



Streets of[™]
OurTowns

DEVELOPMENT ANALYTICS

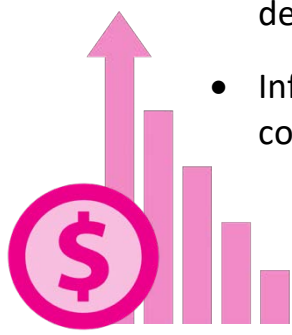
Introducing You To Development Analytics Reports

“The best way of understanding the development sites and opportunities available in WA”

Streets of OurTowns is the first in Australia to merge live feeds from Landgate and the Department of Lands, Planning and Heritage to give you propriety development analytics.

These reports save you money and time, compared to doing traditional development analytics research and give you:

- Immediate results on the property’s R Code, Title, Use and Block Size
- Better understanding of the property’s potential development opportunities
- Information on the surrounding education facilities and community analytics



Reports available for as little as \$0.50 each!

Property Details

🇺🇸 Last Sale Price ■ Block Size

Development Options

Grouped Dwellings	Multiple Dwellings (70m² avg)*	Allowable Plot Ratio
1.6	0	N/A

What is a Grouped Dwelling?
A dwelling that is one of a group of two (2) or more on the same strata plan with common property.
Often referred to as townhouse or villa.

What is a Multiple Dwelling?
A dwelling in a group of more than one dwelling on a lot where any part of the dwelling is vertically above part of any other.
Often referred to as units, flats or apartments.

What is a Plot Ratio?
It is a ratio of allowable dwelling area against the total area of land.
Allowable plot ratio for multiple dwellings only applies to sites zoned greater than R40.

Keynotes & Considerations
You MUST check with your local authority for further clarification.

Precinct Policies
You must consider that many councils have precinct policies that do not allow you to develop apartments even though our reports may indicate that such development is possible. For further clarification on precinct policies please see our R Code Reference Guide pg. 12.

Local Council
Each local council authority zonings are to be viewed as guide only. These are subject to change and unique precincts and local council's policies can affect and change a specific site's development potential. For further clarification on local council authority zonings please see our R Code Reference Guide pg. 19.

Split Zoning
For split zoned properties please note we have taken the lower zoning as our reference guide. For further explanations and terminology on split zonings please see our R Code Reference Guide pg. 15. For calculation of potential higher development options for irregular, corner and split zoned properties please use the OurTowns complementary R Code Calculator available at the bottom of your screen.

*For the purpose of this report Streets of OurTowns has used an average size of 70sqm for multiple dwellings. For further investigations please see average apartment table in the R Code Reference Guide pg. 7.

Further Due Diligence
Streets of OurTowns strongly suggests conducting a full and comprehensive due diligence investigation on a potential site before progressing further by speaking to an industry professional. Contact an Expert for a Due Diligence pack here.

All Streets of OurTowns reports are subject to our Terms and Conditions, Privacy Policy and any other notices, disclaimers or statements contained on our website.

Development Analytics for
106 Coogee St
Mount Hawthorn WA 6016, Australia

Streets of OurTowns

Leederville Development Site Case Study

Real time results with *Streets of OurTowns*

This property in Leederville was marketed as a duplex site by an agent who used a traditional real estate platform.

The agent, who viewed the property, reported it as a R60 zoning and stated to the sellers that it could be subdivided into two separate lots.

The agent should have confirmed the report with an enquiry to the local LGA (a traditional long-winded process) or better, used the **convenient OurTowns app**.

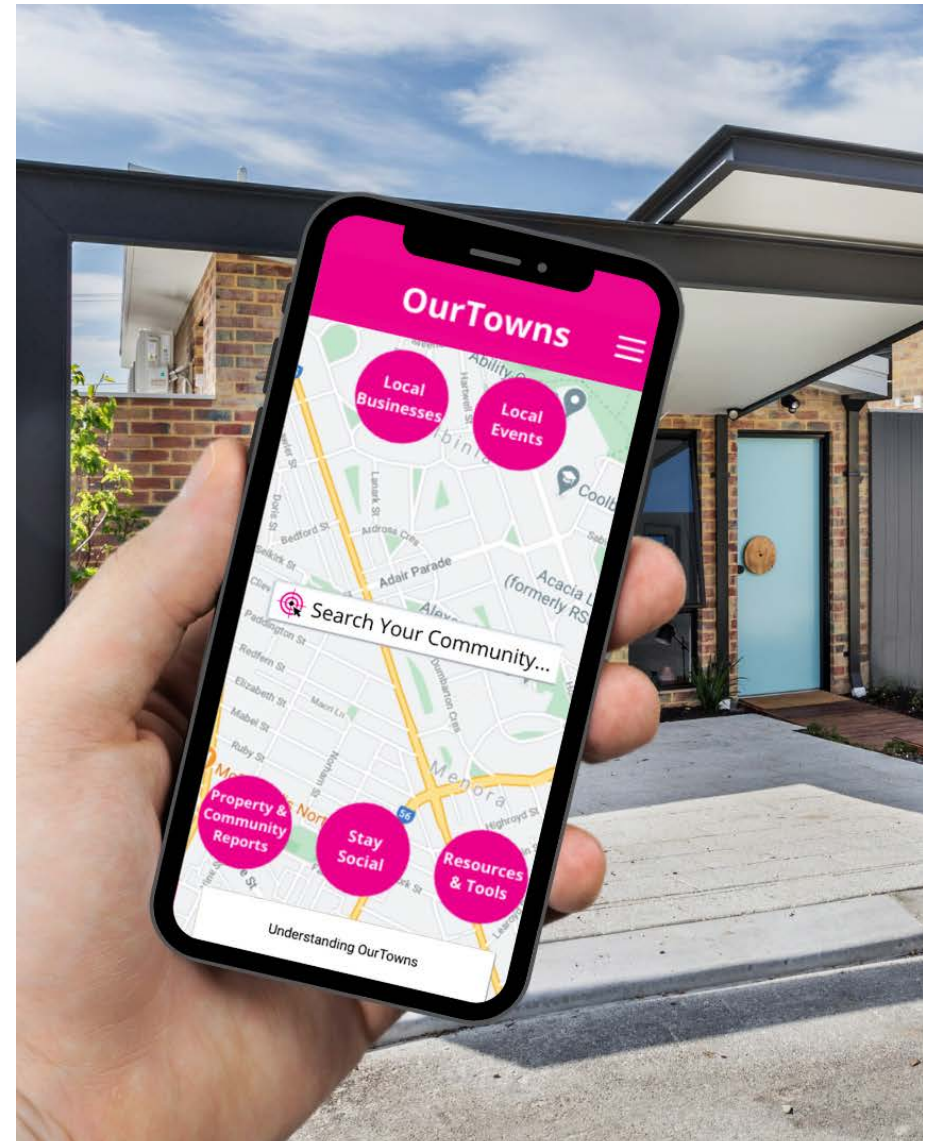
Unfortunately, this didn't happen, and the property was listed and marketed as a duplex site by the agent.

We tested this site using OurTowns Development Analytics and found that the site could actually be subdivided into three separate lots (under group dwelling) or up to 5 separate 70sqm with two-bedroom apartments could be built on the site (under multiple zoning).

This significantly increased the value of the property.

Luckily, the true development potential of the property was reported prior to a sale going through, saving the agent from potential litigation by misrepresentation of the property's development potential.

Better equip yourself with OurTowns Development Analytics for immediate outcomes!



Further Your Due Diligence

We have collaborated with Archistar to offer our users full and comprehensive due diligence investigations on their development site.

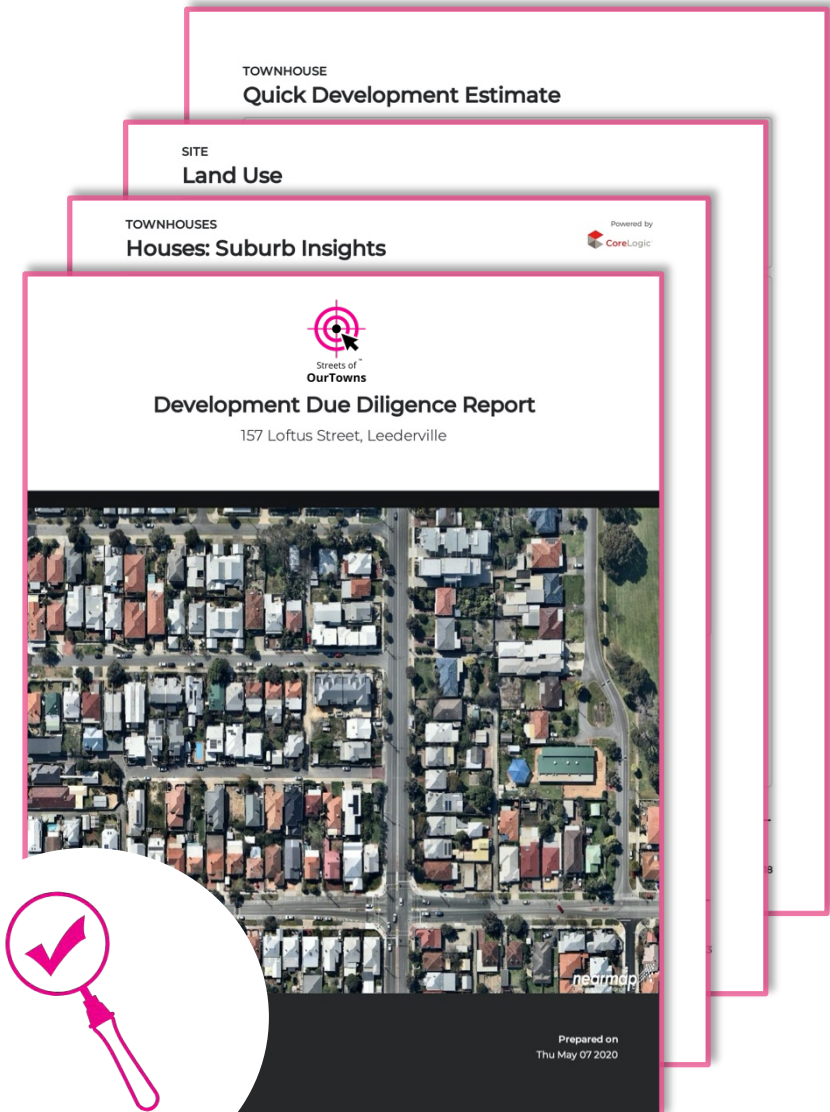
Archistar helps agents identify and better understand Perth development sites and achieve best practice results for their sellers and purchasers.

Streets of OurTowns are the only company in Australia to offer these bespoke reports.

These reports are an ideal listing or enhanced marketing tool. We recommend including these reports on your marketing price menu when you are marketing a development site to help purchasers best understand the development opportunities.

Purchase two development due diligence reports on a given site from as little as \$195* (including GST).

Please head to our [Due Diligence tool page here](#) or email us if you would like to find out more.





Find Out More!

Understand more about Property Validation

OurTowns also offers Property Validation reports to give you a competitive point of difference in the market and independent property reviews, assisting with gaining leads and the selling, renting and marketing of properties.

We also offer **free CPD training** on Understanding Development Analytics and Understanding Property Validation. Each of these courses are available online and are worth 1 CPD point! Email us to get access.

If you would like to get the most out of the OurTowns app, find out more about our Property Validation Reports or even our Real Estate Agency Accounts – **contact us today!**

Download the OurTowns App and get your competitive advantage NOW!

Stay Social

By following the *Streets of OurTowns* Social Media Pages and heading to our Website.

