

PLATINUM

September 2022

**Dual Lot Single Title,
Boundary Realignment
& House Relocation**

**Mastermind
Event**

Brisbane

**Tamara Read, Nicolle Beer
& Christine Hamilton**

QLD State Coaches



I LOVE
REAL ESTATE

Event Outline -

- 6:00 – 6:30 Networking
- 6:30 - Start
- 6:30 – 6:45 Introductions
- 6:45 – 8:00 Accountability
- 8:00 – 8:30 Networking Break
- 8:30 – 10:30 Dual Lot Single Title, Boundary Re-alignment, House Relocation

Workshop Format

- Use microphone
- Involve everyone in the conversation
- Be supportive
- Order food and drinks downstairs



WELCOME NEW PLATINUMS



- Heather Urquhart**
- Valeria Pennazza**
- Priya & Senil Rajan**
- Susanna Saiu**
- Wei Shen**
- Luke Forman**

** PE = Platinum Elite (Revisiting Grads)

Housekeeping



- 2022 Monthly Dates (Tuesday's):
 - ❖ 4th Oct; 15th Nov (New Venue), 6th Dec
 - ❖ 15th Nov Venue: Amora Hotel Brisbane, 200 Creek St
- 2022 National Conference Dates:
 - ❖ 26th & 27th November – Sunshine Coast (Dymphna's Farm) KEEP Saturday night free
 - ❖ Platinum Elite Leadership Day (Friday) prior to each National Conference Date



- Welcome to Platinum Masterclass Event :
 - ❖ New students ONLY - Compulsory 😊😊
 - ❖ 12th December, Zoom @ 6pm QLD, Hosted by Dymphna!!
 - ❖ Roadmap to maximize your success in Platinum
 - ❖ Intro to fellow students



- I Love Realestate Super Conference - 2022:
 - 11 - 13th November – Melbourne
 - Opening to Success stories submissions very soon!!



- Ultimate Bootcamp – Live & Virtual - Perth:
 - Fri 28th – Sun 30th October
- Quantum Events:
 - Check Ultimate Website





Money Mind Mastery

With Nicole Beer





Money Mind Mastery



PLATINUM ACCELERATOR

Every second **Monday**
evening, 7 for 7.30pm
Sydney time.

Mon Jul 4th, 2022 07:30 PM

Mon Jul 18, 2022 07:30 PM

Mon Aug 1, 2022 07:30 PM

Mon Aug 15, 2022 07:30 PM

Mon Aug 29, 2022 07:30 PM

Mon Sep 12, 2022 07:30 PM

Mon Sep 26, 2022 07:30 PM

Mon Oct 10, 2022 07:30 PM

Mon Oct 24, 2022 07:30 PM

Mon Nov 7, 2022 07:30PM



Money Mind Mastery



ULTIMATE

MEMBERS ONLY

The last **Monday** of every month, 7.30pm.

Jul 25, 2022 07:30 PM

Aug 22, 2022 07:30 PM

Sep 26, 2022 07:30 PM

Oct 24, 2022 07:30 PM

Nov 14, 2022 07:30 PM

Platinum Student Meetups

- ❖ PA Website / Platinum Schedule
- ❖ Must have your Facebook account / profile open to access the links



PA Student Meetup Groups

These Student Meetup groups are for ALL Platinum students only, both past and present. They are organised by Platinum students to facilitate networking between Platinums and staying connected with the awesome Platinum family. Typically they occur between the PA Monthly Meetings.

NOTE: You MUST have your Facebook Account/Profile open to access these links.

Brisbane Student Meetup



Student Organizer – Megan Humphreys

Click on the link below to access the Platinum Accelerator Facebook Events for each Brisbane Student Meetup. All of the upcoming dates, location, times and RSVP information is in these events.

[Brisbane Student Meetup](#)

Sydney Student Meetup



Student Organizer – Cindy Luok

Click on the link below to access the Platinum Accelerator Facebook Events for each Sydney Student Meetup. All of the upcoming dates, location, times and RSVP information is in these events.

[Sydney Student Meetup](#)

Melbourne Student Meetup



Student Organizer – Aygun Ozkan

Click on the link below to access the Platinum Accelerator Facebook Events for each Melbourne Student Meetup. All of the upcoming dates, location, times and RSVP information is in these events.

[Melbourne Student Meetup](#)

Perth Student Meetup



Student Organizer – Basia Garbowska & Heath Worlton

Click on the link below to access the Platinum Accelerator Facebook Events for each Melbourne Student Meetup. All of the upcoming dates, location, times and RSVP information is in these events.

[Perth Student Meetup](#)

Housekeeping

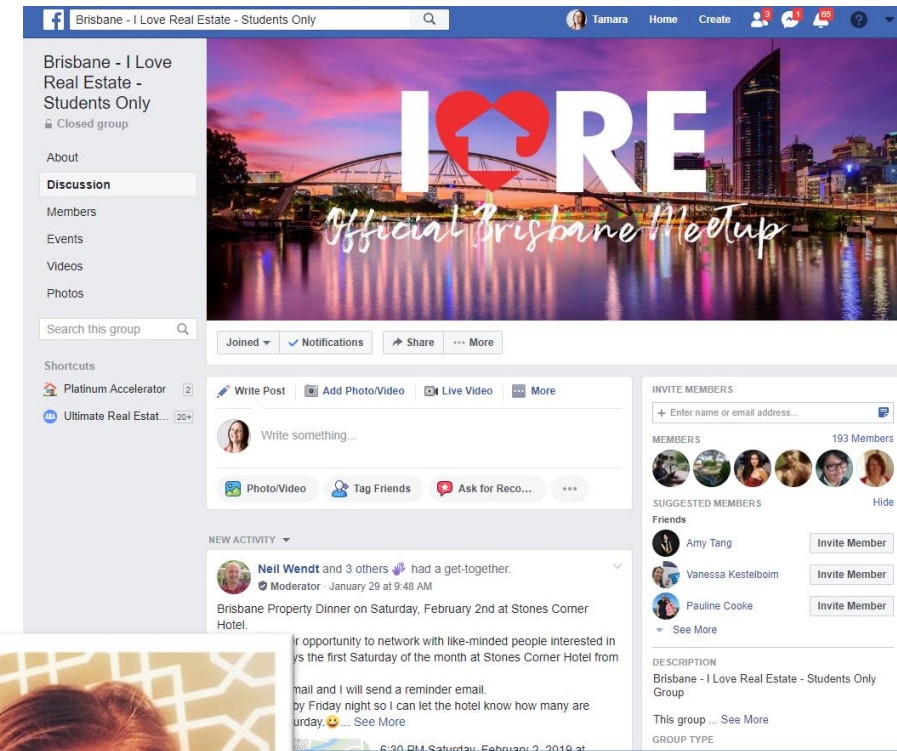
- **PA Meetup Groups – LIVE!!**
 - ❖ Brisbane Platinum Student Meetups
 - ❖ THANK YOU Amanda Chambers
 - ❖ 3rd Saturday of Each Month @ private space – 3 locations on rotation
 - ❖ RSVP Required

** Text Amanda on 0423 173 458 or contact her on Facebook via the Meet-up Group Link



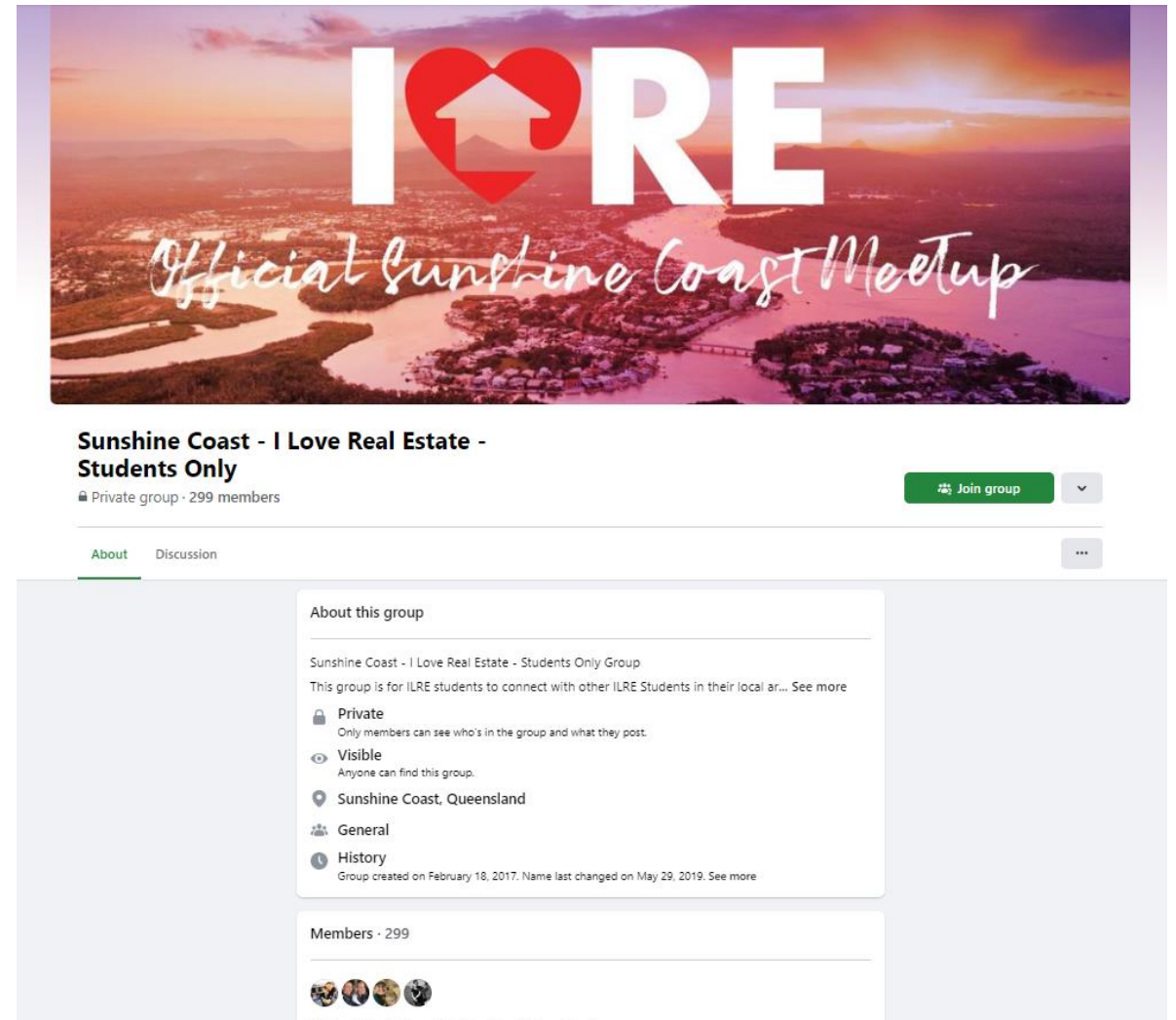
ILRE Brisbane Monthly Meetups

- ❖ Organizers - Neil & Yelena Hensley
- ❖ Info & RSVP: Ultimate Website / ILRE Community / ILRE Brisbane Meetup / Link to FB Page
- ❖ Location – TBC
- ❖ Dates – First Saturday of each month, 6:30pm
- ❖ Organizer Contact – Neil Hensley Mbl 0404401016



ILRE Sunshine Coast Monthly Meetups

- ❖ Search Facebook
“Sunshine Coast – I Love Real Estate Students Only”



ILRE Gold Coast Monthly Meetups

- ❖ Organizers – Tracy Travis
- ❖ Info & RSVP: Ultimate Website / ILRE Community / ILRE Gold Coast Meetup / Link to FB Page
- ❖ Location – TBC
- ❖ Dates – First Saturday of each month, 6:30pm
- ❖ Organizer Contact – Tracy Travis Mbl ??????????????

GRADUATING PLATINUMS



- Kylie Edney
- Kerrie Woodgate



STUDENTS OF THE MONTH

- ????????????????
- ????????????????
- ????????????????

PLATINUM

From Crisis and Chaos
to Crushing It!



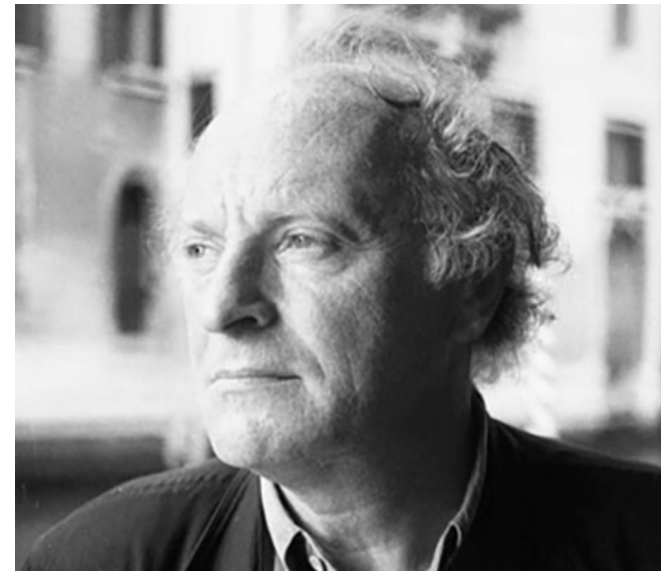
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PLATINUM

A story of Hardship

- In 1962, a young man named Joseph met a woman named Marina. They lived in Russia together. They shared a passion for art. He wrote poetry. She created paintings. They fell in love and had a child together.
- It was shaping up to be a good life until one day in 1972, the Soviet officials came knocking at the door. They stormed Joseph's apartment, took him captive, tossed him on a plane to Vienna, and informed him that he was exiled from the Soviet Union.
- He never saw Marina or his child again.



Why am I telling you this story?

- Because Joseph was Joseph Brodsky, the famous poet and Nobel Prize winner for Literature in 1987.
- Thanks to the help of some fellow poets, Brodsky was able to find refuge in the United States and soon he had teaching positions at Yale, Cambridge, and the University of Michigan.
- In 1991, nineteen years after being exiled from the Soviet Union, Brodsky was awarded the United States Poet Laureate.
- **From every Crisis there can be amazing success**
- **Attitude is what will determine your level of success**
- **THIS TOO WILL PASS**

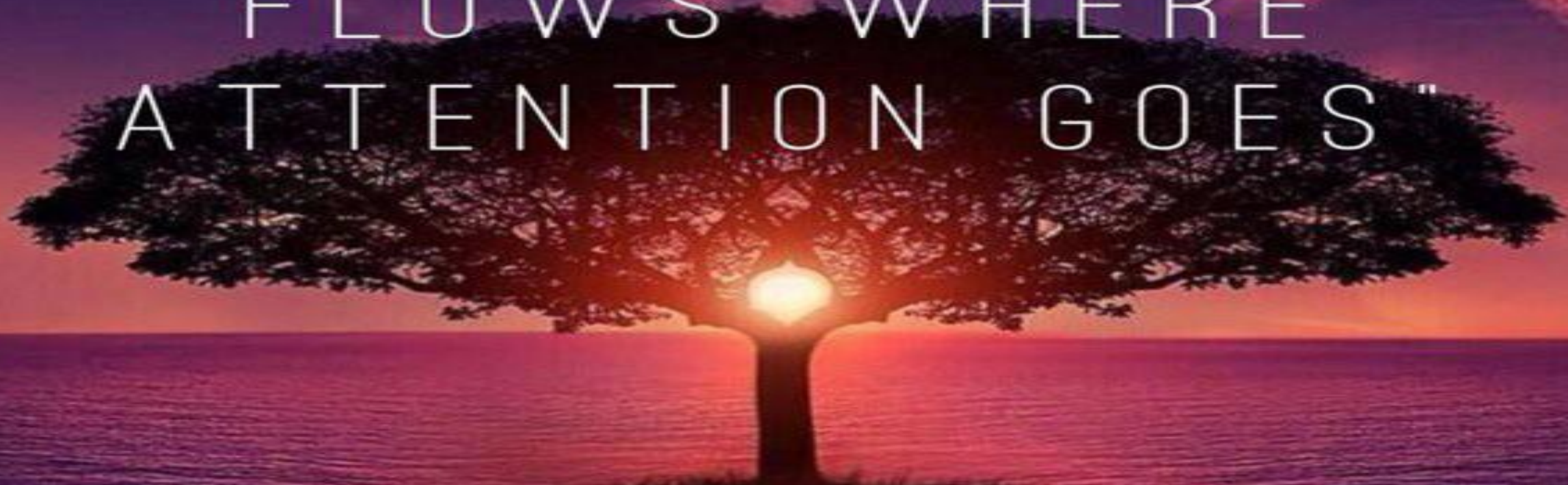


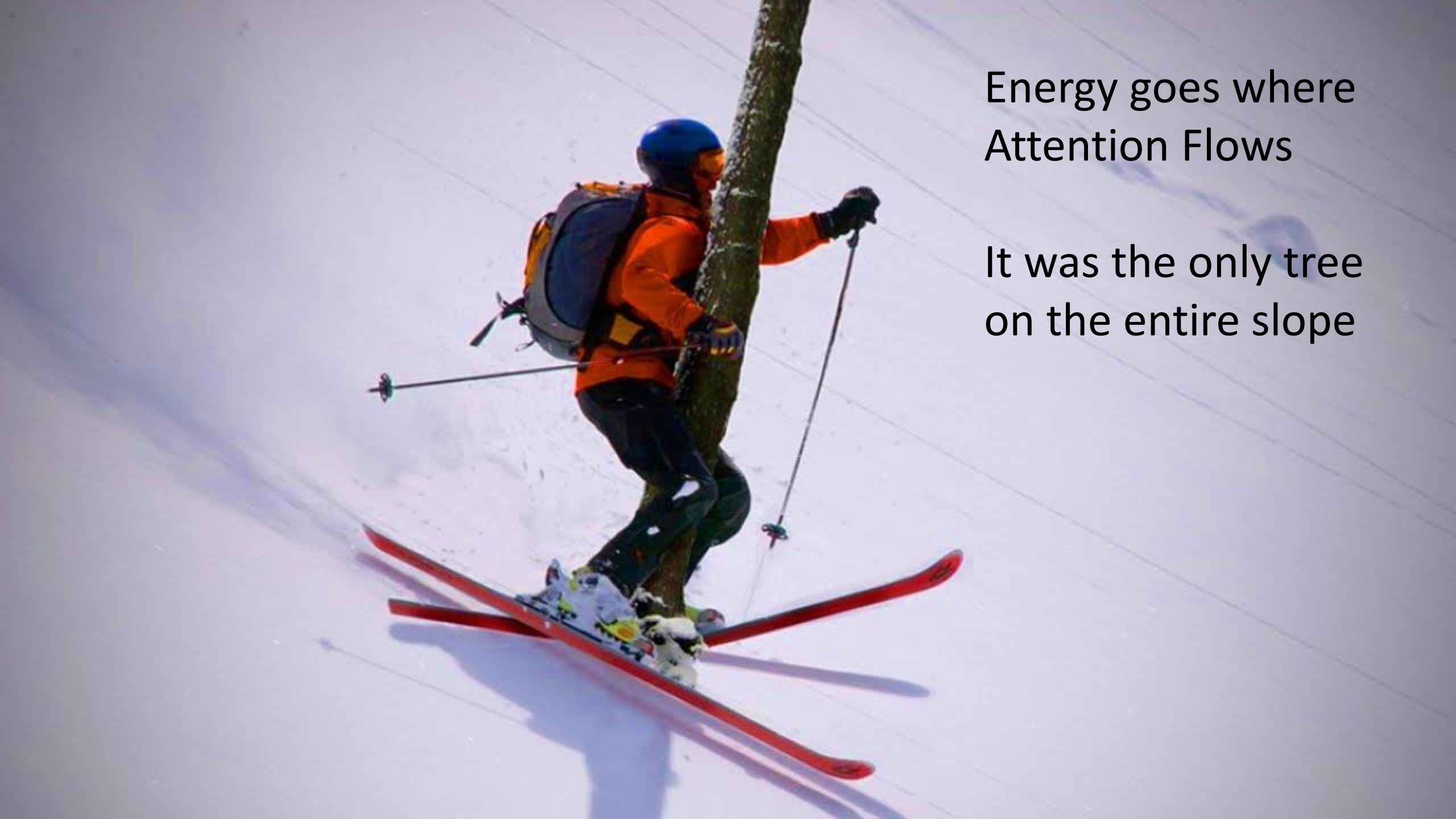
One of Brodsky's Famous Quotes

“It's the echo that counts”

- The impact of negativity is magnified when we talk about it, no matter what we say.
- We breathe life into poor decisions, bad ideas, evil people, and bad situations by discussing them over and over again.
- You wouldn't want to waste all of your meals on junk food. Why waste your thoughts on junk ideas and your energy on junk people?
- In the words of Brodsky, **“it's the echo that counts.” Negativity doesn't deserve a louder voice. Spend your time echoing something worth hearing**


"ENERGY
FLOWS WHERE
ATTENTION GOES"





Energy goes where
Attention Flows

It was the only tree
on the entire slope

A woman in a black dress is in the foreground, her back to the camera. In the background, a woman in a white top is holding a drink and looking towards a man in a white shirt who is looking at her. The scene is set in a bar or club with a gold pillar.

**Energy goes where
Attention Flows**

Ah -Uhh

This is a time to Protect our Attitudes, Motivations, Mindset and in turn our Futures

- You are creating your future from your energy today.
- What are you focusing on in your everyday lives?
- What are you doing to improve YOU?
 - Mindset
 - Health
 - Education / Skill
 - Goals
- Only you can do this!



Strategies to help you keep your Focus in the right place

- Be Organised – plan your day – create as much routine as possible
- Decide on what it is you want to accomplish and then make a detailed list of all the things you need to do in order to achieve the end goal.
- Allocate time for thinking
- Allocate time for growth
- Allocate time for health
- Allocate time for nurture
- Allocate time to transform
- We are being given a gift – USE IT – DON'T WASTE IT!
- **TIME IS TICKING**



Time for YOU

Time for Exercise

Time for Grow

**Time for the
PLANET to
BREATH**

Time for FAMILY

Time for Research

Time for BE

**COLLECTIVE
CONSCIOUSNESS**



DYMPHNA BOHOLT

Money coach. Investor. Best selling author.

HOW TO CONQUER THE CHAOS

AND EVEN CRUSH IT.

What can you do with 5 good minutes?

- 5 good minutes of:
 - -push ups is a solid workout
 - -sprints will leave you winded
 - -writing can deliver 1 good page
 - -reading can finish an insightful article
 - -meditation can reset your mood
- **You don't need more time—just a little focused action.**




You – Property – Deals - Focus

- Deals in Play right now
 - Conditional
 - Unconditional
 - Selling
- What is going to be good Buying
 - Long extended settlements
 - Seller JV (these are going to be everywhere)
 - Discounting
 - Trade and contractor negotiations – particularly for cash
 - Commercial will have some great buys in time – BUT – the recovery could be slow



The Big Question?



How long
will
COVID19
Last?

PLATINUM

Accountability
Monthly Goals



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Buddy Process –



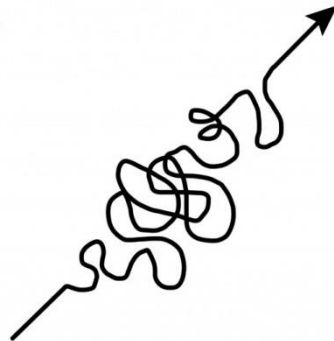
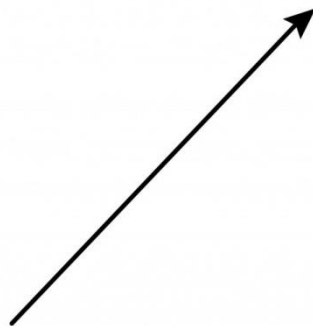
- Zoom Chat Room - Auto pair-up
- Exchange Mobile No.
- Schedule to “TALK” weekly
- Graduating students OK to partner for a month

Last Month In Review

Share Your Successes and Challenges

SUCCESS

SUCCESS



what people think
it looks like

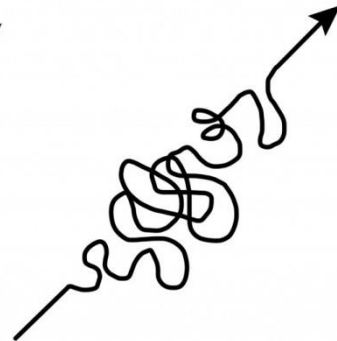
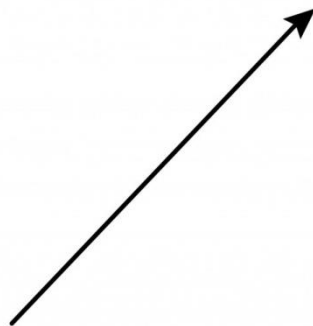
what it really
looks like

Group Share

Share Your Successes and Challenges

SUCCESS

SUCCESS



what people think
it looks like

what it really
looks like

This Months Plan

Share Your
Key Goals For Month

Monthly
✓
goals

Group Share

Share Your
Key Goals For Month

Monthly
✓
Goals



Tea / Coffee Break

PLATINUM

**Dual Lot Single Title,
Boundary Realignment
& House Relocation**

**SCALING OFF AERIAL
PHOTOGRAPHS**



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Scaling Off Aerial Photographs -

- 1) **Electronic Method** Using Mapping Tools “Ruler” Function
- (Investar – My Valuer / Pricerfinder; RP Data etc.)



- 2) **Manual Method** – Our focus!!!

Manually Scaling Off Aerial Photographs -

- **Very useful & practical skill** for many aspects of property:
 - ❖ Subdivision, Multi-unit, Reno, Construction, House move etc.
 - ❖ Use in due diligence prior to site inspection
 - ❖ Use in planning - post inspection & on-site measurement

- **Tools required:**

- ❖ Aerial photo – (printed A4)
- ❖ Dimensioned site plan
(source: RP Data, PriceFinder etc.)
- ❖ Clear ruler
- ❖ Calculator



Tips -

- Be aware of **shadows** in aerial photos
- Be aware of **angle of photo** – not necessarily 100% over rooftop
- **Line thickness** can have an effect - Be consistent e.g. measure from centre of line
- Measure accurately to the **millimeter**
- Results are **indicative measurements** only – must be ground-truthed or surveyed to confirm



Example – Manually Calculating Scale



Distance on map



Distance on ground

Example- Calculating Scale



- 1) Measure Boundaries on Printout
- 2) Calc Scale (1cm on map = X m on ground)
- 3) Formula: length on ground / length on map
 - a) $20\text{m} / 10.3\text{cm} = 1.94$
 - b) $40.5\text{m} / 20.8\text{cm} = 1.95$

Scale =
1 cm on map =
1.95 m on ground

Example- Calculating Scale



4) Test 1 –

- If 1 cm on map = 1.95 m on ground
- Then 10.3 cm on map = ?? m on ground
- 10.3×1.95 scale = 20.0 m on ground



CORRECT

Example- Calculating Scale



5) Test 2 –

- If 1 cm on map = 1.95 m on ground
- Then 20.8 cm on map = ?? m on ground
- 20.8×1.95 scale = 40.5 m on ground



CORRECT

Example- Calculating Scale



6) Modify Scale

(1 m on ground = Y cm on map)

Formula: $\text{length on map} / \text{length on ground}$

a) $10.3 \text{ cm} / 20 \text{ m} = 0.52$

b) $20.8 \text{ cm} / 40.5 \text{ m} = 0.51$

Scale =

1 m on ground =
0.51 cm on map



Example- Calculating Scale

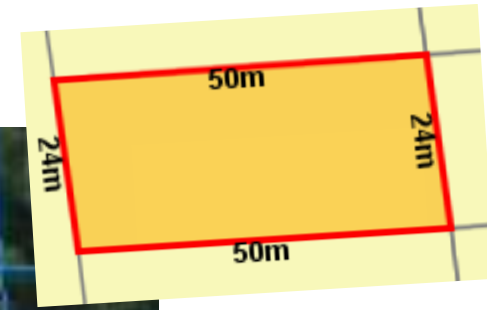


7) Test 1 –

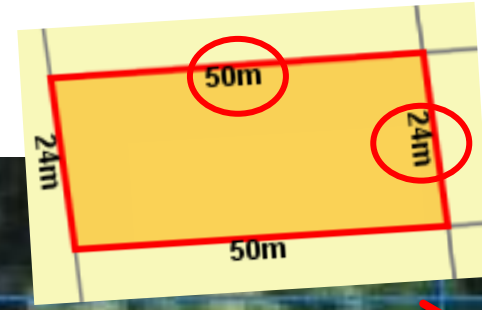
- If 1 m on ground = 0.51 cm on map
- Then 20 m on ground = ?? cm on map
- $20 \times 0.51 = 10.2$ cm on map

 CORRECT

Activity



Phase 1 - Calculate Scale

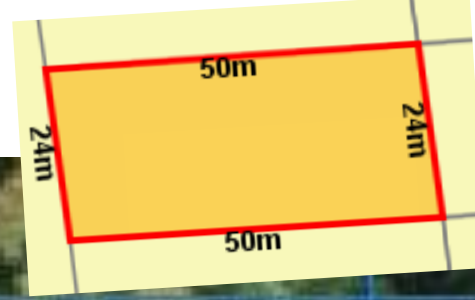


- 1) Measure Boundaries on Printout
- 2) Calc Scale
(1 cm on map = X m on ground)
- 3) Formula: $\text{length on ground} / \text{length on map}$
 - a) $24\text{m} / 10.5\text{cm} = 2.29$
 - b) $50\text{m} / 21.9\text{cm} = 2.28$

Scale =

1 cm on map = 2.3 m on ground

Phase 1 - Calculate Scale



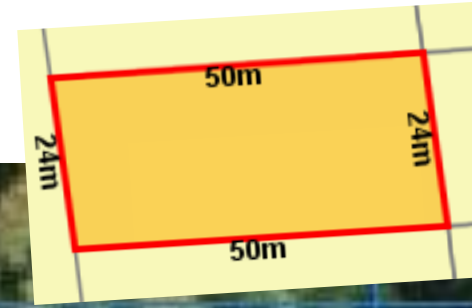
4) Test 1 -

- If 1 cm on map = 2.3 m on ground
- Then 10.5 cm on map = ?? m on ground
- 10.5 x 2.3 scale = 24.15 m on ground



CORRECT

Phase 1 - Calculate Scale



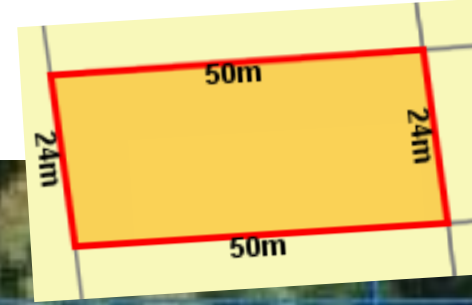
5) Test 2 –

- If 1 cm on map = 2.3 m on ground
- Then 21.9 cm on map = ?? m on ground
- 21.9 x 2.3 scale = 50.37 m on ground



CORRECT

Phase 1 - Calculate Scale



6) Modify Scale

(1 m on ground = Y cm on map)

Formula: $\text{length on map} / \text{length on ground}$

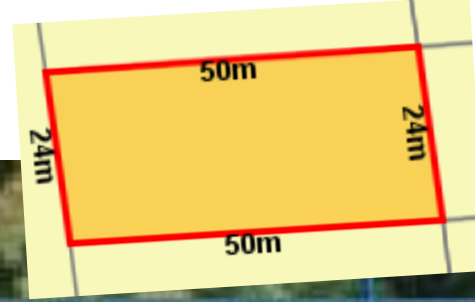
a) $10.5 \text{ cm} / 24 \text{ m} = 0.438$

b) $21.9 \text{ cm} / 50 \text{ m} = 0.438$

Scale =

1 m on ground = 0.44 cm on map

Phase 1 - Calculate Scale



7) Test 1 -

- If 1 m on ground = 0.44 cm on map
- Then 24 m on ground = ?? cm on map
- $24 \times 0.44 = 10.56$ cm on map



CORRECT

Phase 2a – Review Town Planning Requirements for Subdivision & Dwelling Position



- Car parking min: 1 per lot (6m front setback)
- Turn in car park setback min: 6m off side boundary

- Front lot minimum area: 400 m²
- Battle-axe lot min. area: 600 m²
- Battle-axe driveway min. width: 4 m
- Site cover max: 50%
- End product min. frontage:
 - 10 m if < 450 m²
 - 15 m if ≥ 450 m²
- House - side setback:
 - Lowset = 1.5 m
 - Highset = 2 m
- House - rear setback: 3 m

Phase 2b – Measure & Mark on Map Town Planning Requirements for Subdivision



- 1) Measure & mark driveway width
- 2) Measure & confirm side setback from house to driveway boundary
- 3) Measure front lot frontage
- 4) Measure rear setback off existing house
- 5) Calculate front lot area off min. requirements & mark boundary
- 6) Measure footprint off existing house & calculate % site cover
- 7) Calculate rear lot area (excl. driveway) off min. requirements
- 8) Mark carpark on front lot

1) Measure & Mark Driveway Width



- Require min 4 m wide battle-axe driveway width
- Scale: 1 m on ground = 0.44 cm on map
- 4 m driveway width =
 $4 \times 0.44 \text{ Scale} = 1.76 \text{ cm on map}$
- Draw on Plan

1) Measure & Mark Driveway Width



- Require min 4 m wide battle-axe driveway width
- Scale: 1 m on ground = 0.44 cm on map
- 4 m driveway width =
 $4 \times 0.44 \text{ Scale} = 1.76 \text{ cm on map}$
- Draw on plan

2) Measure & Confirm Side Setback from House to Driveway Boundary



- Measure setback off plan
- Scale: 1 cm on map = 2.3 m on ground
- 0.8 cm on map = $0.8 \times 2.3 \text{ Scale} = 1.84 \text{ m on ground}$
- ❖ Meets requirement of min. 1.5 m side setback for lowset house?

3) Measure Front Lot Frontage



- Measure frontage off plan
- Scale: 1 cm on map = 2.3 m on ground
- 8.7 cm on map =
 $8.7 \times 2.3 \text{ Scale} = 20 \text{ m on ground}$
- ❖ Meets requirement of min. 15 m frontage if lot $\geq 450 \text{ m}^2$

4) Measure Rear Setback Off Existing House



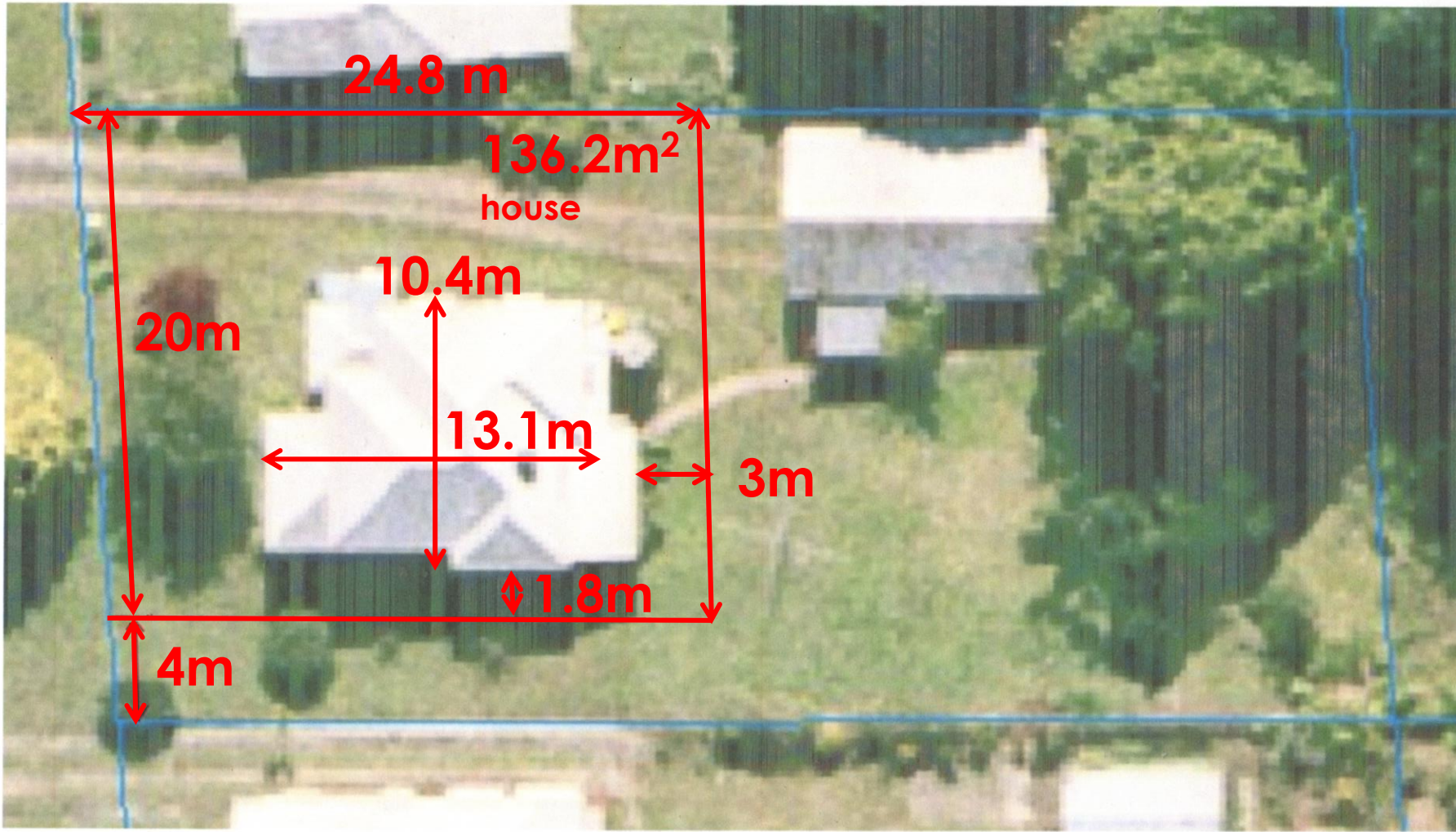
- Require min 3 m rear setback
- Scale: 1 m on ground = 0.44 cm on map
- 3 m on ground = 3×0.44 Scale = 1.3 cm on map
- Draw subdivision line on map

5) Calculate Front Lot Area Off Min. Requirements & Mark Boundary



- Measure front lot side boundaries = 10.3 cm & 10.8 cm
- Scale: 1 cm on map = 2.3 m on ground
- 10.3 cm x 2.3 scale = 23.7 m & 10.8 cm x 2.3 scale = 24.8 m
- Area = $(23.7 + 24.8)/2 = \text{Avg}$
 $24.3 \text{ m} \times 20 \text{ m} = 486 \text{ m}^2 \text{ front lot}$

6a) Measure Footprint of Existing House



- Measure existing house on map = 5.7 cm x 4.5 cm
- Scale: 1 cm on map = 2.3 m on ground
- 5.7 cm x 2.3 scale = 13.1 m
- 4.5 cm x 2.3 scale = 10.4 m
- House area = 13.1 m x 10.4 m = 136.2 m²

6b) Calculate % Site Cover of Existing House



- % Site Cover = (house area / land area) x 100
- Calc =
- House @ 136.2 m² / 486 m² land = 28% site cover
- ❖ Meets requirement of max. 50% site cover of dwelling?

7) Calculate Rear Lot Area (Excl. Driveway) Off Min. Requirements



- Rear lot side boundaries measure = 11 cm & 11.7 cm
- Scale: 1 cm on map = 2.3 m on ground
- 11 cm x 2.3 scale = 25.3 m
- 11.7 cm x 2.3 scale = 26.9 m
- Area = $(25.3 + 26.9)/2 = \text{Avg}$
26.1 m x 24 m = 626.4 m² rear lot (Excl. driveway)

8) Mark Carpark on Front Lot

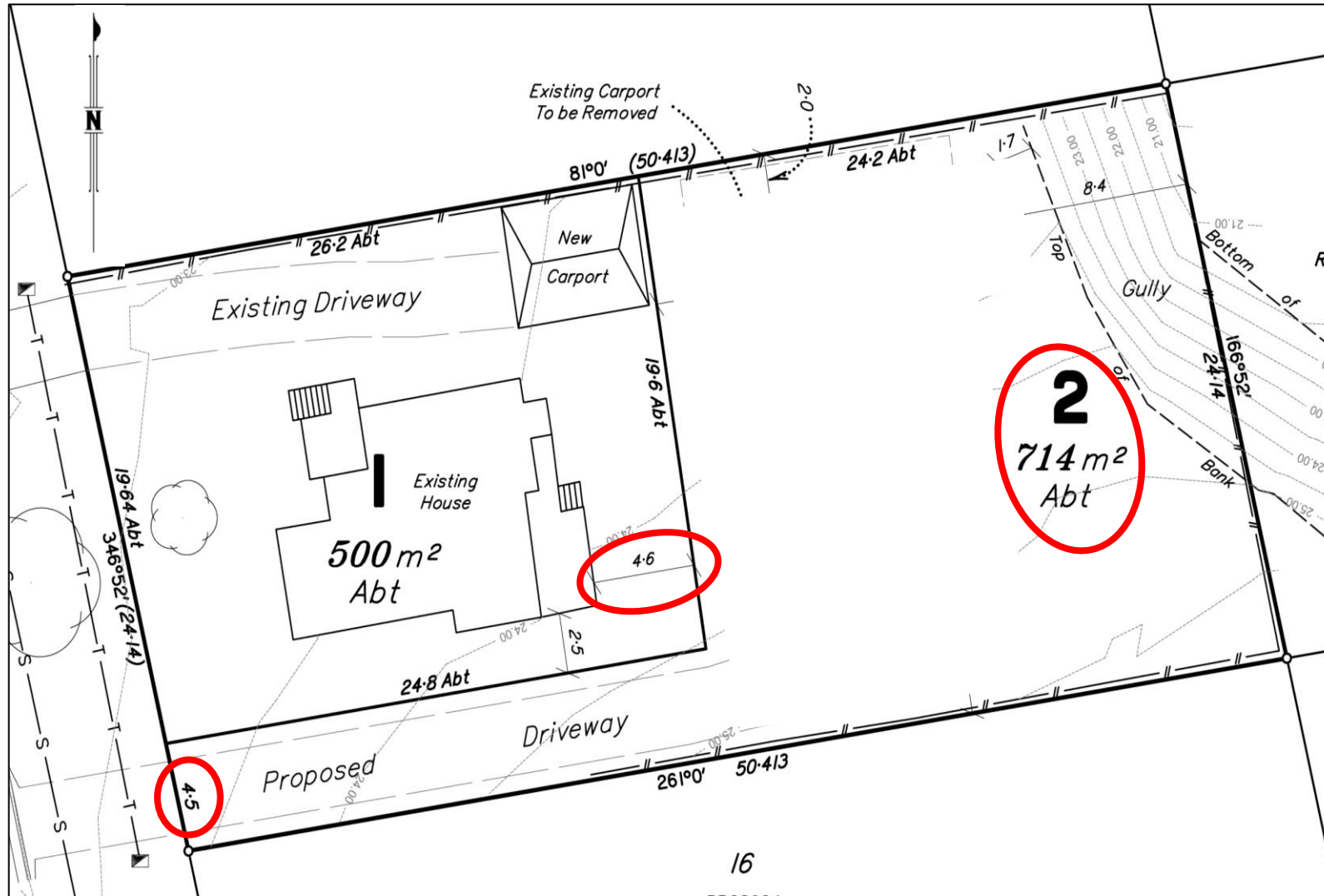


- Require min. 1 carpark per lot = 3m x 6m
- Scale: 1 m on ground = 0.44 cm on map
- 3 m on ground = 3×0.44 Scale = 1.3 cm on map
- 6 m on ground = 6×0.44 Scale = 2.64 cm on map
- Draw on map
 - ❖ Meets carpark requirement?

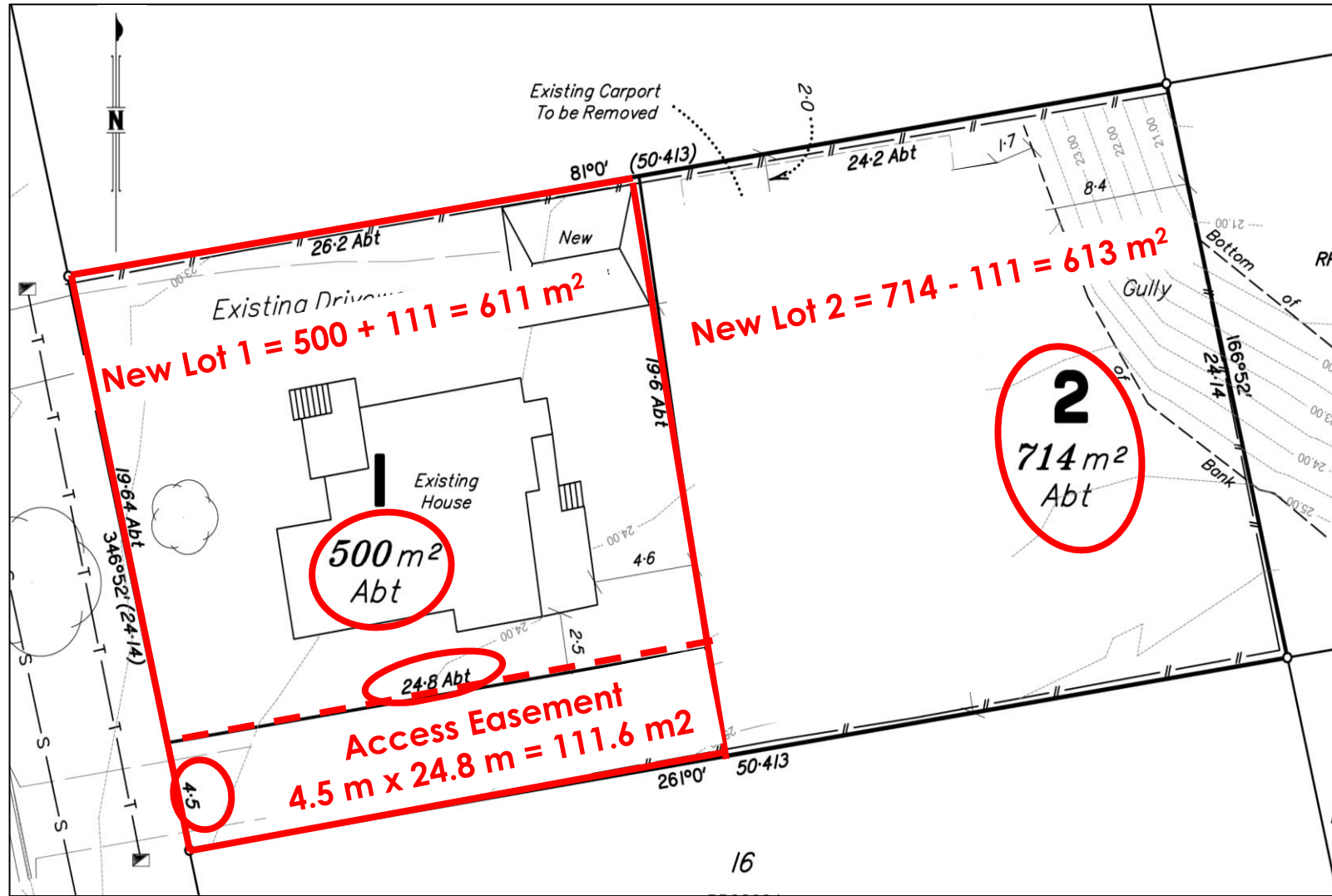
Phase 3 – Compliance with Planning Requirements & Potential Modifications

- Where do we have extra capacity?
- What can we modify?
- ❖ Widen battle-axe driveway by approx. 0.3 m to 4.3 m wide
- ❖ Widen rear setback off existing house e.g. 4.5 m
- ❖ Consider rear lot size to allow dual occupancy at rear,
> 700 m² of medium density = dual occ. potential

Final Version



Driveway Access Easement Alternative -



- ❖ Make driveway owned by Lot 1
- ❖ Easement over driveway gives Lot 2 access

Phase 4 – House Relocation Review

- Determine Lot 2 building area for relocatable house
- Measure & mark out setbacks on Lot 2
- Which of the 3 relocatable house designs fit Lot 2?

Lot 2 Build Area - Mark Gully Top Bank



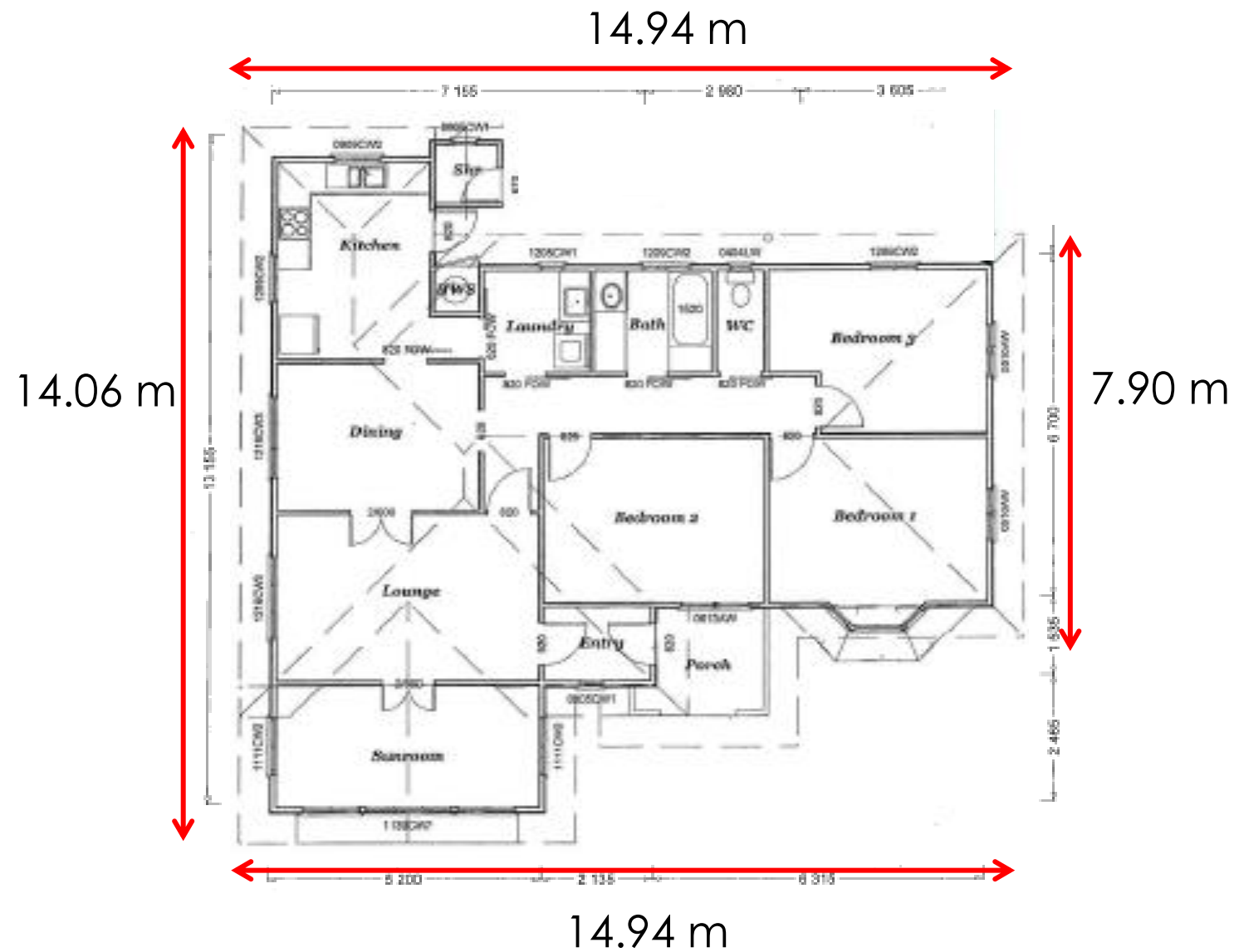
- Gully top bank = 9.4 m off rear boundary
- Scale: 1 m on ground = 0.44 cm on map
- 9.4 m on ground = 9.4×0.44 scale = 4.1 cm off rear boundary

Lot 2 Building Area -



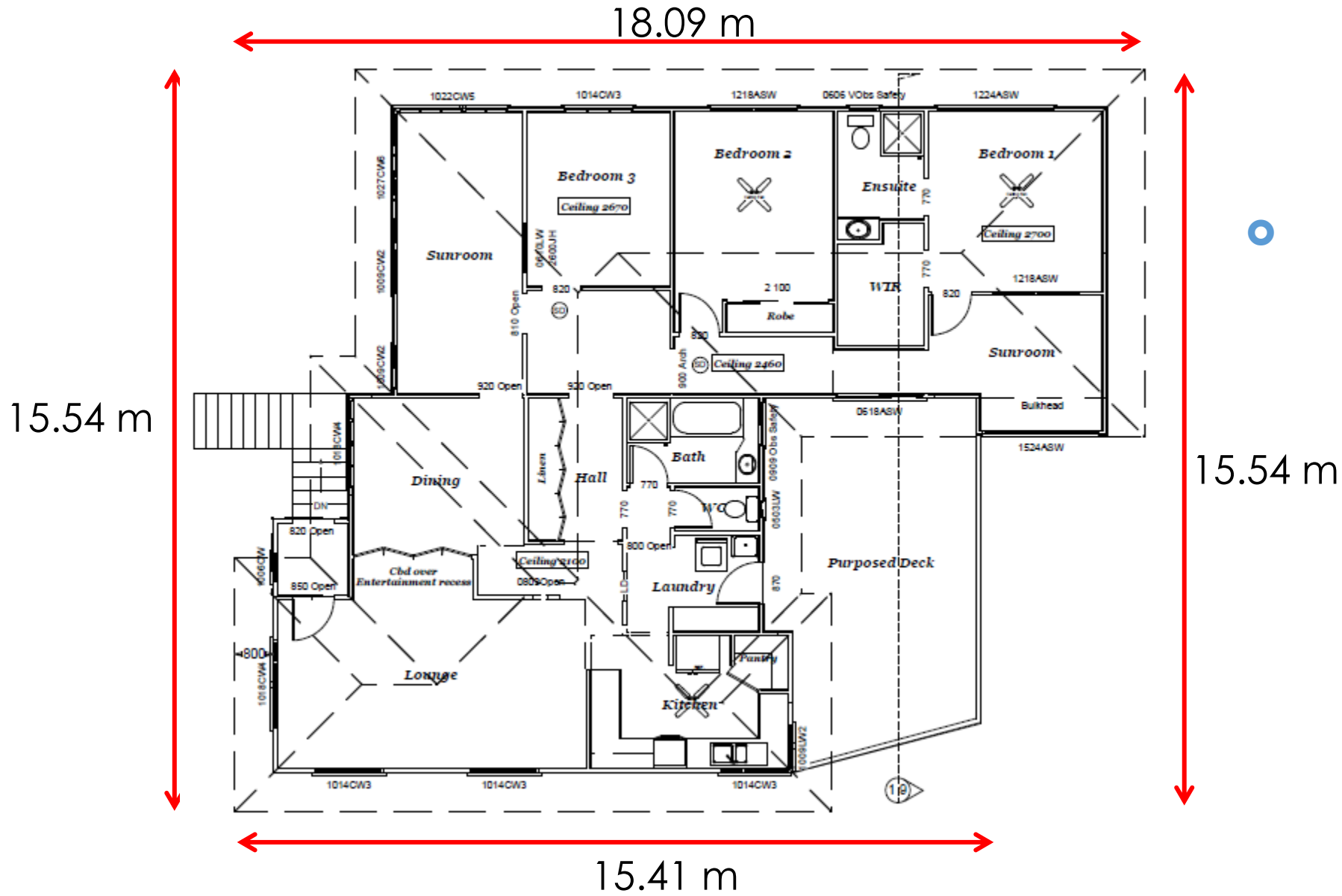
- Require 2 m side set -back for 2 story dwelling
- 7.8 cm on map = 7.8×2.3 scale = 17.9 m
- 6.0 cm on map = 6×2.3 scale = 13.8m
- Lot 2 build area = 13.8 m x 17.9 m

House 2



- Measurements to outer most projection (Incl. 600 mm eaves)

FLOOR AREA	
LIVING	122.72 Sq M

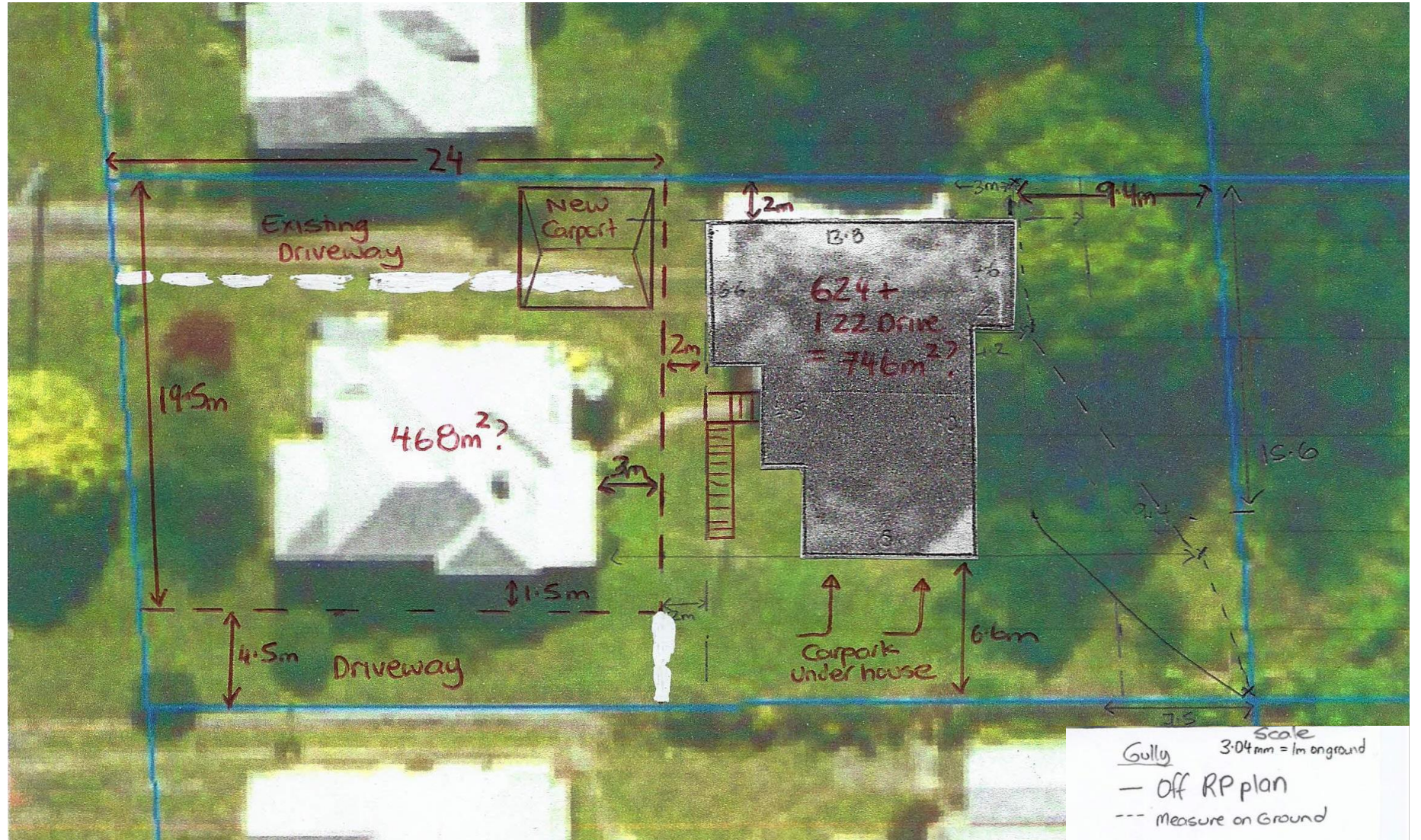


Lot 2 Building Area – (13.8 m x 17.9 m) – What Fits?

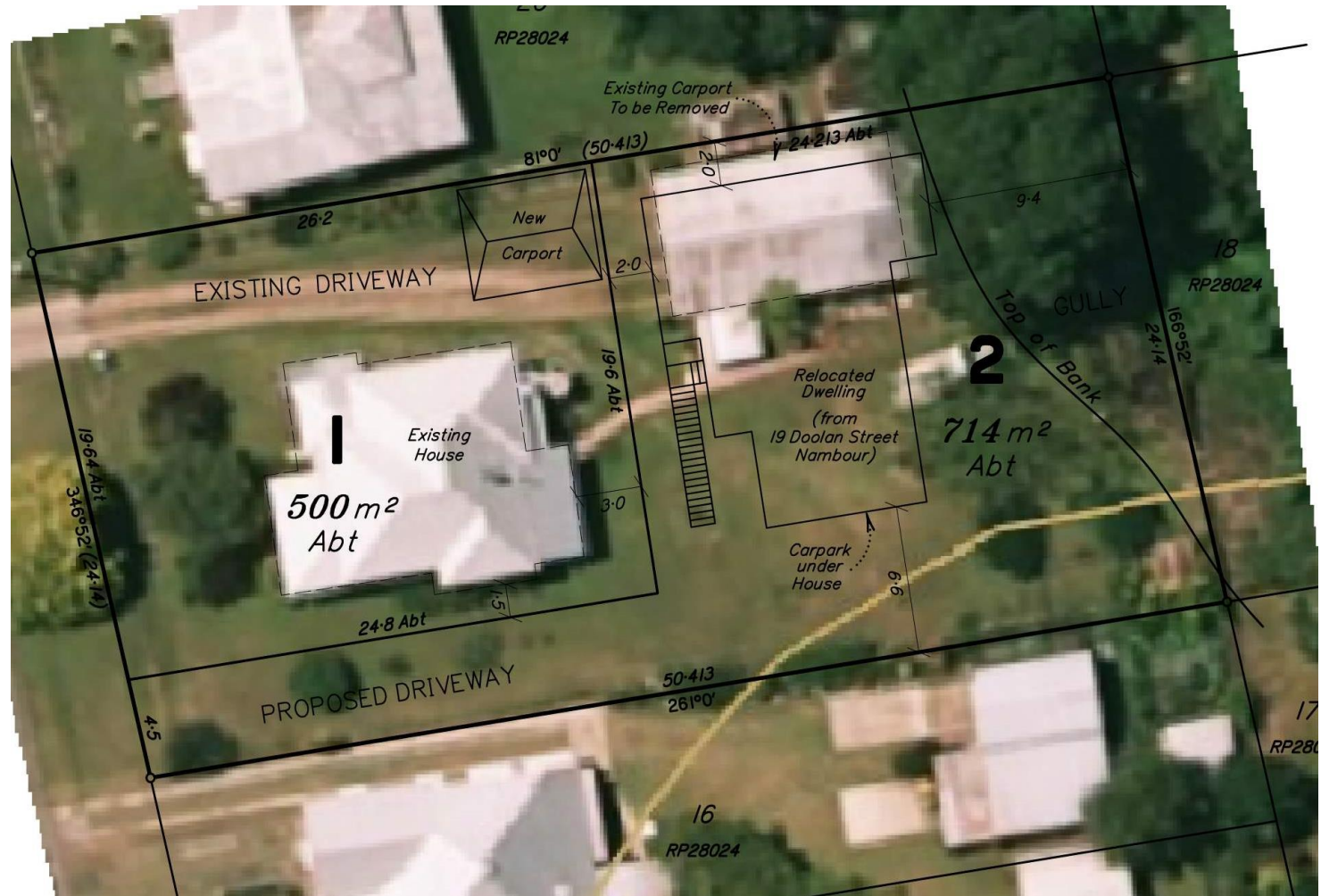


- House 1? – Fits (12.4 m x 11.9 m)
- House 2? – Footprint fits with eaves hanging over gully (14.1 m x 14.9 m)
- House 3? – Doesn't fit (18.1 m x 15.5 m)

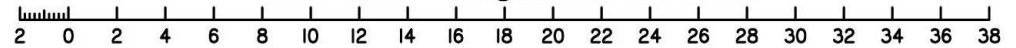
Draft 1 – Manually drawn subdivision & House 2 floor plan - provided to surveyor



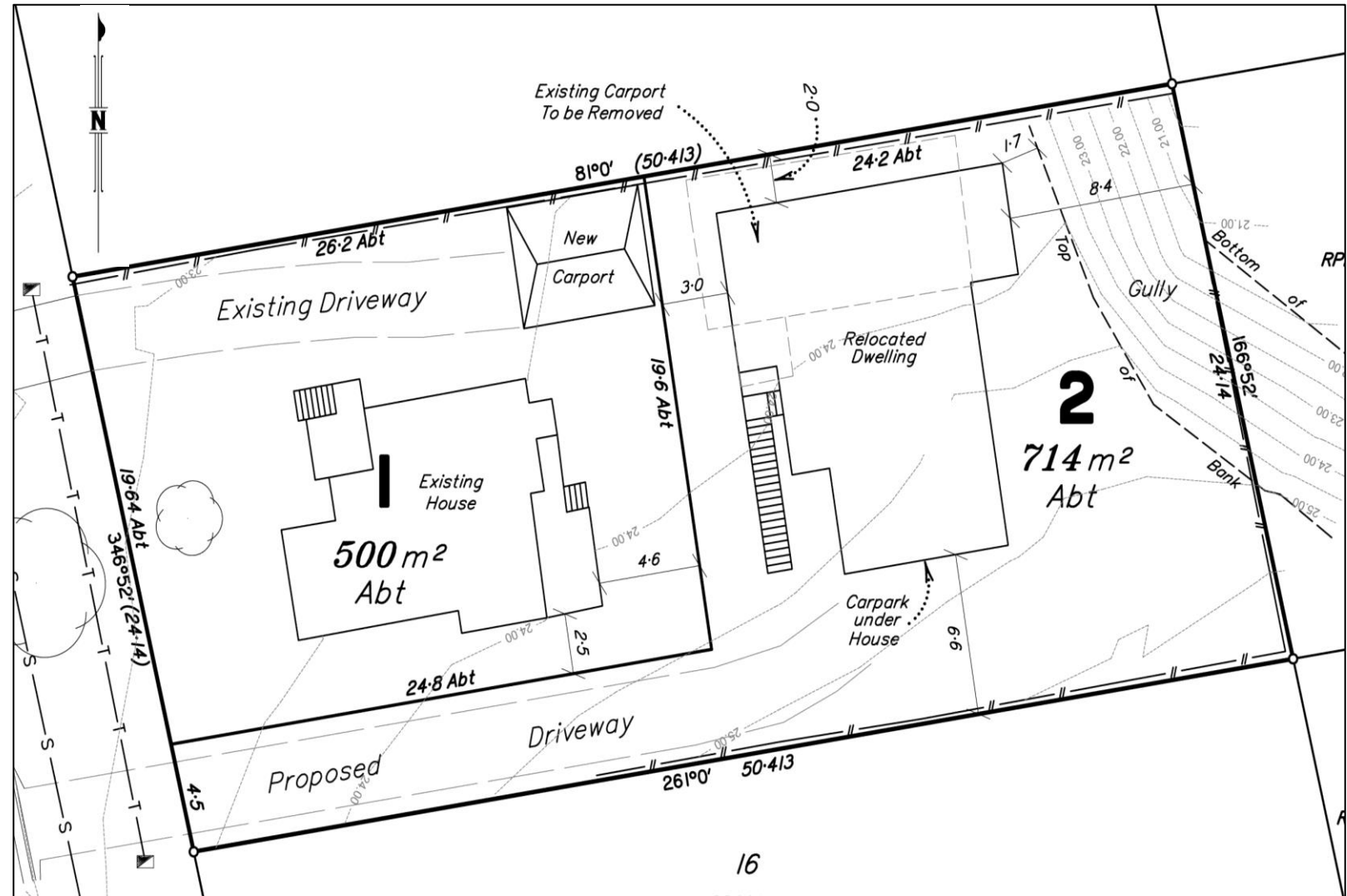
Draft 2 – Surveyor Draft Plan



Scale 1:250 – Lengths are in Metres.



Final – Subdivision Plan & House 2 Relocation Position



Completed Subdivision & House 2 Relocation



QUESTIONS?