

# THE SUBDIVISION HUNTERS READY RECKONER



# About Strategic Property Group

Strategic Property Group is an innovative, full-service property and finance advisory firm dedicated to helping its clients generate multi-million dollar property portfolios.

Whether you're looking to get into your first small development to sure up your nest egg, you want to get serious on joint venture multi-unit sites, or you simply want an experienced and trusted broker who can help you secure finance for your next or first property, we are fully equipped to service your needs in a holistic start-to-finish manner.



# Strategic Property Group Services

We provide a holistic service offering for our clients to accelerate their wealth including: •

- ✓ Mortgage Broking
- ✓ Investment Education
- ✓ Subdivision
- ✓ Multi-Unit Developments
- ✓ Joint Venture Investments

## Contact us

For a free consultation to see how we can accelerate your personal wealth, please contact us on 1300 WE DEVELOP or at [enquiries@strategicpropertygroup.com.au](mailto:enquiries@strategicpropertygroup.com.au)

# Subdivision Checklist

☐ Does the block size meet the R-Code requirement?

☐ Do the measurements of the yard meet the minimum block size?  
(Consider minimum setbacks)

☐ Is there at least 3.5m from the boundary fence to the side of the house? (battle-axe)

☐ Which side of the road & property is the power supply? Is it already underground?

☐ What is the sewer position?

☐ Is there a noticeable soil gradient in the proposed development area?

☐ What would it cost to remove existing outbuildings and trees?

☐ If you will retain house, is it in rentable condition? What improvements are necessary?

☐ Is the property already tenanted?

R-code	Minimum lot size (m <sup>2</sup> )	Average lot size (m <sup>2</sup> )
R10	875	1000
R12.5	700	800
R15	580	666
R17.5	500	571
R20	350	450
R25	300	350
R30	260	300
R35	220	260
R40	180	220
R50	160	180
R60	120	150
R80	100	120

Remember to call council to confirm planning policy



# Need personalised property investment advice?

If you would like to speak to our property investment consultants to gain some advice on your current situation or have any further questions regarding any of the content in this guide, please feel free to contact us using any of the following methods:



Email us at [enquiries@strategicpropertygroup.com.au](mailto:enquiries@strategicpropertygroup.com.au)



Visit our website [www.strategicpropertygroup.com.au](http://www.strategicpropertygroup.com.au)



Call us on 1300 WE DEVELOP

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