



NEW HOMES - GRANNY FLATS - REINOVATIONS - DEVELOPMENTS

A beginner's guide to backyard investments

Strata, subdividing and how to make the most of your property.

Est. 1978



Why now is the time to invest in your own property

After two years of record growth in house and land prices, Perth is still the most affordable capital city in Australia to buy property in. With the borders open, this affordable market is drawing the attention of east coast investors and families wanting to migrate over to the west.

WA became known as a safe-haven during the worst of the pandemic and these policies have kept the state's economy booming.

An unemployment rate below 5 percent; a hungry job market with over 60,000 open positions paired with the fact that our state offers one of the best median salaries in the country; Perth has become a very attractive place to live (don't we know it).

Rental inventory is the lowest it has ever been, with higher rental income potential and extensive demand. It's a safe bet that landlords can get a return on their investment.



Getting started – What options do I have with adding to my property?

Firstly, the size and shape of your property is up for assessment; but if you have the space on your block; either up front or out back, then you have options!

Different areas have varying zoning laws which may prohibit or support you in the build you are looking for. Many first-time developers have made the mistake of

undertaking building plans without checking the specific zoning codes for their property, costing them thousands.

A Summit Development Professional will ensure this doesn't happen.



What is sub-dividing and what steps come next?

There are a few complex costs to understand before undertaking a sub-division; we have summarised them here for you and when speaking to a Development Professional you can have these further explained.

Feasibility Plan | This is imperative to making the decision about building on your block and it can

cost you much more in the long run with unforeseen costs and challenges without having this managed by a professional. It includes things like obtaining a contour plan, understanding the strata options for your site, a design consultation and much more.



All about strata

Rear Strata | Also known as 'house behind a house', this involves building a new home behind your existing dwelling. Thanks to recent zoning changes, many Perth homeowners are looking at their backyards in entirely new ways. Homeowners with large blocks can live in the comfort of their home whilst undertaking a relatively easy development, making it a popular choice for first time developers. Front Strata is the same kind of development but in front of your existing home.

Multi Unit Development | Perhaps you're looking at developing a piece of land you own without a dwelling on it or it could be a demolish and build project with the intention of building two, three or more units on it. These would be single tier developments where lots are side by side. Once this land has been formally surveyed into smaller subdivided lots with distinct boundaries. The subdivided lots are created under the Strata Titles Act and are known as 'survey strata'. Some survey

strata developments can have a commonly owned driveway and all owners in the survey scheme will contribute towards the insurance and maintenance of that common property.

The benefits of developing your lot;

- Turn that high-maintenance backyard into a healthy profit and make your land work for you with increased equity;
- Potential rental income;
- Remove the added worry of sourcing alternative accommodation whilst building your added property;
- Sourcing finance and gaining council approvals is generally more straightforward than other types of developments.

Read about this local front strata project

Summit Developments completed in Bayswater

Development Type:

Front strata

Zoning:

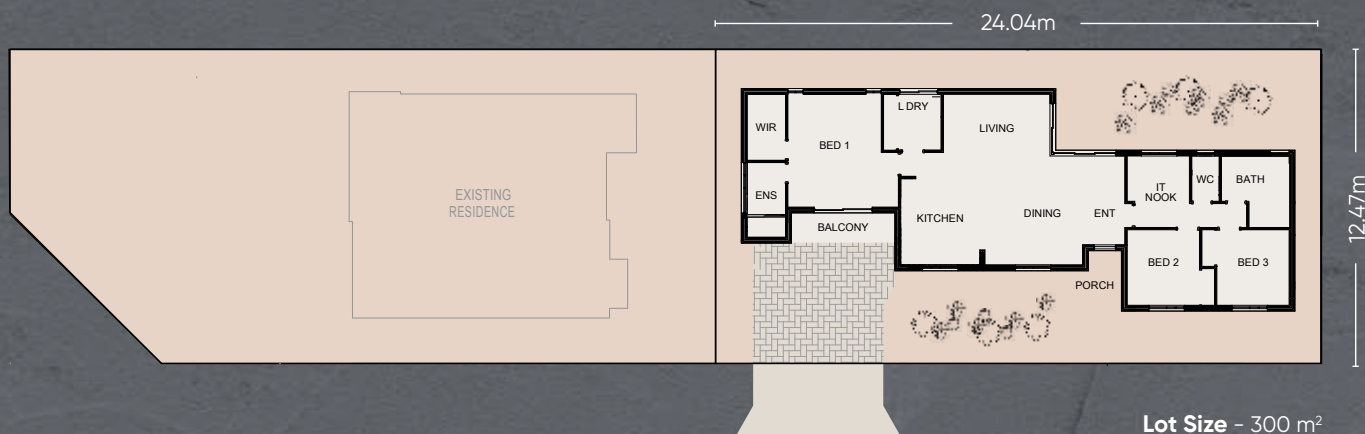
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Lot Area:

300m²

Housing Type:

3 x 2 with under croft garage



Corner development sites with a secondary street frontage offer highly desirable opportunities to double your investment portfolio by achieving two independent street front homes.

This development enquiry came with the very large caveat of the site containing a 5m diagonal cross slope over a minimal length of 24m, presenting design and construction hurdles most choose to run from.

However, Summit's development and construction experience helped ensure the client's desire to develop this rear property was brought to fruition.

A workable design solution was developed by Summit and the client, and taking elevation design cues from the client's own architect, the final design consists of three bedrooms and two bathrooms, an additional separate study nook and the master bedroom having its own balcony which is constructed over an under croft double garage and storeroom.

The result, a completely unique and individual family home, responding to the constraints of its location, overcoming obstacles not normally associated in developing and constructing a rear strata property.



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