



Perth's Specialist Subdivision & Property
Development Consultants

Subdivision Experts

Flynn Subdivision Experts provide end to end development management services for busy professionals committed to succeeding in the business of property development. Our guidance and expertise helps them to make informed decisions and enjoy a successful property development journey.

Who are these busy professionals ? They are astute individuals & couples, willing to learn, embrace and undertake their own property developments. They use our services to enjoy the profitable and repeatable experience of bringing their very own development to life.

The result? Doing an epic project that you'd love to live in.

Join us. We invite you to use our expertise to harness infill development opportunities creatively, and enjoy your very own successful project experience.





Our Services

EPIC Projects

Creating unique projects that you'd love to live in.

EPIC Projects is a Start to Finish property development management service designed to suit busy professionals who are committed to succeeding at developing property in Perth, Western Australia.

We have a process to undertake infill property development projects that are not only EPIC, but leave you with the proud feeling, "I'd love to live there!". We feel this is a statement that captures the essence of the EPIC Project experience.

The EPIC Project experience empowers you to invest your time, effort, and reputation into exciting projects, making a business out of creative developments that you'd love to live in.

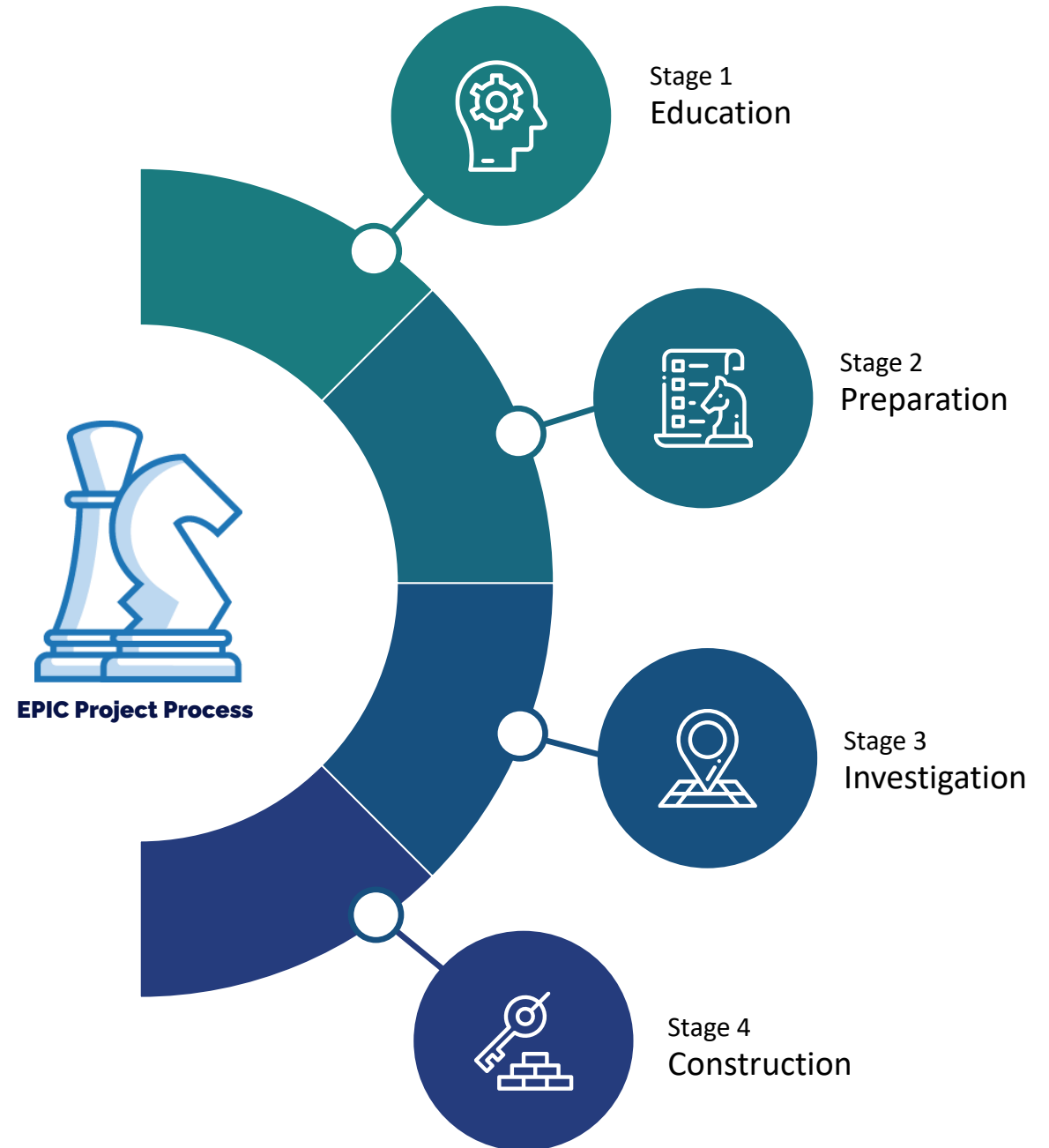
EPIC Projects

Make your property development experience more successful by working with our methodical 4-stage project delivery process.

The EPIC Project process is a progressive 4-stage process we use to make profitable developments happen. The first letter of each stage just happens to spell EPIC, so we call it EPIC Projects. Each stage of the development process is one piece of the puzzle, fitting together to provide all the answers you need to make subdivision & property development easy, successful, and profitable.

Together, we work through the development process with you. We help you to do the research and engineer the most profitable design solution for each site before there is any commitment to getting started.

Site specific design solutions that make economic sense will drive your informed decision making capacity, not wishful thinking. You will be in control, you will be comfortable, and you will learn everything you need to know to become a successful property developer.



EPIC Projects



Stage 1

Education

Learn all the important practical and technical aspects of small lot subdivision and property development with our education suite, so you understand what's going on, can speak the lingo, and have the know how to make informed decisions along the way as we work together.



Stage 2

Preparation

Work with our consultant network to plan your project, preparing a budget, cash flow model and a unique goal specific acquisition brief. We help you really get to know what you're getting into and assist you to plan accordingly so there are no surprises!



Stage 3

Investigation

Use our network to source exclusive pre and off market development sites for us to help you do professional feasibility studies on. This removes the guess work and uncertainty, helping you determine the most viable site solutions before you commit to purchase.



Stage 4

Construction

Your development will get delivered efficiently and effectively by our network of specialist industry consultants, contractors and builders. The design for each project will be unique and carefully assembled, as will be the team bringing it to life.

EPIC Benefits



Expertise & Experience

Our team has extensive knowledge and experience in property development. Together, we are well-versed in town planning regulations, construction processes, project management, tax planning, financial analysis, and the study of market trends.



Network & Resources

Our specialist network of contractors, builders, lenders, brokers, agents and other service providers in the industry allow us to offer the value of off-market sites, competitive funding, favourable terms and pricing, and the opportunity for collaboration towards cost savings.



Time Optimisation

Delays can result in increased costs and missed opportunities. We help you set realistic project timelines and manage potential bottlenecks. We show you how to address issues promptly to keep the project on track and ensure timely completion.



Project Planning & Coordination

We help you create a comprehensive development strategy, including feasibility studies, market analysis, and financial management. Our expertise in project budgeting and financial management can also help reduce unnecessary expenses.



Mitigating Risks

Real estate development involves inherent risks, such as the potential for cost overruns, delays, and regulatory challenges during the planning approval process. Our process helps identify and proactively mitigate these risks and minimise potential setbacks.



Peace of Mind

Enjoy peace of mind knowing experienced professionals are overseeing your project, working towards your desired outcome. This is what makes your property development experience enjoyable, purposeful, intentional, and above all, repeatable.

About Us

Flynn Subdivision Experts are a professional, 'boutique' development management and subdivision consultancy company based in Perth, Western Australia.

We provide the expertise and resources you need to make the right choices, steer clear of problems, and remove the uncertainty from the whole process of infill property development.

*“making a business out of creative developments that **you’d** love to live in”*



We **don't** do vanilla projects. Our game is innovation, creativity and flair. We do projects that push the boundaries of possibly, creating high yield opportunities on ordinary sites that others miss.

Thinking outside the box is how you add value in the property development space; you need to be ahead of trend. We are not in the business of doing conventional developments with marginal returns,

We are operating in a rapidly evolving housing climate. Competition for sites is fierce. Construction costs and timeframes have skyrocketed, as has funding. How consumers live and what they can afford is changing. In this new reality, meeting the needs of consumers with product we can make a healthy return on requires site specific design solutions that are far away from "doing what we've always done". And that new approach, is what we do.



Case Study 1 – Build to Rent

An exceptional design outcome was negotiated through several rounds of council and DRP consultation to increase site yield by an extra 3 units, using a design principle assessment approach. This pushed all the boundaries of planning compliance away from a standard deemed to comply assessment,

There is a mixture of smaller, affordable 2x2 and 3x2 product, with some accessible dwelling typologies as well. A lightweight framed energy efficient construction methodology will be used to get build delivery to under 12 months. This is an intentionally designed high yielding build to rent project.



Total Equity Input	\$	889,019
Total Debt Funding	\$	1,893,765
Total Development Costs (less GST)	\$	2,616,269
On Completion Value (less selling costs and GST)	\$	3,032,045
Profit before income tax (if sold on completion)	\$	415,777
Indicative ROI (if sold on completion)		47%
Nett Rental Return (P/A)	\$	65,330
Nett Rental Yield P/A (on interest only)		7.3%

Case Study 2 – Build to Sell

A creative small lot medium density infill project in a gentrifying suburb that is about to join the million-dollar club. This is a lower risk staged infill development project for a busy professional, that is combining all three value add strategies. This is renovate and subdivide, followed by a couple of builds on the rear lots.

The staging approach over a two year period means the individual is able to enjoy the benefits of rental income offset and capital growth, as well as midway debt load reduction by selling the retained 3x1 front house once the subdivision and planning approval for the rear dwellings are to hand. We are leaning into special planning regulations to produce 2 smaller, affordable special dwellings at rear, instead of a costly conventional townhouse option that has marginal return.



Total Purchase Price	\$	997,556
Total Subdivision and Build costs	\$	596,970
Total Holding and Interest costs	\$	56,327
On Completion Value (less selling costs and GST)	\$	1,812,273
Total Land and Development Costs less GST (inc contingencies, Development Management)	\$	1,597,432
Gross Profit before income tax (net of GST liability)	\$	214,841
Indicative ROI (sold on completion)		41.5%
Nett Rental Yield P/A (on interest only if held)		2.6%

Getting Started

Work with us

When it comes to working with us, we are selective. Mutual agreement of cultural fit and a capacity for synergy are important to us. We seek an intimate working relationship with our customers; to this end we choose to onboard only a limited number of clients each year.



Get started

The first step is to call us on (08) 6555 7744. We'll discuss the process of working with us, and setup a time for an initial meeting.



Meet and greet

After our call, we arrange an initial meeting to discuss the detail of your needs, our process and how the two work together.



Invitation to work together

If we establish a cultural fit in our initial meeting, and both parties can see a mutually beneficial synergy is possible, a formal offer to onboard and begin a working relationship will be made.

