



**Property Advocacy**  
**Residential Development**  
**Site Acquisition**

2. Locate

3. Planning  
Assessment

4. Sketch  
Design

5. Negotiate

6. Purchase

7. Settlement

1. Strategize



# 1. Strategize

We sit down and do exactly that - strategise. We lock in your budget, your expected return on investment & we'll recommend the locations & suburbs we believe will have the most demand for your development in the future to take advantage of the long term capital growth.



# 2. Locate

Now we get to work. We talk to our network of real estate agents and the like and shortlist the most suitable properties for your development across Victoria - whether that be on-market, pre-market or off-market.



## 3. Planning Assessment

Once we've located some suitable sites for your development, we assess that suburb & sites permissibility for your development. If we hit a snag, we contact our network of town planners and see if we may be able to push the boundaries. With planning, its who you know.

Refer Image 1.



## 4. Sketch Design

We visually outline the potential of your block. This is a basic design & cannot be used for any type of construction but we believe its imperative to know the potential of your block before purchasing.

This is a service you'll only get with us.

Refer image 2.



# Image 1.

Preliminary Planning Assessment

19 Smith Road

Preliminary Planning Assessment

Zone: Neighbourhood Residential



Panda Property's preliminary planning assessment at 19 Smith Road has concluded that a 3 Unit Development & subdivision is feasible at 19 Smith Road. Granted design of development complies with National Construction Code, Victorian Residential Development Standards & local council provisions.

Before purchase developer should note the following:

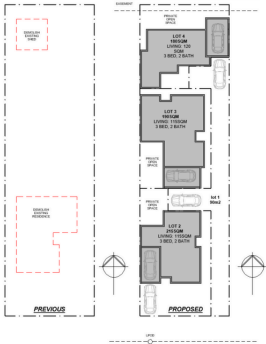
- 19 Smith Road has;
- Flooding overlay
  - 2m easement to the north side of the property containing both sewer & stormwater lines
  - Legal point of discharge to the south of the property

All developments are subject to planning approval and Panda Property has no authority in this matter and purchase must be made at developers discretion.

Signed: *Jonah Howard*

Jonah Howard, Founder

# Image 2.



## 5. Negotiate

Now we know the potential of your prospective block, we put our offer forward. We got into bat for you and negotiate hard using proven negotiation tactics.



## 6. Purchase

We facilitate the purchase of your block. Organising all external experts that may be required for your purchase and ensure it's a silky smooth process.



## 7. Settlement

While you celebrate we liaise with your conveyancer and finance lender, making for a smooth sailing settlement process.

This is also a great time to get architect's & builders involved which we can also facilitate.



CONGRATULATIONS!



## Meet Us



Jonah Howard,  
Head Of Property & Founder

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Jonah has an architectural background where he designed & managed countless multi-residential developments. His background naturally pushed him into the property advocacy industry where he bought investment & owner occupier properties for his clients with a natural proclivity for making the most profit for his clients. With a combination of design & planning knowledge as well as property investing advocacy & portfolio building experience there is no-one more uniquely qualified to source your residential development site.