

Your subdividing *top 5*



Block Shock

Finding the Hidden Costs

Buyer beware! If you're purchasing a block for subdivision or development, it's important to identify early any characteristics of the block that could end up costing you much more than you budgeted for.

Our R-Codes whitepaper may have helped you find a block that you can subdivide and you've probably decided which type of strata title will suit your project best. Here, we help you look closely for any hidden costs that may be lurking round the corner, ready to interfere with your plans.

Understanding the characteristics of your block early on is important because it means there's less chance you'll have to deal with budget blowouts down the track. Hidden nasties and unexpected problems can have a major impact on the price and the development potential of your block.

The experts at Dale Alcock Developments have put together this 5-point checklist, providing a round up of the critical questions you need to ask. The answers you get back may not necessarily change your mind about buying the block you have your eye on, but at least you'll be armed with all the information you need to make a considered and informed decision.

Point 1

Services & Suchlike

- ✓ Where are the Minister's Sewer and the sewer manholes currently situated? Is the Minister's Sewer currently within the block or does it need to be extended?
- ✓ Is the sewer higher or lower than the development I am proposing? It needs to be lower.
- ✓ Are there local government drainage easements that are not shown on surveys, which could limit my design, have an impact on the size of my development and end up costing me money?
- ✓ Where is the position of elements such as street trees, bus bays, bus shelters, traffic islands, street signs and side entry gullies?
- ✓ Are there any power easements from overhead power lines? Will the front house need converting to underground power? If so, this could affect my design.
- ✓ Do I require engineered stormwater?
- ✓ Are there any service provisions already in place?
- ✓ Will I need to relocate any power, water, sewer or gas infrastructure so that I can develop the block?

Point 2

Neighbourly Love

- ✓ Is the retaining to my neighbour's property adequate for my proposed driveway?
- ✓ Just how close are neighbouring structures to where I want to build?
- ✓ If I'm planning to build on a strata lot, do I need permission from other strata owners?

Point 3

Planning & Preparation

- ✓ Have I found out about any future road widening or right-of-way widening that might have an effect on the size of the lots I'm planning to create?
- ✓ Are there any heritage area or specific local government requirements that might have an impact on the cost and design of my project, or how long it may take to complete? The Bassendean Energy Efficiency Policy, for example, encourages the design of energy-efficient homes.
- ✓ Can I demolish the existing home if I want to?

- ✓ What are the local government contributions for drainage or public open space?
- ✓ What steps can I take to reduce the impact of noise on my development? If I'm on a main road, close to the airport or near a rail line, will Local Government enforce noise attenuation regulations?
- ✓ Are there any upgrades or improvements that need to be made if I retain the existing home?
- ✓ How big is the "fall" on my lot? How much does it slope from front to back? From side to side?
- ✓ Is my block subject to split zoning? This can affect development potential in some shires.

Point 4

Location, Location, Location

- ✓ Have I found out if I need to do a soil classification test? Is it clay or sand? If it's clay, this could end up costing me money in extra site works.
- ✓ What's the height of the water table? How close am I to nearing water, such as a lake, the ocean, a river or wetlands? Will this have an implication on site works and storm water?
- ✓ Do I have a clear picture of my site's typography?
- ✓ Is my block situated in a special precinct area?

Point 5

Design Direction

- ✓ Where is north in relation to my block? Will the block's orientation affect my design?
- ✓ If there's an existing home on the block and it's going to be kept, is there anything I need to do to the house so that I can access the area I want to build on? This might involve cutting back eaves, verandahs or carports. A minimum of 3m is needed to get past an existing home, including using a straight driveway.
- ✓ How is the lot currently titled? If it's strata titled, does this restrict my design ideas or have an impact on the size of my development?

Our specialist development team can help you find out everything you need to know before you sign on the dotted line. Whether you're a seasoned developer, deciding on a block for your first development project, or simply looking to build in your own backyard, it pays to be aware of all the issues so that you can proceed with confidence.

To find out more, speak to one of our expert Development Consultants today.



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