

## THE SEVEN TRUTHS OF SUBDIVIDING

Whether you want to maximise your land's potential or you want to make some money, subdividing can be a long and confusing process. Getting your head around terms like Green Title Subdivision, Survey Strata Subdivision, Built Strata Subdivision, WAPC, Form 1A Subdivision Application and dealing with your local council can be challenging, no matter how well prepared you are. But with the right guidance, developing your own property can be an exciting and rewarding process, so well done for giving it a go. We live and breathe property subdivision and have helped many people realise their dreams with the minimum of fuss. To make sure your great Aussie dream doesn't turn into your worst nightmare, you need to know The Seven Truths of Subdividing.

**1**

### IT CAN TAKE A LONG TIME

If you want to make a fast buck, this is not the right way to go about it. From the time you decide to subdivide to the issuing of your new title, you could be looking at 6 to 12 months and sometimes even longer. There is a lot of running around and several hurdles to jump.

BE Surveys can help guide you through the process and save you time by doing a lot of the leg work for you.

**2**

### YOUR LOCAL COUNCIL HOLDS THE KEY

Before you get too carried away with your idea, contact the planning officer at your local council to find out what the zoning laws are for your property and whether you're allowed to subdivide it.

We can help you work out the size of your property and ensure the council process runs smoothly.

**3**

### IT COULD COST MORE THAN YOU THINK

To avoid any nasty surprises, it's important to take the time to work out a realistic budget. Depending on the size of your subdivision, you might need anything from \$10,000 up to \$50,000.

BE Surveys can provide you with a complete breakdown of costs for your project, manage the budget and see it come in on or under budget.

**4**

### NOT KNOWING WHERE YOU'RE GOING COULD GET YOU LOST

Perhaps your families grown up and left home and now you want to downsize and sell some of your back yard. Or perhaps you've bought some land and you want to split it to sell and make some money. Regardless of your goal, being clear about why you want to subdivide means you'll end up with the type of subdivision you want. If you don't have a clear picture of what you want, you could lose half your land and be financially worse off.

We can help you establish a clear goal that gives your project every chance of success.

## 5 YOU NEED PATIENCE AND STAMINA

Now it's time to pick the right type of subdivision. Getting this bit wrong is where you stand to lose the most money. There are Green Title, Survey Strata and Strata Subdivisions. Depending on your property, one of these will be the right one for you and our licensed surveyors can help you with this decision.

Once you've selected the type of subdivision, we will complete a survey of your land and submit a subdivision application. This is where the waiting begins. The subdivision application process can take up to three months, but if you're clever you can use this time to plan the next phase of your subdivision.

If you have limited time, or you're not sure how to go about the subdivision application, we can walk you through the process. Better still we can prepare and submit the application for you.

## 6 THERE'S NO WAY FORWARD WITHOUT APPROVALS

This is the critical moment that decides the success of your project. The Western Australian Planning Commission (WAPC) reviews your application and will either approve your subdivision outright or approve it on the condition you complete certain things. For example, they may ask you to service the property with phone, power, water and sewer connections. Probably the most stressful part of the process, it can feel at this point you have a hole in your pocket.

BE Surveys can lift much of the burden of this sometimes challenging process for you by helping you satisfy the imposed conditions. Better still we can satisfy them on your behalf and engage all the necessary contractors from our panel of preferred suppliers. This will reduce your financial outlay in this the most expensive part of the subdivision.

## 7 YOUR NEW TITLE IS WORTH CELEBRATING

'You made it! Good on you!' We can arrange your new certificates of title and then it's time to crack open the champagne. You can now sell the land or build on it. It's your dream; it's time to live it.

To find out how we can help you manage your subdivision and maximise your returns, **CONTACT US TODAY on 08 9535 5833.**

*The contents of this information flyer does not constitute legal, property or financial advice. This information is intended as helpful pointers to give you an understanding of the process you may face when subdividing. © BE Surveys*