



## THE SURVEYING COMPANY

YOUR LAND DEVELOPMENT CONSULTANTS

# News

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## DEVELOPING IN THE CBD

... CNR OF SINCLAIR AND HAY STREETS, UPPER HUTT

There is an ever increasing demand for smaller easy care sections close to the CBD, one of our client's has met the market with this development. Here is an example of what can be achieved with good planning. This CRD or comprehensive residential development took only 6 months from being an empty plot to being 4 brand new quality homes on fully landscaped sections all on fee simple titles.



## SEVEN TIPS FOR SUBDIVIDING

1. Familiarise yourself with the subdivision process. TSC has a seven steps booklet, and your TSC project manager will guide you through this process.
2. Make sure you are happy with the proposed development and plans before they go to Council. Changes after the resource consent is issued can be time consuming and costly.
3. Understand the conditions of your resource consent. Your TSC project manager will explain these to you. It is important that you comply with every condition of your consent; it can be costly to overlook or take shortcuts on any of those conditions.
4. Employ a suitably qualified contractor to carry out the works on your site. Some Councils will have a list of approved contractors to work in their areas. Engineering rules differ from Council to Council; local knowledge can be crucial for time and cost efficiency.
5. Ensure your contractor is aware of the conditions of your consent and has the latest Council approved engineering plans before pricing and starting your job. TSC project managers and engineers are happy to sit down with your contractor to guide them through the conditions and are available to fully project manage the construction contract for you.
6. The best time to call in our surveyors is when the service trenches are open, we can at that stage accurately pick up all asbuilt data and if possible peg the lots for your LT subdivision.
7. Make sure you keep all of your paperwork regarding your subdivision. It is all necessary for the completion or 223/224 stage of your subdivision. These might include water shut off receipts, utility company completion certificates. TSC project managers will make sure you are collecting these along the way.

# INCREASE IN LINZ FEES

As of the 1st of July this year the cost of lodging plans with LINZ has increased substantially, by as much as 100% in some instances. LINZ last increased their fees in July last year and then again when the GST increase came into effect.

A 2 lot subdivision with 2 easements will increase from \$433.42 to \$829.00. We recently completed a large unit title development, the LINZ fees for lodging this plan were \$1255.14 this would now be a whopping \$2542.00.

LINZ did liaise with the New Zealand Institute of Surveyors (NZIS) on this matter, and the Institute did raise an objection saying that the costs of surveying had already

increased with the change of survey regulations imposed in May 2010 and that this will be another deterrent for those developers already cautious with the recession.

LINZ has cited the main reason for the increase as being "an ongoing decline in survey and title transaction volumes due to low activity in the property market, resulting in significant under-recovery of costs in the 2010/2011 year". They go on to say that the government covered the deficit from the last financial year and could not sustain another loss hence the increase.

Unfortunately, we are unable to absorb these costs and will pass these on to our clients.

## INTRODUCING ...



### ALEN RAKICH

(DRAUGHTSMAN)

Alen has been with The Surveying Company and what was formerly Lendrums for over 5 years. He may be a familiar face as he project manages a number of developments here. Or maybe his voice is familiar with a strong foreign accent; many of our clients have had a guess at his origins. He is Croatian, but has been a resident here for 10 years; he married his Croatian wife Tina here in New Zealand and his two children are kiwi born. He is our resident engineering draughtsman but as mentioned does project manage a number of developments, he has a very client focussed approach with an emphasis on step by step guidance and getting the job done right first time. He is an avid runner who has just completed his first half marathon and being European is also a football fanatic.

## WEBSITE

- [www.subdivision.co.nz](http://www.subdivision.co.nz)

Don't forget to check out our website where you can download *The 7 Steps to Maximizing Subdivision Value* for FREE!



## REFERRALS:



In appreciation, anyone who refers new business to us will receive a bottle of wine with our compliments!



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**0800 TO SURVEY** (0800 86 78 78)

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