

# ARE YOU THINKING OF SUBDIVIDING?



**Engage a surveyor and discuss your proposal. Here's the questions to ask your surveyor:**



## **Is my land suitable for subdivision?**

The surveyor will be able to advise on specific Council rules depending on where you are located. Often this will involve significant research and investigation. Your initial consultation at The Surveying Company is free. If further investigation is needed, or things aren't black and white, a feasibility report may be the next best step.



## **What are the specific risks you see for my site?**

If there are risks these will be highlighted up front and avoided or mitigated if possible – what is the risk assessment process used your surveyor? The Surveying Company can provide detailed subdivision feasibility reports that will highlight any risks to the completion of your project.



## **Can your surveyor project manage the whole process?**

This is an important question. You do not need to understand all the surveying and Council jargon around subdivision. A competent land development surveyor will handle everything from start to finish for you. At The Surveying Company we have a great team who can manage the complete process and avoid the client any unnecessary stress!



## **How long will it take?**

This varies from job to job, however the surveyor will be able to talk you through the timeframes associated with your specific proposal. Remember the subdivision is not complete until your solicitor obtains your new titles right at the end of the process. During your initial consultation with The Surveying Company, we can give you advice on timeframes for your specific development.



## **What will it cost?**

Every site is different but it is imperative to obtain a full estimate of all costs before commencing any project. When comparing quotes from different companies always ensure that you are comparing 'apples with apples' and all costs are included. If you don't understand something, always ask the question, are the following costs included:

- All consultants costs for obtaining the resource consent, engineering design, land transfer survey and completion of the subdivision;
- Specialist site investigations such as geotechnical engineers, traffic engineers, CCTV of services;
- All Council processing fees and financial contributions;
- Construction costs for all new earthworks, roading, services and utilities that will be required by the Council.

At The Surveying Company we include all costs associated with a development and ensure clients are well informed so there are no surprises along the way.



## **Are your fees fixed?**

Always good to ask this question and know from the outset whether or not you could be charged additional fees throughout the process that you weren't expecting. Are things such as disbursements included in the fixed fees, if not what is a reasonable estimate of these costs. The Surveying Company fees are fixed and include all disbursements.