



THE SURVEYING COMPANY

YOUR LAND DEVELOPMENT CONSULTANTS

7 Steps to Maximising Subdivision Value



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www.subdivision.net.nz



7 Steps to Maximising Subdivision Value

Hi and welcome to our guide on subdividing your property. The following information will help clarify what processes you need to go through, and show why your best option is to choose *The Surveying Company*.

Step 1: Choose a Surveyor

The most important step in subdividing your land is to get the right professionals to work with you. These are some of the things to consider when choosing your surveyor:

Reputation:

What sort of reputation and values does the company have? Do they have a proven history? Do they consistently get great results for their clients?

Price:

When it comes to working with professionals, the cheapest is not always the best. Does the price represent value?

Experience:

What percentage of the jobs are completed successfully? In what time frame?

Guarantee:

What written guarantees do they have in place? Do they guarantee not to go over budget? Will they carry the cost if they do?

Relationships:

How do they relate to the people you're dealing with? What relationships do they have with other professionals in your area, with your local council and other authorities?

Once you have chosen a surveyor you need to discuss with them your project in detail. Make sure they understand what you want to accomplish and why you want to subdivide. They may have a few ideas on how to do things differently to achieve a better result. They may even recommend that you don't subdivide.

The Surveying Company has a policy of not taking on a job unless the client can realise a substantial benefit from the subdivision.

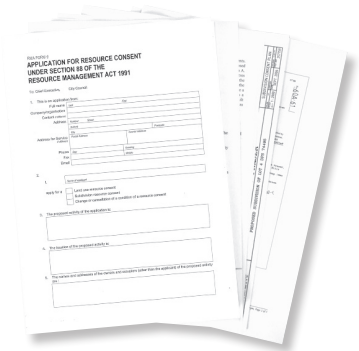
At this stage you need to ascertain the total subdivision costs and a time frame. The Surveying Company will provide a full project scope and estimate of the costs involved, including our fees and disbursements as well as third party costs.

Now you have chosen your surveyor, are happy with the costs, time frame and their written guarantee you can proceed to step 2.

Step 2: Apply for Consent

Your surveyor will now prepare your application for consent to subdivide. This involves the following steps:

- ❖ Check the District Plan zoning and any designations
- ❖ Check the Plan Register
- ❖ Obtain Survey Plans
- ❖ Check the Titles
- ❖ Site inspection
- ❖ Topographical survey
- ❖ Order aerial photographs (if required)
- ❖ Preparation of Subdivision Scheme Plan
- ❖ Prepare Resource Consent application and submission to the Council



There are many steps involved. The surveyor preparing your subdivision should give you a time frame of when they will have your application ready for submission. The key to consistently delivering great results is to have each step systematised so each step is completed thoroughly and smoothly.

The Surveying Company will commence work on your application immediately from the time you give us the go ahead. You will get a time frame for your subdivision during your consultation.

Step 3: Council Approval with Consent Conditions

The Council should respond to the application within 4-6 weeks, provided it was presented properly and all the steps were covered. This response will include Consent Conditions from the Council that they require to be met. These conditions may include:

- ❖ Constructing entrances and access to Council standards
- ❖ Payment of financial contributions
- ❖ Completing sanitary systems and storm water systems and utilities to Council standards

Your surveyor will evaluate these conditions from the Council, inform you in writing and explain what it all means. You can then, with the help of your surveyor, organise things needed to meet the requirements. Your surveyor will work with you to:

- ❖ Create the best possible conditions by negotiating with the Council. Then organise prices from contractors to undertake the required construction work
- ❖ Negotiate the best possible deal for you. Check payments are correct prior to any money being paid to the Council
- ❖ Ensure all Council requirements are in your favour and, as much as possible, check all work is carried out to meet those requirements

The Surveying Company will ensure the conditions are completed in the correct order and within Council time frames, while ensuring your interests are put first. This regularly saves much money and frustration and also ensures things are completed as quickly and efficiently as possible.





Step 4: Engineering Design and Construction Requirements (If required)

As part of the service offered, your surveyor should be able to arrange any construction or engineering that needs to be carried out. This service ranges from building a driveway to managing a whole property development, roads, sewerage etc.

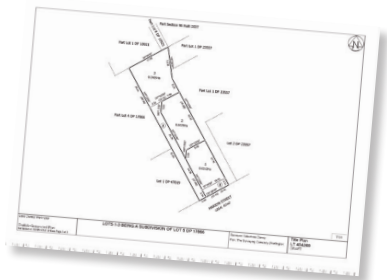
The advantage of your surveyor coordinating or supervising this is they can ensure everything is done to the plans and to the standard required by Council.

The Surveying Company knows how much this sort of work should cost and will make sure you don't get taken for a ride. We will use either our regular contractors or can observe the ones you would like to use.

Step 5: Actual Surveying

During this stage your property will be surveyed. This should include:

- ❖ Carrying out actual survey work, i.e. measuring up and putting in pegs
- ❖ Surveying computations, i.e. number crunching
- ❖ Preparation of Land Transfer Survey Plans.
- ❖ Obtaining next stage of Council consents (Section 223 Certificate)
- ❖ Lodgment of completed plans with Land Information New Zealand



At **The Surveying Company** we can commence the Surveying stage simultaneously with the Engineering stage to save time.



Step 6: To ensure all Council consent conditions have been met and obtain permits

At this stage your surveyor will tick off each consent condition, the last one instructing you to pay the financial contributions to the Council. Once all conditions have been met your surveyor will request a Section 224(c) Completion Certificate from the Council.

Step 7: The Completion Certificate is forwarded to your solicitor with all other relevant documentation. Your solicitor will then deposit the plan and obtain the new titles.

As you can see this is a long and sometimes complicated process. Your surveyor must get everything right every step of the way, get the best possible deal for you and keep the Council happy.



The Surveying Company is one of the leading New Zealand companies that specialise in subdivision. We give great value and absolutely stand behind every one of our promises. Don't settle for less!

The Surveying Company Values

❖ Communication

We pride ourselves on open and transparent communication with everyone involved in your project.

❖ Timeliness

We will strive to meet the agreed project timeframes and milestones for all matters under our control.

❖ Hassle Free

Subdivisions are our area of expertise and we will project manage the complete process for you. Making your life as hassle free as it can be!

Our guarantee is to provide you with peace of mind and a no surprises approach throughout your development.

Our commitment to you

- ❖ We consult with you and other agencies to apply a range of professional expertise to develop and implement designs for your land development.
- ❖ Act with honesty and integrity in our dealings with you and all other parties.
- ❖ Maintain the highest professional ethics, act in your best interest, keep it real and reliably do what we say.
- ❖ Present all work to the highest possible standard, using the latest technologies and present your applications in a professional manner.
- ❖ Think outside the box, come up with innovative solutions to give you the best possible results.

Our secret to consistently achieving outstanding results is a combination of:

Systems

Your subdivision is put through a step by step process that ensures you stay in total control and that nothing is missed or left to chance.

Expertise

As a team we have completed hundreds of subdivisions and know all the possible opportunities and pit falls.

Horses for Courses

The Surveying Company have specialists in different areas of subdivision. Our aim is to maximise your return and minimise any decrease in productivity. Of course, you also get specialists for your residential or commercial subdivision.

Relationships

Having worked with all Local Engineers, Councils, Contractors, Utility Providers, Real Estate Agents, Solicitors and other agencies, we have the contacts and reputation to get your job done and to recommend people to you, or work with your preferred service providers.

Coordination

As your Subdivision Consultants we can coordinate all your service providers and Contractors to ensure there is no breakdown in communication and that deadlines are met.

Profitable

As a company that works in your best interests, we will ensure your subdivision is structured to maximise the value of your property and minimise your costs.

We guarantee to offer you a fixed all inclusive price for our professional fees and a fixed scope of works which we will honour provided there are no changes along the way.

August 2014. This version of 7 Steps to Maximising Subdivision Value supersedes all previous versions and any statements contained therein.