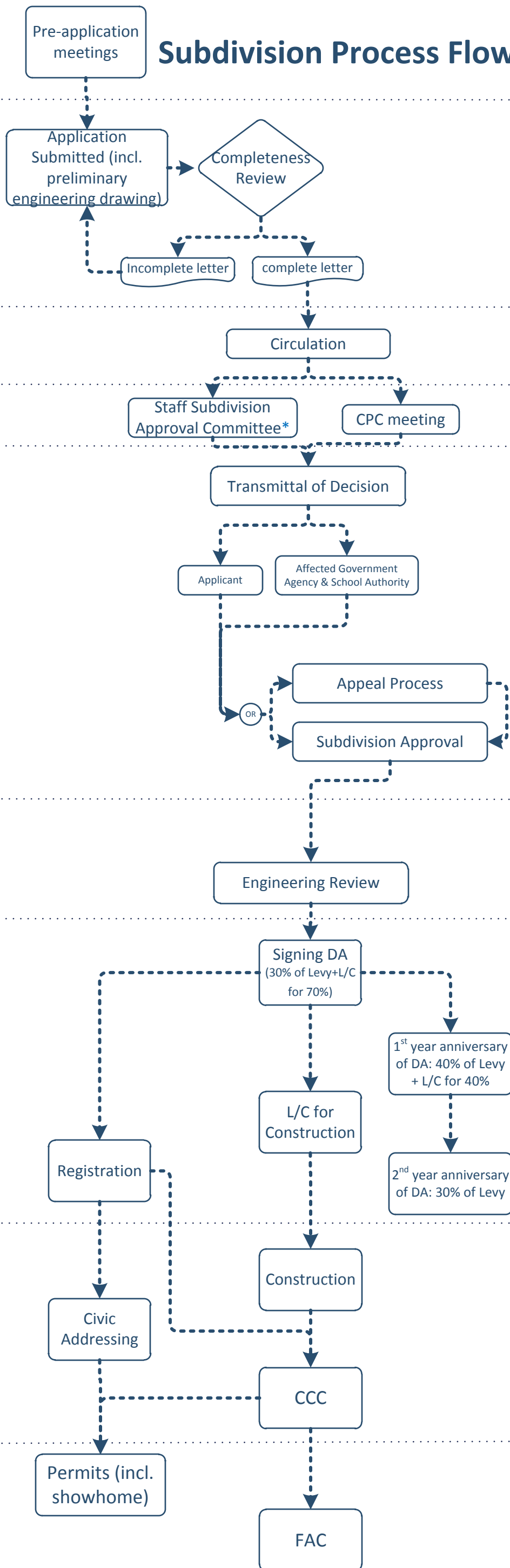


Subdivision Process Flow



Timeline Estimation

2 weeks for completeness review

Subdivision Requests

Subdivision (Tentative) Plan Application *	\$1500 for 2 lot subdivision \$1500 + \$175/lot for 3 or more lots
Bareland Condo:	
Land Reversion	\$1,000 for <10 units \$1,000 + \$125/unit for >10units
Building Reversion	\$40/unit
Linen Endorsements *	\$115/lot
Road Closure	\$1,500
Stripping and Grading	\$750 flat rate

* Except for MR & ER lots

30 days for circulation

2-3 weeks after circulation

2-3 weeks after issuing transmittal of decision

Fees, levies & securities

Application fee:

\$1500 for 2 lot subdivision
\$1500+\$175/lot for 3 or more

SDAB fee(if applicable): \$350

Subdivision Other Fees* **

Administration Fees (Town-led Studies & Staffing)	\$5,000 per acre
Public Facilities	
Commercial/Industrial lands	\$15,000 per acre
Residential lands***	\$4,000 per residential unit
Mixed-Use (Commercial & Residential)	\$15,000 per acre plus \$4,000 per residential unit
Others (e.g.roads, excluding MR/ER/PUL)	\$15,000 per acre

* The fee shall be paid 50% prior to subdivision registration and 50% at the time of one year after subdivision.

** if the land is rezoned after subdivision, the developer shall pay for the increased amount from the recalculation. However, the original fee will remain if the recalculation results in a reduction of the fees.

*** The Public Facility fee for multi-family lot shall be calculated and paid at the approval of Comprehensive Development Permit.

2-3 weeks for Engineering Review

1-2 weeks for DA signing

Letter of Credit(construction):
100% of construction cost estimation

Off-site Levy: 1st payment due upon execution of DA: 30% of levy and L/C securing 70%; **2nd payment** due on 1st anniversary of DA: 40% of levy and L/C reduced to 30%; **3rd payment** due at 2nd year anniversary of DA: 30% of levy and L/C will be returned.

Letter of Credit(Construction) reduced to 25% of cost estimation when issuing CCC.

DP for house:
Performance Deposit: \$5000 (it can be exempted if 1)the permit is issued before FAC, and 2) the developer has guaranteed in writing that the deposit will be submitted to the Town at the stage of FAC;

Landscaping Deposit: \$2500

- Prior to the commencement of construction:
 - 1) Development Agreement shall be signed;
 - 2) Letter of Credit for construction shall be submitted as per Town's requirement; and
 - 3) the 30% of the off-site levy shall be paid plus a L/C for the rest 70%.
- The subdivision shall be registered prior to CCC being issued

- Prior to the release of DP & BP for individual house, the subdivision shall be registered and CCC for underground and surface shall be issued.
- 2 years warranty period between CCC and FAC
- 5 years extended warranty period for latent defects following FAC