

IMPORTANT!

DON'T SELL YOUR LAND UNTIL YOU HAVE READ THIS

Here is a short checklist to consider Before you enter a Land Development Agreement.

1 - Will I receive payments prior to the land being developed?

Under some development agreements you only receive your profits when the development is completed. Under a Resi Ventures LDA you receive money pays you income from Day 1 and profits on settlement of each stage providing cashflow for you and your family throughout the development.

2 - What is my risk?

Do you know how much you will make from every lot sold? Do you retain the title of the land? Is the developer borrowing against your land to fund the development? Resi Ventures ensures you retain title until the individual lots are settled at which time funds are released to you. Resi Ventures covers all development costs, including but not limited to GAIC, Authority Fees, Council Rates, Developer Contributions to all external authorities, planning permit fees, detailed engineering costs, PSP gazettal and any rezoning costs. Your returns are linked to the price of each lot, and therefore any increase the development cost does not affect your returns.

3 - Is my downside covered?

Property is inherently risky. Even in a booming development market costs can spiral out of control. Resi Ventures takes all the development risk on your behalf – legal, planning, regulatory and sales - and provides a fixed minimum return on every lot sold. If the land goes up in value, you share the upside.

4 - What are my tax liabilities?

A Resi Ventures LDA is structured in a manner so your tax liabilities are legally minimised, not requiring you to pay tax until you have received proceeds from the sale of lots. Provided the Landowner takes a passive role in the development they are seen as realising an asset in the most efficient form that is then treated on capital account. Therefore, you will have the money to pay the tax on the most preferential tax rates. We would be happy to discuss this in detail with your accountant or tax specialist.

5 - What is my land really worth?

A Resi Ventures LDA not only values your land at its current market price but builds in price growth by estimating the rising value of your land throughout the time it takes to create the subdivision.

Resi Ventures offers a no obligation assessment of your land value to assist in answering these questions.

Call [1300 031 260](tel:1300031260) for more information and to book an appointment.