



TENURE SOLUTIONS : BASIC TENURE OPTIONS REPORT

Thank you for your enquiry.

Based on details from the Sunshine Coast Regional Council website, our assessment of the broad possible options for subdivision and/or any additional structures on the above property follows:

- 1) **Subdivision** - Traditional subdivision will generally not be supported by Council due to the current zoning being Rural as the SEQRP restricts subdivision with a minimum site size of 100Ha.
- 2) **Dual Occupancy/Community Title** - will generally not be considered, due to the Rural zoning.
- 3) **A secondary dwelling** may be considered by council, subject to various provisions of the planning scheme; if approved, separate sites can be provided for each building, utilising either Company Title or Registered Leases/Licenses.
- 4) **Company Title** may be possible, which enables provision of separate sites in a property, does not require council approval. Company Title operates under Commonwealth legislation and does not fall within the authority of local governments.
- 5) **Registered building leases/licenses** may be possible over separate lots/buildings which, depending on configuration, does not require council approval. These leases over the buildings may be lodged with Titles Queensland.
- 6) **Nature Based Tourism or Short Term Accommodation** - may be possible.

Items 3) to 6) above will require further discussion and/or investigation to ascertain compliance with the council planning scheme and Titles Queensland requirements.

Various overlays may also restrict the development potential of the site e.g. Flood prone areas Overlay, etc. which would have to be further investigated.

Attached is a summary of both of our Lease/License and Company Title processes for your consideration, please feel free to call to discuss further.

Thank you and kind regards,