



SUBDIVISION FEASIBILITY REPORT

for

100 Sample Avenue, Epsom, Auckland

18th June 2020



wesubdivide
SUBDIVISIONS AND LAND DEVELOPMENT

18th June 2020

Client
100 Sample Avenue
Epsom
Auckland 1024

Hi Client,

The following report is based on a site visit in June 2018 analysis of documents available in the public domain. At the time of writing we had not yet viewed the property file or certificate of title. The aim of this feasibility report is to provide you with valuable information regarding your property and the potential for subdivision and development.

Property Information

Address of Property: 100 Sample Avenue, Epsom, Auckland

Locality: The property is a road front freehold lot situated off the southern side of Sample Avenue within the Auckland City suburb of Epsom. Overall the housing stock in the locality is characterised by residential dwellings of mixed age, interspersed with more recent infill housing. The nearest retail complex in Greenwoods Corner is located within approximately one kilometre southwest of the property. All parks and reserves are within a short drive. The nearest Primary School Epsom Normal Primary School is located within a short walk of the property. The nearest Secondary School Onehunga High School is located within two kilometres of the property. The property lies within a twenty-minute drive from the Auckland CBD during off-peak traffic flows.

Legal Description: Lot XX Deposited Plan XXXXX , contained in Certificate of Title NAXX/XXX.

Capital Value July 2017: \$2,175,000 (Land Value \$1,940,000; Improvements Value \$235,000)

Land Description: The existing property is a road front freehold lot, regular in shape and level in contour and having an approximate area of 582m².

Indicative issues related to the subdivision of 100 Sample Avenue, Epsom, Auckland

Sufficient Net Land Area: Yes

Indicative Contour: Level

Indicative Proposed Access Width: Appears sufficient, topographical survey to confirm

Storm Water Connection: Further investigation required; storm water soakage may be an option

Waste Water Connection: Propose connection into public line outside northern boundary of the property on the council berm.

Water Connection: Reticulated -- to be established

Notable Trees on site: None

Controls/Environmental/Designations:

Controls - Macroinvertebrate Community Index – Urban

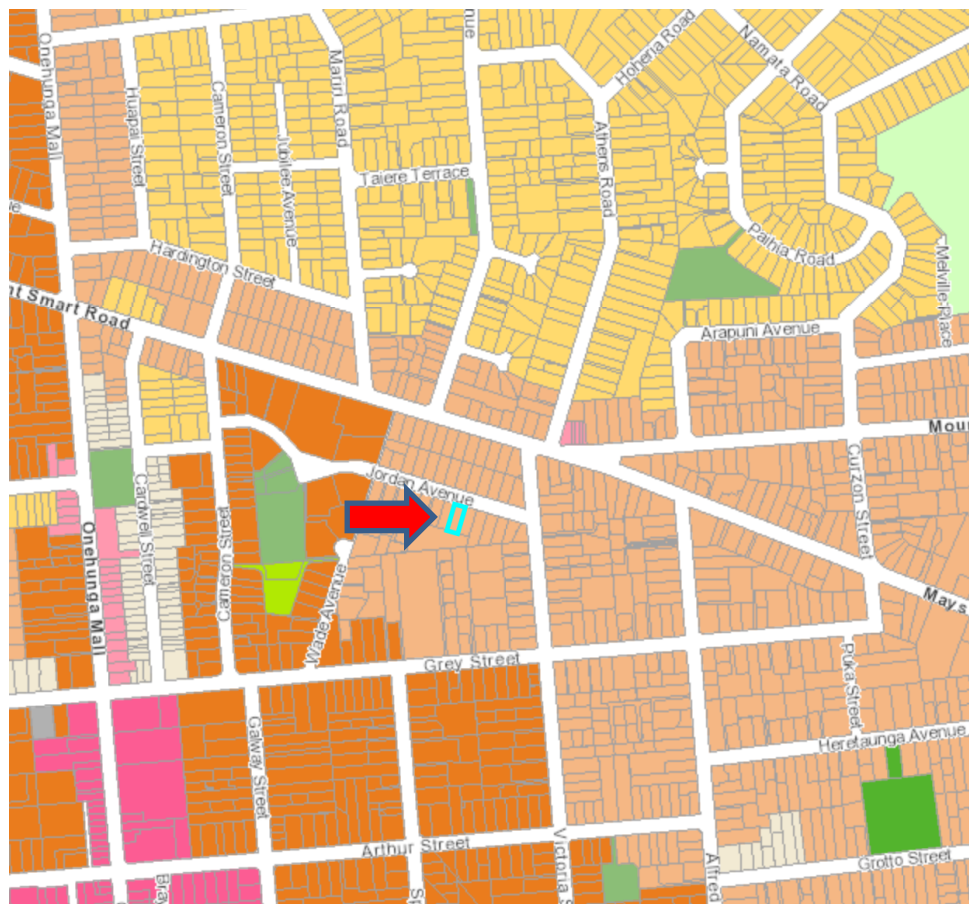
Overlays – Natural Resources – High Use and Quality Sensitive Aquifer Management Areas – Onehunga Volcanic Aquifer

Natural Heritage – Regionally Significant Volcanic Viewshafts and Height Sensitive Areas Overlay – 011 – One Tree Hill Viewshafts

Auckland Unitary Plan (Part Operative Version):

Much of the Auckland Unitary Plan that is not subject to legal appeals at the time of writing is now operative.

Under the Auckland Unitary Plan (Part Operative Version) the property zoned **Mixed Housing Urban**. There are no density rules in this zone provided any proposed development on the land complies with all council rules including, but not exclusive to, maximum building height, height in relation to boundaries, maximum building coverage and impervious surface areas, vehicle reverse manoeuvring and outdoor courtyards.



	Residential - Large Lot Zone
	Residential - Rural and Coastal Settlement Zone
	Residential - Single House Zone
	Residential - Mixed Housing Suburban Zone
	Residential - Mixed Housing Urban Zone
	Residential - Terrace Housing and Apartment Buildings Zone

Maximum Storeys	Maximum Height	Height in Relation to Boundary	Maximum Building Coverage (Net Area)	Maximum Impervious Area	Minimum Net Site Density	Minor Dwellings Permitted
3	11m	3m: 45°	45%	60%	None	No

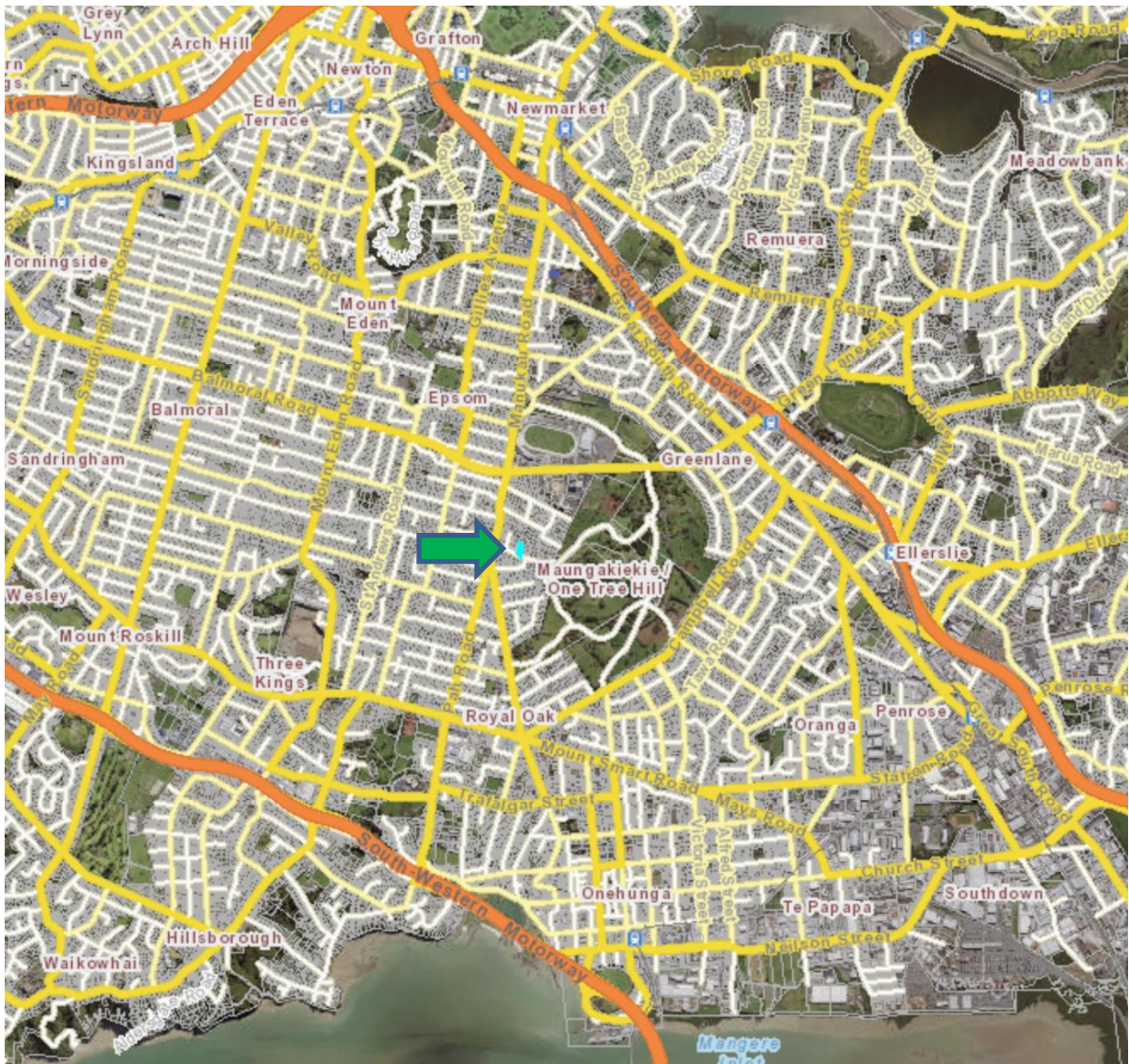
Proposals

Option 1: Two Lot Subdivision: It is proposed that the site is to be subdivided into two separate lots, each having approximate areas of **275m²** and **240m²** respectively (refer Proposed Subdivision Plan on page 7). Proposed Lot 1 to be created around the existing house; proposed Lot 2 to be created on the southern portion of the existing parent lot, which will be vacant. After completion of the subdivision and the issue of separate titles we propose either selling the newly created lot or constructing a dwelling on the lot to be sold or rented.

Option 2: Three Lot Subdivision: It is proposed that the site is to be subdivided into three separate lots, each having approximate areas of **275m²**, **105m²** and **110m²** respectively (refer Proposed Subdivision Plan on page 10). Proposed Lot 1 to be created around the existing house; proposed Lots 2 and 3 to be created on the southern portion of the existing parent lot, which will be vacant. After completion of the subdivision and the issue of separate titles we propose either selling the newly created lots or constructing dwellings on the lots to be sold or rented, or a combination of each.

Option 3: Five Lot Subdivision: It is proposed that the site is to be subdivided into five separate lots, ranging from **90m²** to **110m²** (refer Proposed Subdivision Plan on page 13). All proposed lots to be created as vacant lots. After completion of the subdivision and the issue of separate titles we propose either selling the newly created lots or constructing a block of townhouses on the lots to be sold or rented, or a combination of each.

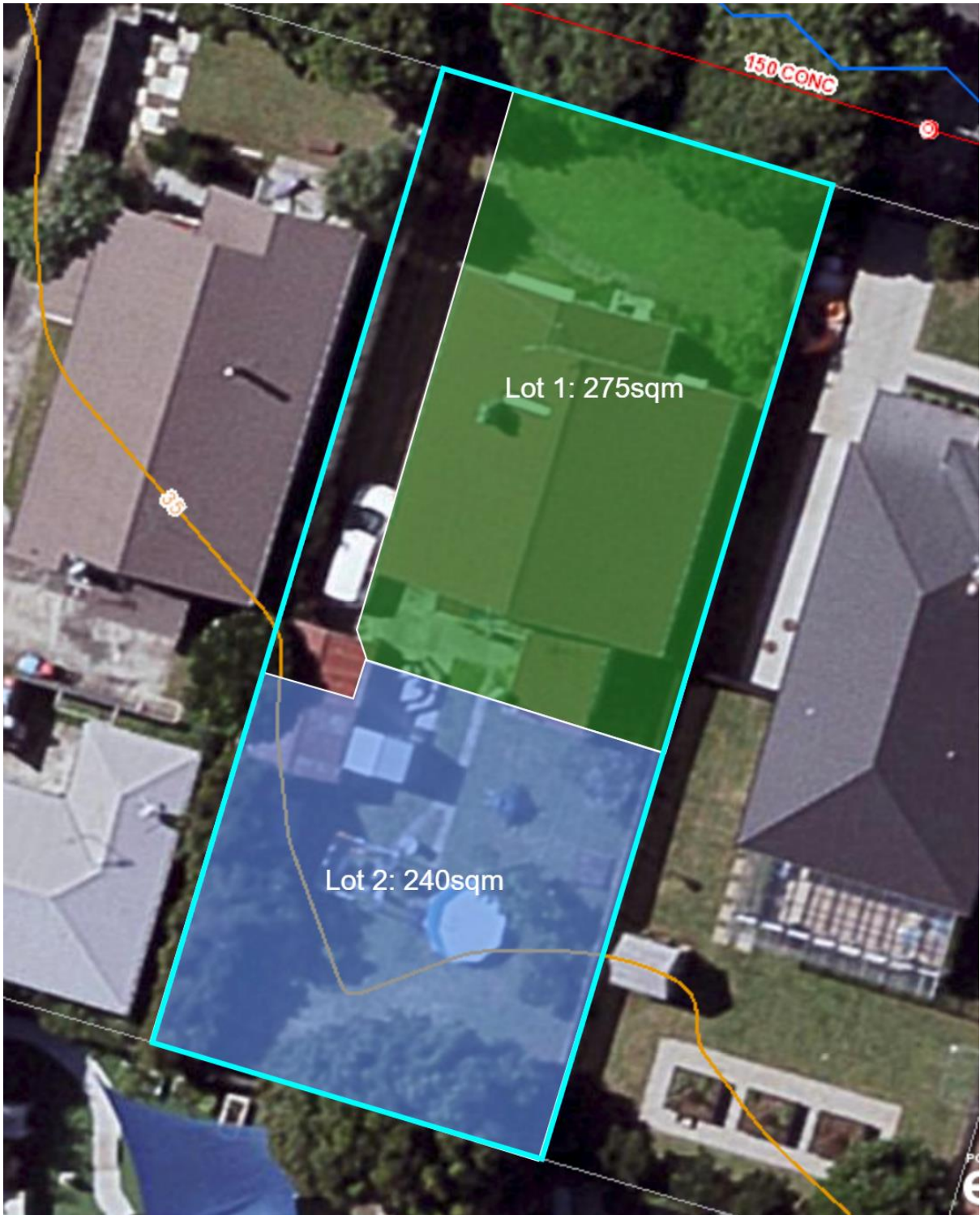
Locality Map



Existing Lot



Proposed Subdivision Plan (Option 1)



Estimated Project Costs (Option 1)

A. Subdivision

Our research and analysis on your property indicate the cost to complete the subdivision would be approximately **\$170,000** (Refer Costing Schedule on page 19).

Estimated Subdivision Cost	\$170,000
<u>Contingency (10%)</u>	<u>\$17,000</u>
Total Subdivision Cost	\$187,000

B. Subdivision and Build

We are aware that construction costs vary greatly. Therefore we have adopted a dwelling size and rate per square metre that we consider are appropriate for the zone and locality. For this option we have proposed a two level, stand-alone dwelling providing four bedrooms and living accommodation.

Total Subdivision Cost	\$187,000
Build cost (180m ² @ \$2,700 per m ²)	\$486,000
<u>Build Contingency (10%)</u>	<u>\$49,000</u>
Estimated Total Development Cost	\$722,000

Estimated Financial Return (Option 1)

Our research and analyses indicate that the current value of proposed **Lot 2** is between **\$500,000 and \$600,000**. For this exercise we have adopted the mid-point of **\$550,000**.

We believe a new build on a subdivided lot would currently sell between **\$1,150,000 and \$1,350,000**. For this exercise we have adopted the mid-point of **\$1,250,000**.

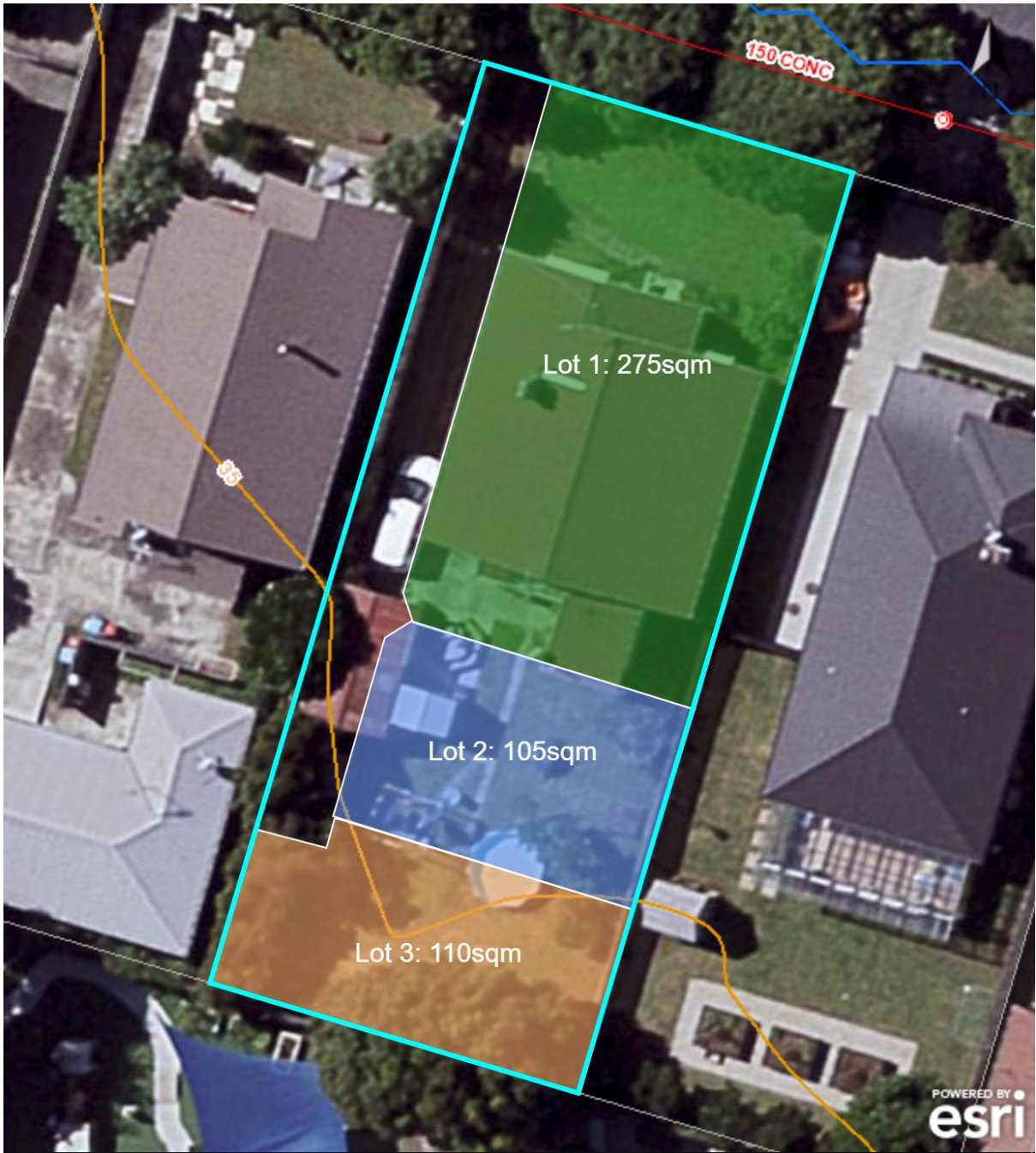
Option A: Subdivision

Lot Value Estimate	\$550,000	
<u>Less Subdivision Costs</u>	<u>\$187,000</u>	
Estimated Gross Return	\$363,000	
Plus Value of Existing Dwelling on 275m ²		\$1,000,000

Option B: Subdivision and Build

Property Value Estimate	\$1,250,000	
<u>Less Total Development Costs</u>	<u>\$722,000</u>	
Estimated Gross Return	\$528,000	
Plus Value of Existing Dwelling on 275m ²		\$1,000,000

Proposed Subdivision Plan (Option 2)



Estimated Project Costs (Option 2)

A. Subdivision

Our research and analysis on your property indicate the cost to complete the subdivision would be approximately **\$254,000** (Refer Costing Schedule on page 20).

Estimated Subdivision Cost	\$254,000
<u>Contingency (10%)</u>	<u>\$25,000</u>
Total Subdivision Cost	\$279,000

B. Subdivision and Build

We are aware that construction costs vary greatly. Therefore we have adopted a dwelling size and rate per square metre that we consider are appropriate for the zone and locality. For this option we have proposed three level, attached duplex dwellings each providing three bedrooms and living accommodation.

Total Subdivision Cost	\$279,000
Builds cost (2 x 140m ² @ \$2,700 per m ²)	\$756,000
<u>Build Contingency (10%)</u>	<u>\$75,000</u>
Estimated Total Development Cost	\$1,110,000

Estimated Financial Return (Option 2)

Our research and analyses indicate that the current value of each of proposed **Lots 2 and 3** is between **\$400,000 and \$450,000**. For this exercise we have adopted the mid-point of **\$425,000**.

We believe a new build on a subdivided lot would currently sell between **\$1,050,000 and \$1,150,000**. For this exercise we have adopted the mid-point of **\$1,100,000**.

Option A: Subdivision

Lots Value Estimate (Two Vacant Lots)	\$850,000	
<u>Less Subdivision Costs</u>	<u>\$279,000</u>	
Estimated Gross Return	\$571,000	
Plus Value of Existing Dwelling on 275m ²		\$1,000,000

Option B: Subdivision and Build

Properties Value Estimate (Two Improved Lots)	\$2,200,000	
<u>Less Total Development Costs</u>	<u>\$1,110,000</u>	
Estimated Gross Return	\$1,090,000	
Plus Value of Existing Dwelling on 275m ²		\$1,000,000

Proposed Subdivision Plan (Option 3)



Estimated Project Costs (Option 3)

A. Subdivision

Our research and analysis on your property indicate the cost to complete the subdivision would be approximately **\$465,000** (Refer Costing Schedule on page 21).

Estimated Subdivision Cost	\$465,000
<u>Contingency (10%)</u>	<u>\$46,000</u>
Total Subdivision Cost	\$511,000

B. Subdivision and Build

We are aware that construction costs vary greatly. Therefore we have adopted a dwelling size and rate per square metre that we consider are appropriate for the zone and locality. For this option we have proposed three level, attached dwellings each providing three bedrooms and living accommodation.

Total Subdivision Cost	\$511,000
Builds cost (5 x 140m ² @ \$2,600 per m ²)	\$1,820,000
<u>Build Contingency (10%)</u>	<u>\$182,000</u>
Estimated Total Development Cost	\$2,513,000

Estimated Financial Return (Option 3)

Our research and analyses indicate that the current value of each of proposed **Lots 1 -5** is between **\$400,000 and \$450,000**. For this exercise we have adopted the mid-point of **\$425,000**.

We believe a new build on a subdivided lot would currently sell between **\$1,000,000 and \$1,100,000**. For this exercise we have adopted the mid-point of **\$1,050,000**.

Option A: Subdivision

Lots Value Estimate (Five Vacant Lots)	\$2,125,000
<u>Less Subdivision Costs</u>	<u>\$511,000</u>
Estimated Gross Return	\$1,614,000

Option B: Subdivision and Build

Properties Value Estimate (Five Improved Lots)	\$5,250,000
<u>Less Total Development Costs</u>	<u>\$2,513,000</u>
Estimated Gross Return	\$2,737,000

Note: While our costs and return calculations have a contingency allowance, there is no allowance for financing the project. Please be aware that there will be holding costs incurred if finance is required. There is also no allowance for associated selling costs including marketing costs and real estate agent's commission. These should all be taken into consideration in assessing the overall feasibility of the subdivision.

Rental Appraisal

We believe each new dwelling providing three bedrooms and living accommodation, built to a standard and specifications typical of the locality would currently rent for approximately **\$875** per week.

We believe each new dwelling providing four bedrooms and living accommodation, built to a standard and specifications typical of the locality would currently rent for approximately **\$1,075** per week.

Comparable Sales

Below is a sample of recent property sales in the locality:

Address	Suburb	Town	Sold	RV	Sale	Bdrm	Land	Floor	Built
7 Fairholme Avenue	Epsom	Auckland	Mar-20*	\$3,375,000	\$4,180,000*	2	881 m ²	392 m ²	2010 - 2019
12 Banff Avenue	Epsom	Auckland	31-Jan-20*	\$3,175,000	\$3,200,000*	4	869 m ²	241 m ²	1930 - 1939
27 Selwyn Road	Epsom	Auckland	07-Feb-20	\$3,125,000	\$3,070,000	4	1012 m ²	339 m ²	1920 - 1929
119c The Drive	Epsom	Auckland	Mar-20*	\$2,675,000	\$2,560,000*	5	426 m ²	297 m ²	2010 - 2019
25b Selwyn Road	Epsom	Auckland	07-Feb-20	\$2,250,000	\$2,060,000	5	512 m ²	245 m ²	2000 - 2009
8 Pukehana Avenue	Epsom	Auckland	10-Feb-20	\$2,275,000	\$2,010,000	3	845 m ²	158 m ²	1920 - 1929
3a Liverpool Street	Epsom	Auckland	13-Feb-20	\$1,675,000	\$1,800,000	2	367 m ²	239 m ²	2000 - 2009
14a Selwyn Road	Epsom	Auckland	12-Feb-20	\$1,650,000	\$1,670,000	3	n/a	194 m ²	1980 - 1989
3/17 Gardner Road	Epsom	Auckland	04-Jun-20*	\$1,575,000	\$1,585,000*	4	n/a	180 m ²	1990 - 1999
12a Greenfield Road	Epsom	Auckland	07-Feb-20	\$1,240,000	\$1,530,000	3	n/a	176 m ²	1980 - 1989
47 Pah Road	Epsom	Auckland	Mar-20*	\$1,300,000	\$1,455,000*	3	n/a	209 m ²	1920 - 1929
2a Fairholme Avenue	Epsom	Auckland	01-Feb-20*	\$1,525,000	\$1,355,000*	4	981 m ²	236 m ²	1980 - 1989
23/218 Green Lane West	Epsom	Auckland	25-Feb-20	\$1,180,000	\$1,290,000	3	n/a	170 m ²	2000 - 2009
28/218 Green Lane West	Epsom	Auckland	18-Mar-20	\$960,000	\$1,050,000	2	n/a	139 m ²	2000 - 2009
662a Manukau Road	Royal Oak	Auckland	05-Mar-20	\$920,000	\$1,040,000	3	n/a	153 m ²	1990 - 1999
593 Manukau Road	Epsom	Auckland	13-Mar-20	\$830,000	\$925,000	2	n/a	98 m ²	1970 - 1979

Source – Property Guru by Core Logic

What are the Benefits of Working with We Subdivide?



Our Clients Only Deal with Us

You only have to deal with one company throughout the entire process – We Subdivide! We can manage the entire process from subdivision concept through to separate titles and build you a new home if that's the plan. Of course we will keep you up to date on progress, but sit back and relax, We Subdivide has everything covered.



Dedicated Sales

We have partnered with Wallace and Stratton Real Estate in Auckland so we can sell your newly created land through a house and land package or as a finished build.



Knowledge Base

We have established relationships with architects, planners, surveyors, engineers, land development specialists and construction companies. The result is an efficient process.



Minimise Financial Risk

If you want to cash out we will market your new lot as soon as subdivision resource consent has been approved. We will work hard to get an unconditional agreement in place with a buyer subject to separate titles being issued. This helps with keeping your bank manager happy and your stress levels to a minimum.



Trust and Confidence

We work for our clients. Simple as that. We see our job is to maximize the return and minimize the expense incurred. If we can save you money along the way, fantastic – that's more in your pocket.



Tailored Package

Your property is your most valuable asset and we appreciate that. In most cases you only have one chance to capitalise on the land you hold. We will sit down with you before you commit and gain a real understanding of what you want to achieve by subdividing your property. We will then formulate a specific plan and timeframe to best achieve your goals. Regardless of the end goal you will maintain control over what happens on your land from the subdivision plan to the proposed new build.



Transparent Policy


We will agree a fixed fee for us to facilitate the subdivision for you. All contractors and consultants required throughout will be quoted and agreed upon prior to any work being commenced. After completion of each contract the invoice will be sent direct to you for payment.

Next Steps...

If you are comfortable with the findings in this feasibility report and working with We Subdivide then the next steps will be:

- Select the option that will best achieve your goals so we can tailor a package specific to you.
- Project funding. Subdivisions are a significant investment. We work closely with a number of registered financial brokers and banks who would be happy to sit down with you discuss how the subdivision will be funded and ways of structuring a loan if required.
- Talk to an accountant. There are often tax implications when profiting from subdividing. We would recommend getting advice from a chartered accountant prior to starting so you have a clear understanding of your financial obligations moving forward.
- After the above issues have been resolved and you are comfortable with subdividing, the next stage would be to formally engage us to manage the subdivision project for you. We would then arrange a formal pre-application meeting with a planner and development engineer at the relevant council to talk through the proposal. Following this meeting we will be able to gauge whether council will support our subdivision proposal. It will also raise any issues that may occur so we will be in a better position to be able to overcome and mitigate these issues.
- The next steps will be preparing to apply for subdivision resource consent. This typically involves a survey and scheme plan, geotechnical investigation, CCTV inspection of services, engineering report and resource consent report.

Appendices – Costings Schedule (Option 1)

			
Subdivision Costing Schedule for: 100 Sample Avenue, Epsom, Auckland Being a Two Lot Subdivision			
		Estimated Cost	Notes
Resource Consent Application costs			
Concept House Design	Estimate	\$ 5,000.00	
Topographical Site Survey	Estimate	\$ 1,650.00	
Pre-application meeting with council	Estimate	\$ 300.00	
Subdivision Scheme Plan	Estimate	\$ 600.00	
CCTV Inspections	Estimate	\$ 600.00	
Geo-technical Report	Estimate	\$ 2,500.00	
Engineering and Infrastructure Analysis Report	Estimate	\$ 6,500.00	
Subdivision & Land Use Consent Application Report	Estimate	\$ 2,500.00	
	Total	\$ 19,650.00	
Engineering & Civil Construction Costs			
Engineering Design and Approval and Site Supervision	Estimate	\$ 12,000.00	
Provide for Services (Power, Phone, Water)	Estimate	\$ 6,000.00	
Provide for Wastewater	Estimate	\$ 15,500.00	
Storm Water (Assumed Soakage is Approved)	Estimate	\$ 12,000.00	
As-Built Survey for Public Drainage	Estimate	\$ 1,800.00	
Demolition and Retaining	Estimate	\$ 6,000.00	
ROW Concrete Driveway Extension	Estimate	\$ 5,000.00	
	Total	\$ 58,300.00	
Associated Fees			
Council fees - Processing, Monitoring, Compliance, Inspections & Certificates	Estimate	\$ 13,000.00	
Council Development/Reserve Contributions	Estimate	\$ 19,465.00	
LINZ fee incl LINZ Survey	Estimate	\$ 5,500.00	
Chorus Connection Fee	Estimate	\$ 1,200.00	
Vector Connection Fuse	Estimate	\$ 2,012.50	
Water Care Connection	Estimate	\$ 12,750.00	
Project Management Fee	Estimate	\$ 16,000.00	
	Total	\$ 69,927.50	
Totals			
	Total (Excl GST)	\$ 147,877.50	
	GST 15%	\$ 22,181.63	
	Total (Incl GST)	\$ 170,059.13	

Notes:

Stormwater connections require further investigation and input from an engineer.

We have assumed for this costing estimate that the existing driveway and crossing will not be required to be replaced, we have allowed for a small extension of the existing driveway.

Note the Council Development and Water Care Contributions are fixed however are subject to change.

Disclaimer:

The information contained herein is opinion only based on information available. We Subdivide Ltd. reserves the right to remove or amend any information contained within the document.


The information contained in this document is confidential, may also be legally privileged and is intended for your use solely.

If you are not the intended recipient, you must not read, use, disseminate, distribute or copy this document.

Anything in this email which does not relate to We Subdivide Ltd. official business is neither given nor endorsed by We Subdivide Ltd.

official business is neither given nor endorsed by We Subdivide Ltd.

Appendices – Costings Schedule (Option 2)

 Subdivision Costing Schedule for: 100 Sample Avenue, Epsom, Auckland Being a Three Lot Subdivision			
		Estimated Cost	Notes
Resource Consent Application costs			
Concept House Design	Estimate	\$ 10,000.00	
Topographical Site Survey	Estimate	\$ 1,650.00	
Pre-application meeting with council	Estimate	\$ 300.00	
Subdivision Scheme Plan	Estimate	\$ 750.00	
CCTV Inspections	Estimate	\$ 600.00	
Geo-technical Report	Estimate	\$ 2,500.00	
Engineering and Infrastructure Analysis Report	Estimate	\$ 6,500.00	
Subdivision & Land Use Consent Application Report	Estimate	\$ 2,500.00	
	Total	\$ 24,800.00	
Engineering & Civil Construction Costs			
Engineering Design and Approval and Site Supervision	Estimate	\$ 12,000.00	
Provide for Services (Power, Phone, Water)	Estimate	\$ 7,500.00	
Provide for Wastewater	Estimate	\$ 17,500.00	
Storm Water (Assumed Soakage is Approved)	Estimate	\$ 16,000.00	
As-Built Survey for Public Drainage	Estimate	\$ 1,800.00	
Demolition and Retaining	Estimate	\$ 6,000.00	
ROW Concrete Driveway Extension	Estimate	\$ 15,000.00	
	Total	\$ 75,800.00	
Associated Fees			
Council fees - Processing, Monitoring, Compliance, Inspections & Certificates	Estimate	\$ 13,000.00	
Council Development/Reserve Contributions	Estimate	\$ 38,930.00	
LINZ fee incl LINZ Survey	Estimate	\$ 11,000.00	
Chorus Connection Fee	Estimate	\$ 2,400.00	
Vector Connection Fuse	Estimate	\$ 4,025.00	
Water Care Connection	Estimate	\$ 25,500.00	
Project Management Fee	Estimate	\$ 25,000.00	
	Total	\$ 119,855.00	
Totals			
	Total (Excl GST)	\$ 220,455.00	
	GST 15%	\$ 33,068.25	
	Total (Incl GST)	\$ 253,523.25	

Notes:

Stormwater connections require further investigation and input from an engineer.

We have assumed for this costing estimate that the existing driveway and crossing will not be required to be replaced, we have allowed for an extension of the existing driveway.

Note the Council Development and Water Care Contributions are fixed however are subject to change.

Disclaimer:


The information contained herein is opinion only based on information available. We Subdivide Ltd. reserves the right to remove or amend any information contained within the document.

The information contained in this document is confidential, may also be legally privileged and is intended for your use solely.

If you are not the intended recipient, you must not read, use, disseminate, distribute or copy this document.

Anything in this email which does not relate to We Subdivide Ltd. official business is neither given nor endorsed by We Subdivide Ltd. official business is neither given nor endorsed by We Subdivide Ltd.

Appendices – Costings Schedule (Option 3)

 Subdivision Costing Schedule for: 100 Sample Avenue, Epsom, Auckland Being a Five Lot Subdivision			
		Estimated Cost	Notes
Resource Consent Application costs			
Concept House Design	Estimate	\$ 20,000.00	
Topographical Site Survey	Estimate	\$ 1,650.00	
Pre-application meeting with council	Estimate	\$ 300.00	
Subdivision Scheme Plan	Estimate	\$ 1,200.00	
CCTV Inspections	Estimate	\$ 600.00	
Geo-technical Report	Estimate	\$ 2,500.00	
Engineering and Infrastructure Analysis Report	Estimate	\$ 8,500.00	
Subdivision & Land Use Consent Application Report	Estimate	\$ 3,000.00	
	Total	\$ 37,750.00	
Engineering & Civil Construction Costs			
Engineering Design and Approval and Site Supervision	Estimate	\$ 13,500.00	
Provide for Services (Power, Phone, Water)	Estimate	\$ 12,000.00	
Provide for Wastewater	Estimate	\$ 32,000.00	
Storm Water (Assumed Soakage is Approved)	Estimate	\$ 27,500.00	
As-Built Survey for Public Drainage	Estimate	\$ 2,500.00	
Demolition and Retaining	Estimate	\$ 40,000.00	
ROW Concrete Driveway Extension	Estimate	\$ 25,000.00	
	Total	\$ 152,500.00	
Associated Fees			
Council fees - Processing, Monitoring, Compliance, Inspections & Certificates	Estimate	\$ 15,000.00	
Council Development/Reserve Contributions	Estimate	\$ 77,860.00	
LINZ fee incl LINZ Survey	Estimate	\$ 22,000.00	
Chorus Connection Fee	Estimate	\$ 4,800.00	
Vector Connection Fuse	Estimate	\$ 8,050.00	
Water Care Connection	Estimate	\$ 51,000.00	
Project Management Fee	Estimate	\$ 35,000.00	
	Total	\$ 213,710.00	
Totals			
	Total (Excl GST)	\$ 403,960.00	
	GST 15%	\$ 60,594.00	
	Total (Incl GST)	\$ 464,554.00	

Notes:

Stormwater connections require further investigation and input from an engineer.

We have assumed for this costing estimate that the existing driveway and crossing will not be required to be replaced, we have allowed for an extension of the existing driveway.

Note the Council Development and Water Care Contributions are fixed however are subject to change.

Disclaimer:

The information contained herein is opinion only based on information available. We Subdivide Ltd. reserves the right to remove or amend any information contained within the document.

The information contained in this document is confidential, may also be legally privileged and is intended for your use solely.

If you are not the intended recipient, you must not read, use, disseminate, distribute or copy this document.

Anything in this email which does not relate to We Subdivide Ltd. official business is neither given nor endorsed by We Subdivide Ltd.

official business is neither given nor endorsed by We Subdivide Ltd.

Appendices – Possible New Build Options





Disclaimer

Please note that we have relied upon relevant Information provided at the time of writing. This study and report are based on site visits and data collation. We have assumed that any information received is true and accurate. All estimates of costs, values and returns in this report are opinions only, based on information at hand as at the date of writing. All figures included in this report are GST exclusive unless stated otherwise. We reserve the right to amend any part of this report and accept no liability for any loss incurred as a result of reliance on any information provided in this report. This report does not guarantee Council will issue any subdivision or other consents for this site. Any subdivision application must be lodged fully and correctly with the relevant council.

Non-Disclosure

This report has been prepared for use by the client(s) named at the top of this document. Disclosure of this report to third parties other than your professional advisers, consultants and financiers is not permitted. No responsibility is assumed or implied to any third party for the whole or any part of the contents.