COSTS

Standard 100mm connection	\$8,063
150mm connection for 7+ Community Title lots	\$8,915

Government fees have been included in all costs.

LET'S TALK ABOUT YOUR PROJECT

Visit our website for a free site appraisal or come and see us to discuss your project.

08 8379 7979

1 George Street
Parkside SA 5063

planning@zainastacey.com

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Visit our
website



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stacey.**

