

PINDAN
HOMES

MAXIMISE YOUR DEVELOPMENT

feel at home



**DEVELOP
DEMO & BUILD**



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CUSTOM HOME BUILDER OFFERING

SERVICE AND QUALITY

Pindan Homes is one of Perth's leading independent residential home builders committed to designing great homes built with your lifestyle in mind. Our range of off-the-plan single storey and two storey home designs, including narrow lot homes, rear garage, and reverse living plans offers you a wide range of contemporary styles and configurations.

For those looking for a truly unique custom home experience, Pindan Homes specialises in luxury bespoke home builds with a wealth of experience designing dwellings to suit difficult or narrow blocks. Our Elegant designs, together with our personalised client service and quality craftsmanship underpin everything we do.

The hand-picked team excels in design, construction and customer service, illustrated by the group collecting a number of coveted awards since its inception.

With an emphasis on unique structural design, clever building methods, quality finishes and fittings, and the use of new attractive materials, Pindan Homes continues to make its mark on the new homes industry in Perth and Western Australia.

With a specialist division catering for the property development market, Pindan has amassed a wealth of experience in managing projects for single residential homes, small developments and duplex lots through to large multi-unit sites and grouped dwelling projects.

OUR FLEXIBILITY

HOLDS THE KEY

We build homes that are tailored to your unique lifestyle – homes that grow with your family. Our floor plans are made with your lifestyle in mind meaning spaces can be adapted to accommodate changes in lifestyle and family size.

With strong connections between interior and outdoor spaces, Pindan Homes are optimised for temperature and light control, power and water consumption and are constructed using sustainable methods and materials where possible encouraging natural flow and positive interactions.

Having a wealth of strong supplier partnerships and unparalleled construction experience, Pindan Homes is built on Pindan's principles. This is backed up by efficient, knowledgeable and friendly customer service ensuring you are always kept up-to-date.

We pride ourselves on being custom design focused, building high quality homes – Great design makes luxury affordable in every home.

UNLOCK THE TRUE VALUE OF YOUR LAND

Pindan Homes' new way of investing is designed to make the most of land you own and subdivide without any upfront costs. It's a quicker and easier method than traditional development options and a great way to maximise returns while minimising risk.

At Pindan, our goal is to plan and build your development project efficiently and cost-effectively to deliver exceptional returns on your property investment. With unprecedented demand for housing, now is the perfect time to take advantage of this outstanding opportunity to start or build your investment portfolio by developing your block or site with an experienced, specialist builder.

If you've got a block of land to subdivide, there are several options available. By partnering with Pindan, we will assess all choices available to you to provide you with an excellent return on your land. Our full service offer takes care of all necessary paperwork and approvals making it the ideal way to realise the fully developed value of your land before its even been built on.

The team behind Pindan has many years experience helping clients make the most of their developments. Their extensive knowledge of the sub division process, innovative design solutions and an established marketing network means they can get the best results in any market.



MAXIMISE RETURNS. MINIMISE RISK.

Understanding residential property development is the ideal way to realise the fully developed value of your land before its even been built on. Now more than ever is the perfect time to start or build your investment portfolio by developing your block or site with an experienced, specialist builder.

Pindan is here to help make this investment your best one yet, and to answer all those questions you've been unsure who and how to ask.

What are the subdivision types and how do they differ?



▼ BUILT STRATA SCHEME:

- Buildings are shown on the strata plan
- Each strata lot is comprised of one or more Part lots
- Part lots include areas within buildings or yard areas
- All the lots form a strata scheme (or company) with the owner/s of the lots being the owner/s of the company
- The strata company owns any common property
- Lots may share services.



▼ SURVEY STRATA SCHEME:

- Buildings are NOT shown on the strata plan
- Each strata lot is comprised of one or more Part lots (although typically only one)
- Part lots are shown as dimension and angles only
- All the lots form a strata scheme (or company) with the owner/s of the lots being the owner/s of the company
- The strata company owns any common property
- Lots may share services.



▼ GREEN TITLE SCHEME:

- Lots are shown as boundary distances and angles only
- Individual lots are created which are completely independent of one another
- Lots generally comprise of only one area
- Lots have direct connection to all services.

I understand there are different subdivision types but how do they compare to each other?

BUILT STRATA

- Requires all the buildings, fencing and landscaping to be complete before strata can be completed and titles applied for
- Not generally used to create vacant lots
- Commonly the cheapest and simplest process for subdivision
- The only option available when one lot sits above another
- Any future changes to buildings require permission of other strata lots within the strata scheme

SURVEY STRATA

- Can be done at any point during the building process (before, whilst and after building)
- Allow titles to be received earlier than with build strata
- CAN create VACANT lots
- Can be a longer, more complicated and more expensive process than built strata (typically around 7 months before application for new titles possible)
- Services can be shared (ie: Sewer connection for one lot can be brought through another.)
- Less restrictive than the built strata as modifications to buildings do not require permission from other strata lots.

GREEN TITLE

- Can be done at any time (If building before subdivision, ensure all services run in separately and entirely within their own lot)
- Allows titles to be received earlier than with the build strata
- Similar process, time and cost as survey strata (Typically around 7 months before application for new titles possible.)
- Services must be separate and may require a sewer extension which can be expensive
- Creates freehold/green title lots which are completely independent of one another.

EXISTING STRATA SCHEMES OR MULTIPLE LOTS

All of the above methods assume the subdivision is over an existing single green title lot. Where there are more than 1 green title lot an amalgamation must occur before a strata can be completed.

Where an existing strata scheme exists the subdivision must occur under the same type of strata unless the entire strata is terminated. Any change to the existing strata scheme such as termination or re-subdivision of a lot can only be done with the consent of the other strata lots. Any re-subdivision or change to a strata scheme may cause additional issues which should be investigated prior to starting.

TYPES OF DEVELOPMENTS

THE LOW RISK, HIGH-RETURNING WAY TO UNLOCK THE VALUE YOUR LAND.
I'M READY TO DEVELOP MY BLOCK WHAT SHOULD I CHOOSE?



HOUSE BEHIND HOUSE

Retain your current property and invest in a house-behind-house development, where a new home is built behind your existing property. This is an ideal solution if you have a large block zoned for a duplex and would like to keep the current property. And, because you already own the land in your backyard, this type of development is easier to finance and usually attracts a more straight forward process.



DUPLEX

As the cost of land increases, take advantage of your block and cash in your land for two low-maintenance properties known as a 'duplex dwelling'. Choose from a number of variations including, a traditional front and rear duplex development or build two new houses side by side so both properties enjoy street frontage.



TRIPLEX

With Perth seeing huge population growth, many local shires have recognised the need for more housing and have re-zoned many suburbs making it possible to build up to three houses on one site.

Build three units on your block for resale, rental or owner-occupancy!



MULTI UNIT

Ideal for a larger development project and to maximising the full potential of your block, higher density zoning can provide several options for multiple units on one block. As part of WA's largest multi-unit residential builder, you can count on our specialist experience and expertise for multi-unit developments.



DEMOLISH AND BUILD

Sometimes it may provide larger returns to demolish an existing property that sits in the way of a sub dividable block to maximise development potential. We can assess your block and existing conditions to best advise you on the various development opportunities so you can make the best, informed decision.



Let's go!

Contact us now for a complimentary, obligation-free feasibility study. We'll assess your development or subdivision opportunity complete with a project cost/benefit analysis that maximises the potential of your block.

Our team can:

1. Assess your block's development potential or your development project feasibility
2. Provide expert advice on how to maximise the potential of your block
3. Provide advice on all costs associated with each development
4. Take you through each step of the development process
5. Provide a range of services from start to finish, including project management, obtaining council approvals and construction
6. Minimise project risks and building time and cost blow-outs

THE PINDAN PROCESS



OUT WITH THE OLD, IN WITH THE NEW

If you have a block of land to subdivide, there are several options available, ranging from simply selling the block to a developer through to developing the block yourself.

The development assessment, approval and building processes are time consuming, complicated and expensive. By partnering with Pindan you can receive an excellent return on your land, and leave the paperwork, approvals and construction to us.



STEP 1. Getting Started – Research and Development Assessment

The first step in residential property development is researching your existing block of land or established house site to determine development potential for additional or multiple dwellings. It is also important to have an understanding of your borrowing capacity and what to expect.

Our team of industry professionals can coordinate the entire process and advise you on the project's viability. We can provide project costs and advise on how best to maximise your development with a complimentary Project Feasibility Audit.

In addition, we will listen to your investment aspirations and goals, and then work with you to plan your development project to achieve them. We will conduct a site inspection to assess your land and its surroundings and organise a survey and engineer's report (if necessary) to fully understand and determine the various elements of your block.



STEP 2. Design Plans, Approvals & Permits

When you are happy with the recommendations and all initial decisions have been made, we will prepare concept plans relevant to State Planning Codes in accordance to your area and your local council's development guideline, and leverage our extensive knowledge of building codes and local planning policy to maximise the return on your investment.

We take the hassle out! We liaise and gain all necessary approvals needed to proceed to the construction phase so you don't have to worry about a thing.



STEP 3. Pre-Start & Colour Selection

To keep your project on time and on budget, a series of meetings will be organised to run through plans and all the finer details of your selection process to ensure any final, non structural amendments are made with your approval. This includes all relevant decisions on your electrical plan, fixtures and fittings.

A list of selections will be also carried out in consultation with our prestart consultant to select tiles and cabinetry colours for your kitchen, bathrooms and laundry, interior and exterior colours and any feature materials specified.



STEP 4. Site Works and Commencement of Construction

Once necessary approvals, selections and decisions have been finalised we move to construction. We get on site to build your project and finally you see all your hard work start to come to fruition. This stage can last anywhere between nine to fifteen months, depending on the size of the project.

Our experienced team will provide you with regular progress updates and complete peace of mind that your development project will be quality built and will be built within the time frame specified.



STEP 5. Handover – The Keys to your Investment

Congratulations! Upon completion, you receive the keys to your brand new development project! Whether you sell, rent or live in your new development, we assure you that you will find complete peace of mind when choosing to build with Pindan.

WHY CHOOSE PINDAN

IT'S ALWAYS EASIER WITH THE RIGHT PARTNER

Pindan should be your next developer of choice, we pride ourselves on:

Guaranteed completion date

Competitive industry pricing

Specialised Development Team

In house design, consult and construction team,
no costly subcontractors

High quality specifications

THE PINDAN DIFFERENCE

See how the process works and how it compares with more traditional development options available to you. Speak to us today about maximising your investment opportunities.



No upfront fees to develop your site, Pindan handles the feasibility study and research required to develop your block.



With all the approvals and plans in place, its time for Demolition and Construction! We develop your newly established block and residence to maximise your return on investment.



We take the hassle out of dealing with subcontractors and councils. We arrange all the paperwork for you, from council approvals to subdivisions.



Congratulations! You've received the keys to your brand new residential development!



With our in-house design and drafting team we draw up your plans at no costly expense.



We can also assist with selling your new home or strata management if required.

So why choose Pindan?

1. We customise your development options to suit your budget and specification needs.
2. We are experts in the field! We'll maximise the yield, getting you the best results for your lot
3. We tailor house designs and elevations to suit the characteristics of the area and your desired requirements
4. We are a multi award-winning property and construction company, and have been a major force in the Australian construction industry since 1977.
5. We have strong buying power and confidence in our trades and suppliers to maximise results and get you the best value for money.

DON'T TAKE OUR WORD FOR IT?

'When we wanted to build behind the existing house on a block that sloped over 5m to the rear, most builders didn't want to know us. Then we spoke to Pindan, they seemed to embrace the challenge and more importantly showed they had the expertise to pull it off. We are ecstatic with the design and the build quality' – **Greg, Karrinyup**

'I had been advised to only talk to a specialist team when it came to building a strata development. I was extremely happy to find that from the consultant, designers all the way through to construction, Pindan is a specialised and professional team' – **Neil, Innaloo**

'When we decided to demolish two old houses on our blocks to build some units for the future, we were recommended to Pindan. They took care of everything from the demo, design, sub division, construction, even the finishing items of our six units. On time and on budget – you couldn't ask for more' – **Helen and Vic, Balga**

We believe our capabilities, track record and commitment to quality - the quality of our work, finished projects and partnerships - make us the ideal partner. Indeed, we believe our partnership credentials are second to none, which is borne out by the fact that our ongoing growth is built on repeat business. We look forward to working with you.



PEACE OF MIND

Given our strong track record, we are confident we have the resources, financial capability and personnel to undertake any project we commit ourselves to, and in doing so maximise the value delivered to the client.

MOVING FORWARD, TOGETHER

Rest assured, when we are engaged for a project, we assign the necessary resources to provide additional upfront and early contractor involvement if required to keep your project on time and on budget.

WE LOOK FORWARD TO DISCUSSING HOW WE CAN PARTNER WITH YOU TO ENSURE THE SUCCESS OF YOUR PROJECT.

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