

SURVEY STRATA DELIVERS COST SAVINGS ON DEVELOPMENT PROJECT

PROJECT: Brownfield Infill Development – Gosnells, Western Australia **CLIENT:** Heyspring Holdings

PROJECT BACKGROUND

Australia's significant housing market boom over recent years has resulted in an exponential increase in the demand for land across the country. In Western Australia, it is forecasted that the city of Perth will have a 15% growth by 2030.

To accommodate this anticipated increase in demand for residential dwellings, the focus will be on limiting unsustainable urban sprawl and encouraging higher density residential housing.

Located 15km from the Perth central business district, Maddington is a well-established suburb, comprised of residential and commercial zones. Due to its proximity to major road and rail infrastructure, many areas with larger lot sizes have been rezoned to allow higher density residential housing as infill developments.

Heyspring Holdings – a real estate developer in Perth – identified an opportunity when two large adjoining lots came onto the market with an R30 residential zoning. It aimed to maximise the combined land area across the site with multiple dwellings, as an investment plan.

To ensure the subdivision procedure ran smoothly, Heyspring Holdings sought assistance from a licensed surveyor with professional knowledge and engaged MNG for support.


CHALLENGES

To ensure the project was financially successful, it was critical to develop the sites as quickly as possible. However, potential delays in seeking approvals and submitting plans to the relevant authorities, are common and can lead to additional, unexpected costs in the overall process. This was highlighted to the client as a potential challenge.

SOLUTIONS

With all facets and requirements of the project understood and considered, MNG recommended a survey-strata development as the preferred solution.

Completing the development as a Green Title was considered, however as it would require new titles to be created prior to the granting of a building license, it was not the most favourable option and was dismissed.



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Survey-strata, on the other hand, would allow for construction to proceed once the land was amalgamated and relevant development approvals were obtained. Site works, servicing and building construction could also be completed simultaneously, which would result in cost savings for the client.

Following the initial boundary re-establishment and feature surveys of the site, the legal subdivision / amalgamation process commenced. A design for 18 townhouses on survey-strata (plus a common driveway to service the lots) was presented. The pre-calculation of the survey-strata plans was compiled and formed the backbone of the development.

The development approval was submitted to the local government authority, with detailed site plans for the construction of the townhouses. MNG prepared and submitted the Western Australian Planning Commission (WAPC) survey-strata application for the new lots and common property.

After approval from Landgate and WAPC, the land was held within one lot, ready for the creation of the new survey-strata titles and common property. This provided the developer with a flexible, time and cost-effective solution.

OUTCOMES

Heyspring Holdings was granted a building license and commenced the construction phase of the townhouses.

MNG prepared and submitted the planning application, provided land tenure consultancy, and completed the legal survey to subdivide the property, along with other construction set-out requirements.

The consolidation of professional services offered by MNG resulted in the client being able to expedite the development process and complete their development in the most efficient and cost-effective manner.

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