



## Property Developments

Adviseable Property Developments puts the investor on the profitable side of the development equation, by providing direct access to untapped property development opportunities at a genuinely wholesale level.

### How does the service work?

Once we've ascertained the specific needs of the investor, we search out and identify raw development sites to suit. From there we manage the entire site acquisition and redevelopment process on behalf of the investor; from negotiation, to purchase, subdivision, demolition, construction, all the way through to tenancy!

We offer:

- ▶ Independent research and area recommendations tailored to suit the unique needs of each individual investor
- ▶ A complete feasibility study for any recommended development, including an analysis of all upfront costs, holding costs, and, most importantly, potential profit
- ▶ A detailed timeline of the site acquisition and development process, including a comprehensive breakdown of each stage
- ▶ An experienced team of licensed professionals on hand every step of the way, to make the purchase and development process as simple and successful as possible
- ▶ An entirely fee for service model, no third-party commissions or similar conflicts of interest. We are working solely for you the investor at all times!



[www.adviseable.com.au](http://www.adviseable.com.au)

1300 077 766

[info@adviseable.com.au](mailto:info@adviseable.com.au)

*Investing In Your Future ... it's Adviseable*



## Why develop?

Development grants the investor more control over the potential profitability of the property investment process, which can in turn accelerate wealth creation. Furthermore, newly constructed property can provide the investor with significant advantages such as:

- ▶ **Increased tax-effectiveness** – The newer the property, the greater the tax deductions via depreciation. This in turn can notably improve cash flow, effectively making property ownership more affordable to the investor
- ▶ **Lower maintenance** – Newly constructed property means no prior wear and tear, greatly reducing the need for ongoing maintenance or the replacement of any furnishings or fittings. This not only equates to a more cost-effective investment property, but also contributes towards making ownership hassle free
- ▶ **Enhanced tenant and resale appeal** – With its contemporary design & finish and untarnished condition, the appeal of newly constructed property can provide an edge when seeking tenants or a future buyer
- ▶ **Stamp duty savings** – As stamp duty is not payable on the cost of constructing a new property, this can save the investor thousands of dollars in upfront costs when compared to purchasing an equivalently priced established property
- ▶ **Quality control** – With strict building codes in place and each stage of construction being independently 'certified', the owner of a newly constructed property can rest assured knowing that it has been completed to a modern standard and in accordance with rigorous industry guidelines
- ▶ **Flexibility via customisation** – Constructing an investment property from scratch enables the savvy investor to customise the design to best suit local tenant criteria and resale demand
- ▶ **Builder's Warranty protection** – Newly constructed properties come complete with a Builder's Warranty period of up to 6 years following completion. This provides the investor with the safeguard of support from the builder in the event that an issue arises



For more information about the Advisable Property Developments, please see our contact details below

[www.advisable.com.au](http://www.advisable.com.au)

1300 077 766

[info@advisable.com.au](mailto:info@advisable.com.au)

*Investing In Your Future ... it's Advisable*



ADVISEABLE

# Schedule of Fees

Please email your completed form to [info@adviseable.com.au](mailto:info@adviseable.com.au)

Adviseable Pty Ltd  
PO Box 380, WAVERLEY  
NSW 2024  
ABN: 29 603 937 980

## ADVISEABLE Property Developments

1300 077 766  
[www.adviseable.com.au](http://www.adviseable.com.au)

PLEASE TICK SERVICE REQUIRED

### \$9,900 — Single Dwelling Development

- 20% upon engagement of service
- 30% upon area decision
- 50% upon unconditional site & construction contract

### \$14,000 — Granny Flat Development

- 20% upon engagement of service
- 30% upon unconditional site contract
- 50% upon unconditional construction contract

### \$22,000 — Multiple-Dwelling/Subdivision Development

- 20% upon engagement of service
- 30% upon unconditional site contract
- 50% upon unconditional construction contract

Discounts available if multiple services required. Please call for more information.

ALL FEES ARE INCLUSIVE OF GST

THESE PRICES ARE VALID TO 30/6/2019

### Select Payment Method

Payment by direct transfer

Westpac Bank

Account Name: Adviseable Pty Ltd

BSB: 032-298

Account: 388314

Reference: use your name

OR



only

Credit Card Payment Authority

We will pay the surcharge for you

Name on Card \_\_\_\_\_

Card Number \_\_\_\_\_

Expiry \_\_\_\_ / \_\_\_\_ CVV # \_\_\_\_\_

Signature \_\_\_\_\_

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