

# PLATINUM

September 2024

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

Mastermind  
Event

Brisbane

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**Tamara Read, Nicolle Beer  
& Christine Hamilton**  
QLD State Coaches



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# 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

# Workshop Format

- Use microphone
- Involve everyone in the conversation
- Be supportive
- Feel free to order food and drinks downstairs



# WELCOME NEW PLATINUM'S



● ??????????????

\* Platinum

Elites

PLATINUM

# Housekeeping



# 2024 DATES

- 1) Monthly Dates (Tuesday's)

@ Amora Hotel 6pm start

- ❖ 8<sup>th</sup> October
- ❖ 5<sup>th</sup> November
- ❖ 3<sup>rd</sup> December

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Parking  
beneath  
venue  
via  
Cousins  
Lane

- 2) PA Nationals - **RSVP**
  - ❖ 29-1<sup>st</sup> Dec Twin Waters

- 3) Ultimate Bootcamps (Live Only)
  - ❖ 6 - 8<sup>th</sup> Sept Melbourne

- 4) Ultimate Other
  - ❖ 15 – 17<sup>th</sup> Nov Super Conf Bris

- 5) Quantum
  - ❖ Check Website



# Money Mind Mastery



Designed to tackle the top 4 Mindset issues that affect ILRE students.

- ❖ 30 Sept
- ❖ 28 Oct
- ❖ 25 Nov

Creating momentum toward success!

All sessions starting 7pm  
Melb/Syd Time

# Platinum Student Meetups

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

## PLATINUM ACCELERATOR

[Home](#) [Education](#) [Meeting Recordings](#) [Coaches & Contact](#) [Platinum Schedule](#) [Community](#)

### 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 – Magen 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 – Dindy Luki

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



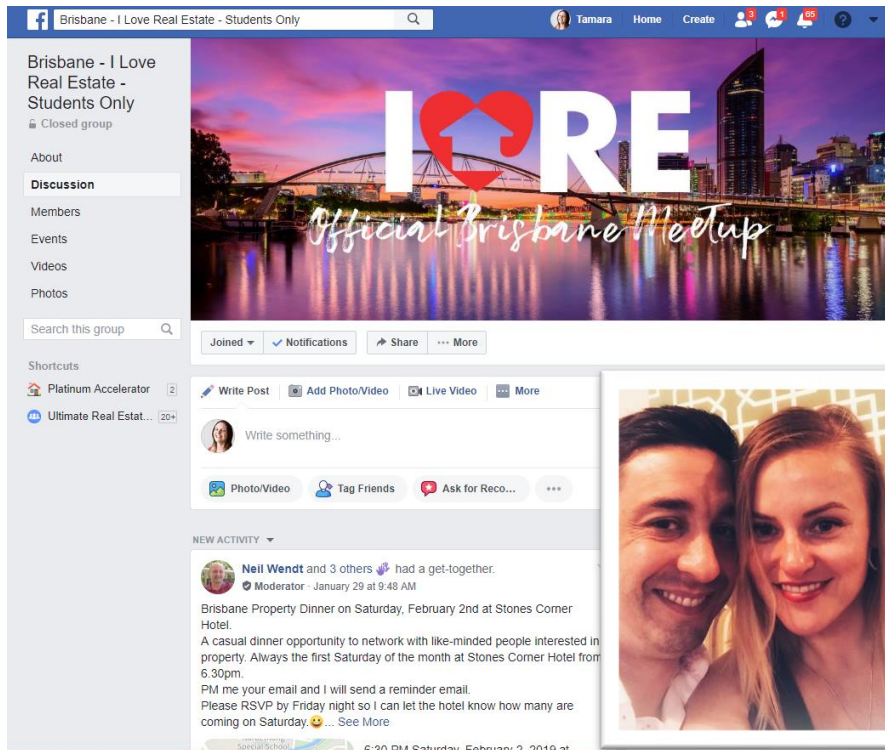
Student Organizer – Basia Garbowska & Heath Worlton

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](#)

# ILRE Student Meetups

- ❖ Info & RSVP: Ultimate Website / ILRE Community / ILRE Brisbane Meetup / Link to FB Page



# GRADUATING PLATINUMS



- Luke Forman\*
- Jason & Laini Burnett

\* Platinum

Elites



# STUDENTS OF THE MONTH

PLATINUM

# The Danger of Having Set Expectations in Investing

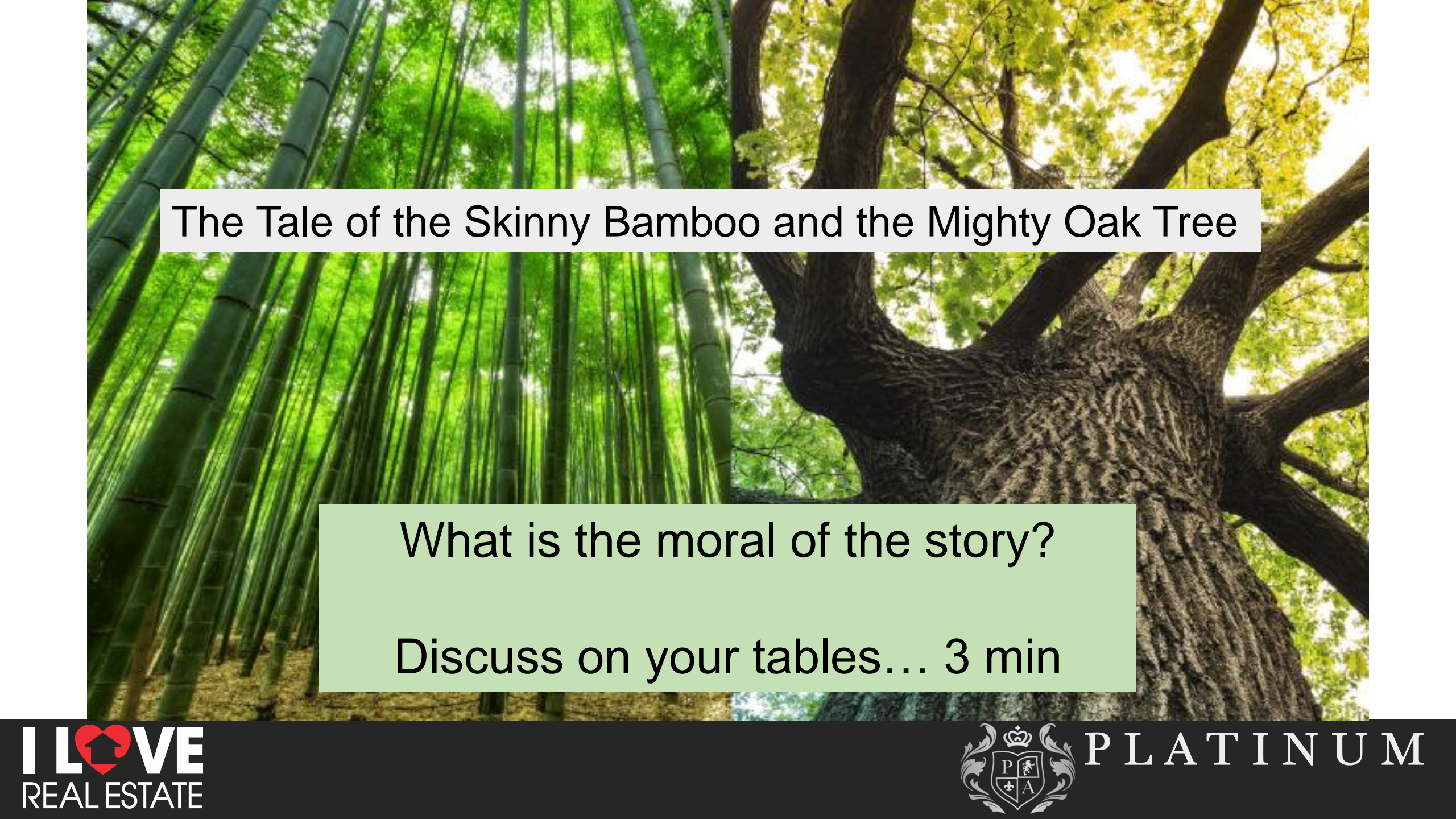
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# The Danger of Having Set Expectations in Investing





The Tale of the Skinny Bamboo and the Mighty Oak Tree

What is the moral of the story?

Discuss on your tables... 3 min

# Lessons from the Bamboo and Oak

- Resilience Through Flexibility:  
True strength lies not in rigidity but in the ability to adapt and bend with changing circumstances.
- The bamboo survives the storm by being flexible
- Investors who remain adaptable and aware of change are more likely to weather volatility and come out stronger.



# Lessons from the Bamboo and Oak

- The Danger of Rigidity:
- The oak tree's downfall serves as a reminder that rigid expectations and resistance to change can lead to failure, especially in unpredictable environments like the property market.
- In contrast, those who remain flexible, like the bamboo, can navigate challenges and thrive in the long run.



# Lessons from the Bamboo and the Oak Tree

- **Application to Investing:**
- Be like bamboo—flexible and adaptable, ready to adjust strategies as market conditions shift.
- The ability to bend without breaking is often more valuable than strength without the capacity for change





There is a big difference between a goal and an expectation...  
The mistake we make is that we become so attached to a specific goal that it becomes an expectation.



**Expectation is  
the mother of all  
frustration.**

**Antonio Banderas**

# What is an expectation and how does it differ from a goal?

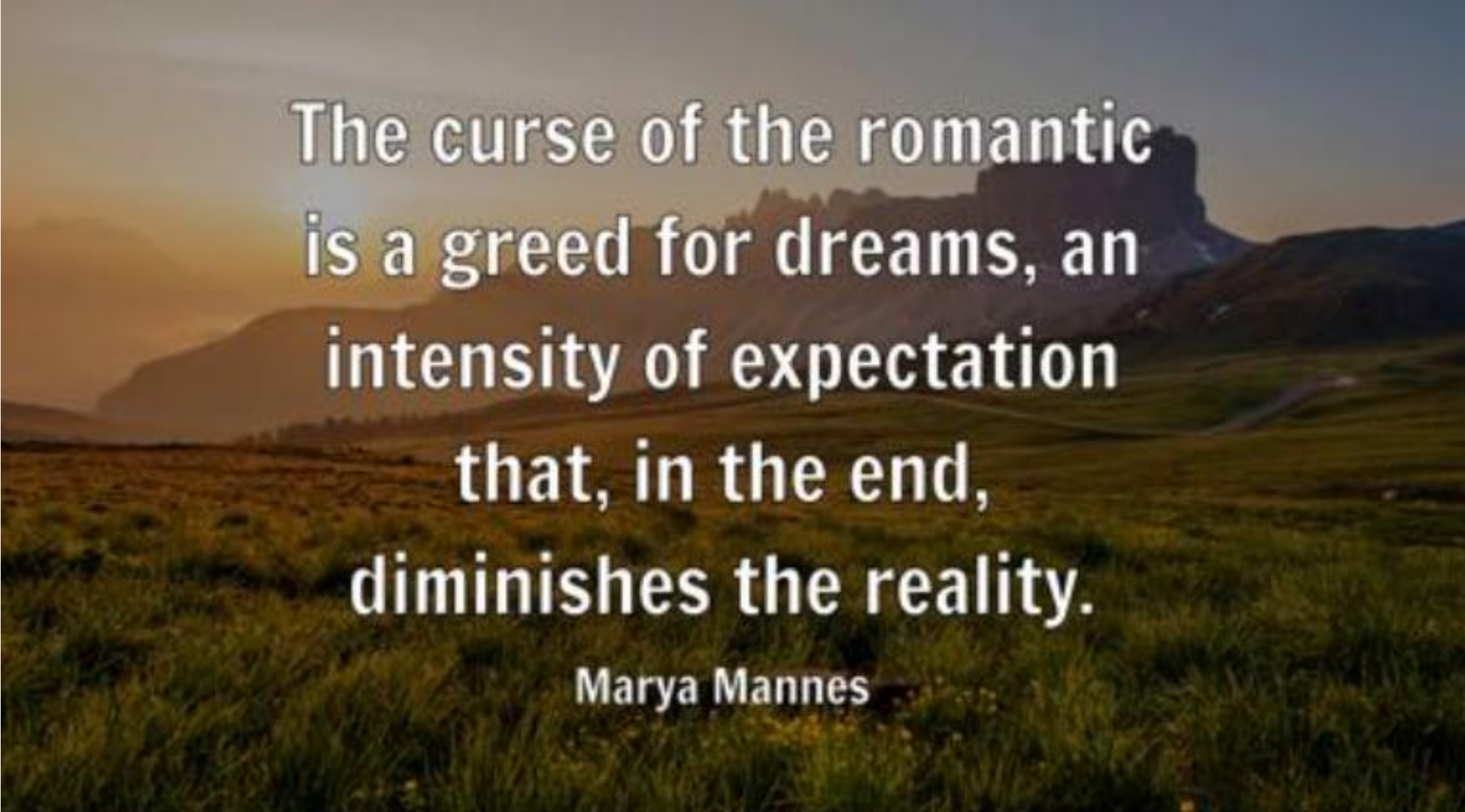
- An expectation is a strong belief that something will happen or be the case in the future.
- A goal is the object of a person's effort; an aim or desired result.
- An expectation is more rigid and leaves no room for nuance.
- A goal is flexible, and takes context or feedback into account



# How does this show up?

- A student who expects that they will replace \$100,000 worth of income in a year and is disappointed with the fact that they only achieve it after 2 years of effort.
- A student who is inflexible with their sales price of \$1,2mill, when the market feedback is \$1,1mill.
- A student who sets the goal of leaving work in 2 years, and finds that she must wait for another year, before she can do so.





The curse of the romantic  
is a greed for dreams, an  
intensity of expectation  
that, in the end,  
diminishes the reality.

Marya Mannes

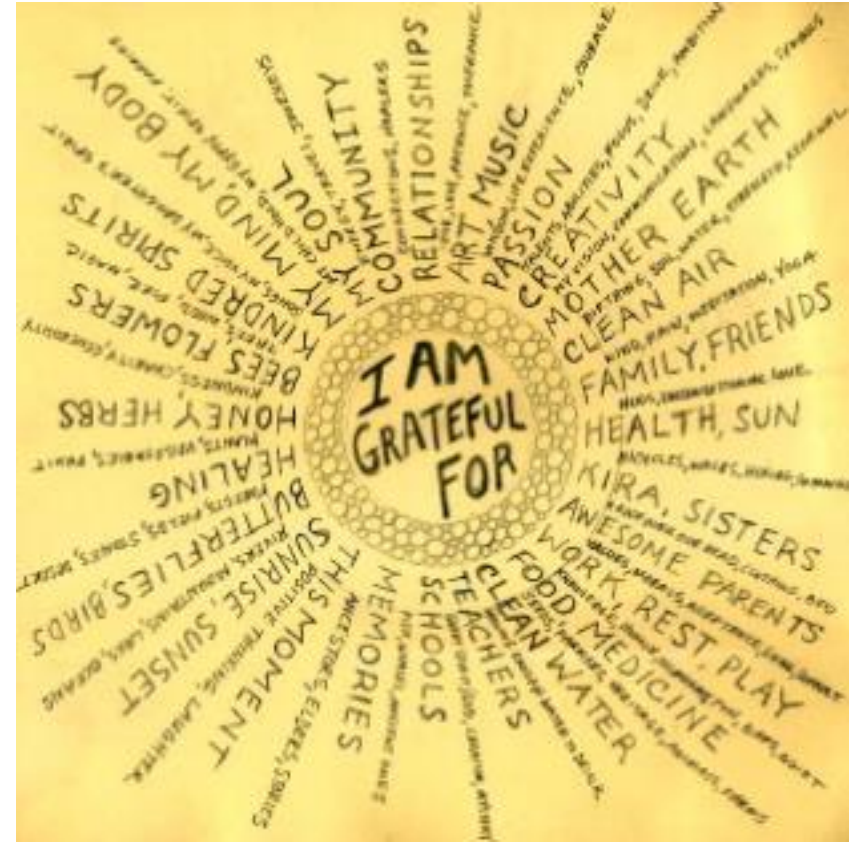
# What is an expectation and how does it differ from a goal?

- An expectation “is a greed for dreams”... that in the end diminishes our immediate reality and any future result of our effort.
- **It creates disappointment in ourselves, our efforts and in our life.**



# From Great Expectations to Gratitude

- The truth is that anything that is achieved over and above the status quo, is worthy of appreciation and gratitude.



How do we  
move away from  
unconscious  
expectations to  
worthwhile goals  
and gratitude?

Discuss 5 min



# Embracing “Anti-fragility”

- Idea that somethings not only withstand uncertainty, but actually benefit and grow stronger from them.
- Anti-fragile entities thrive and improve in volatile, uncertain environments.



Shift from a  
need for  
certainty...

to the strength  
of adaptability



Shift from a need for  
certainty...

To seeing Uncertainty  
as Opportunity and  
Limitless Possibilities



# Building a robust and flexible investment strategy

- Diversification
- Sensitivity analysis in different scenarios
- Maintaining a mindset that is open to unexpected outcomes.



# Diversification

- Student specialized in Exec Rentals... cashflow so good she didn't want to do anything else.
- Policy in council changed...



**Diversification**  
*[dā-,vār-sə-fə-'kā-shən]*

Owning a wide variety of investments with different characteristics to reduce volatility.

# Sensitivity Analysis



- Every feasibility on every project, needs to have a best case, worse case and medium case scenario.
- This leads to a range of acceptable outcomes..



# Maintain an Open Mindset

- Expect the Unexpected
- Higher quality goals, come with higher quality challenges

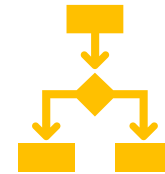
# Practical Steps to an Anti-Fragile Mindset :



**Diversification:**  
benefit from  
different types of  
Market Conditions



**Embrace small failures:**  
learning and  
refining  
opportunities



**Scenario Planning:**  
prepare for  
multiple  
potential  
outcomes.



**Focus on Process** and  
not outcomes

# PLATINUM

# Accountability Monthly Goals



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# Buddy Process Follow-Up



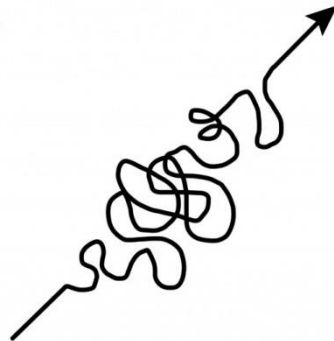
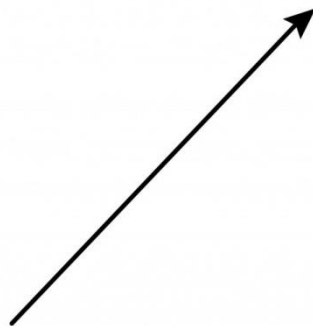
- Groups of 3 with others you don't know
- Active Platinum Partners split up (Non-active partners stay together)
- Exchange Mobile No.
- Schedule to "TALK" weekly
- Finishing students partner together

# Last Month In Review

## 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



# Tea / Coffee Break

# PLATINUM

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

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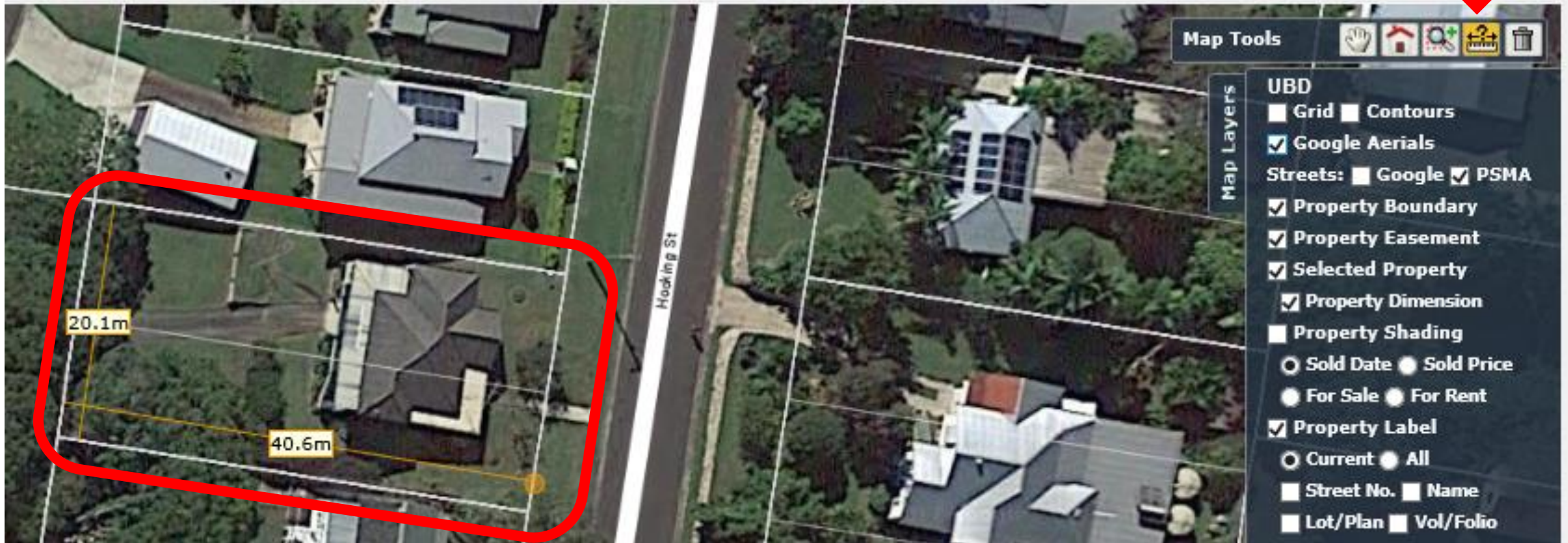
**SCALING OFF AERIAL  
PHOTOGRAPHS**



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# Scaling Off Aerial Photographs -

- 1) **Electronic Method** Using Mapping Tools “Ruler” Function
- (RP Data / Investar – My Valuer / Pricerfinder 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
- $10.3 \times 1.95$  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
- $20.8 \times 1.95$  scale = 40.5 m on ground



CORRECT

# Example- Calculating Scale



## 6) Modify Scale

(1 m on ground = Y cm on map)

Formula: length on map / 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



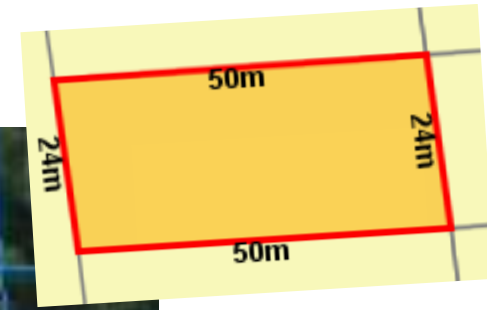
## 7) Test 1 –

- 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

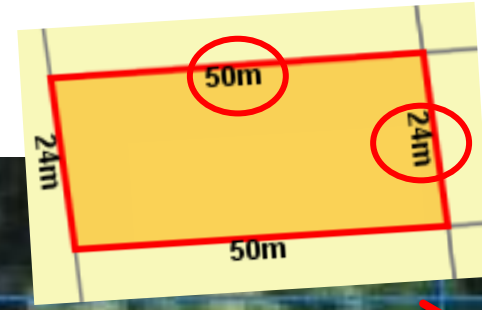


CORRECT

# Activity



# Phase 1 - Calculate Scale

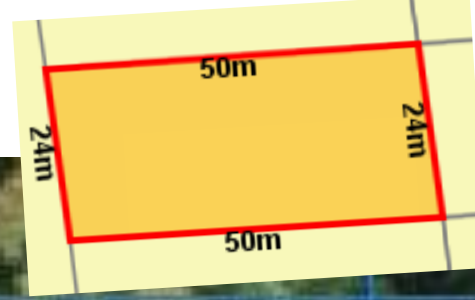


- 1) Measure Boundaries on Printout
- 2) Calc Scale  
(1 cm on map = X m on ground)
- 3) Formula:  $\text{length on ground} / \text{length on map}$ 
  - a)  $24\text{m} / 10.5\text{cm} = 2.29$
  - b)  $50\text{m} / 21.9\text{cm} = 2.28$

Scale =

1 cm on map = 2.3 m on ground

# Phase 1 - Calculate Scale



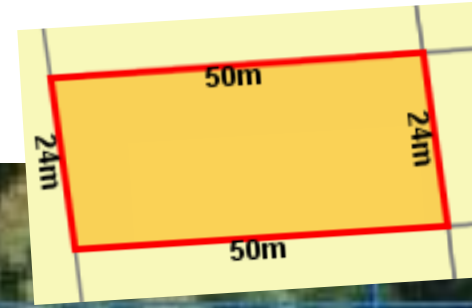
## 4) Test 1 –

- 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



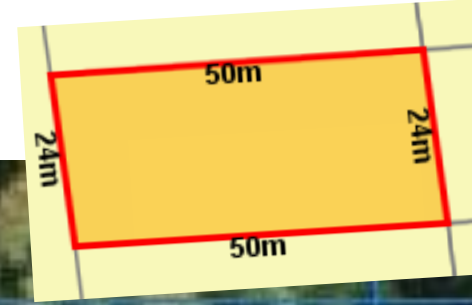
## 5) Test 2 –

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

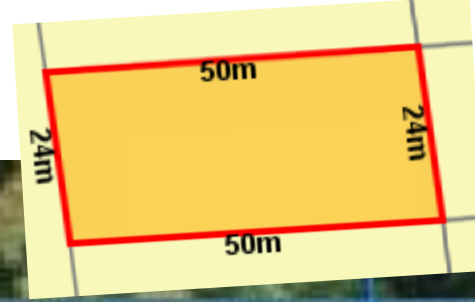
a)  $10.5 \text{ cm} / 24 \text{ m} = 0.438$

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 m<sup>2</sup>
- Battle-axe lot min. area: 600 m<sup>2</sup>
- Battle-axe driveway min. width: 4 m
- Site cover max: 50%
- End product min. frontage:
  - 10 m if < 450 m<sup>2</sup>
  - 15 m if ≥ 450 m<sup>2</sup>
- 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 =  
 $4 \times 0.44$  Scale = 1.76 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



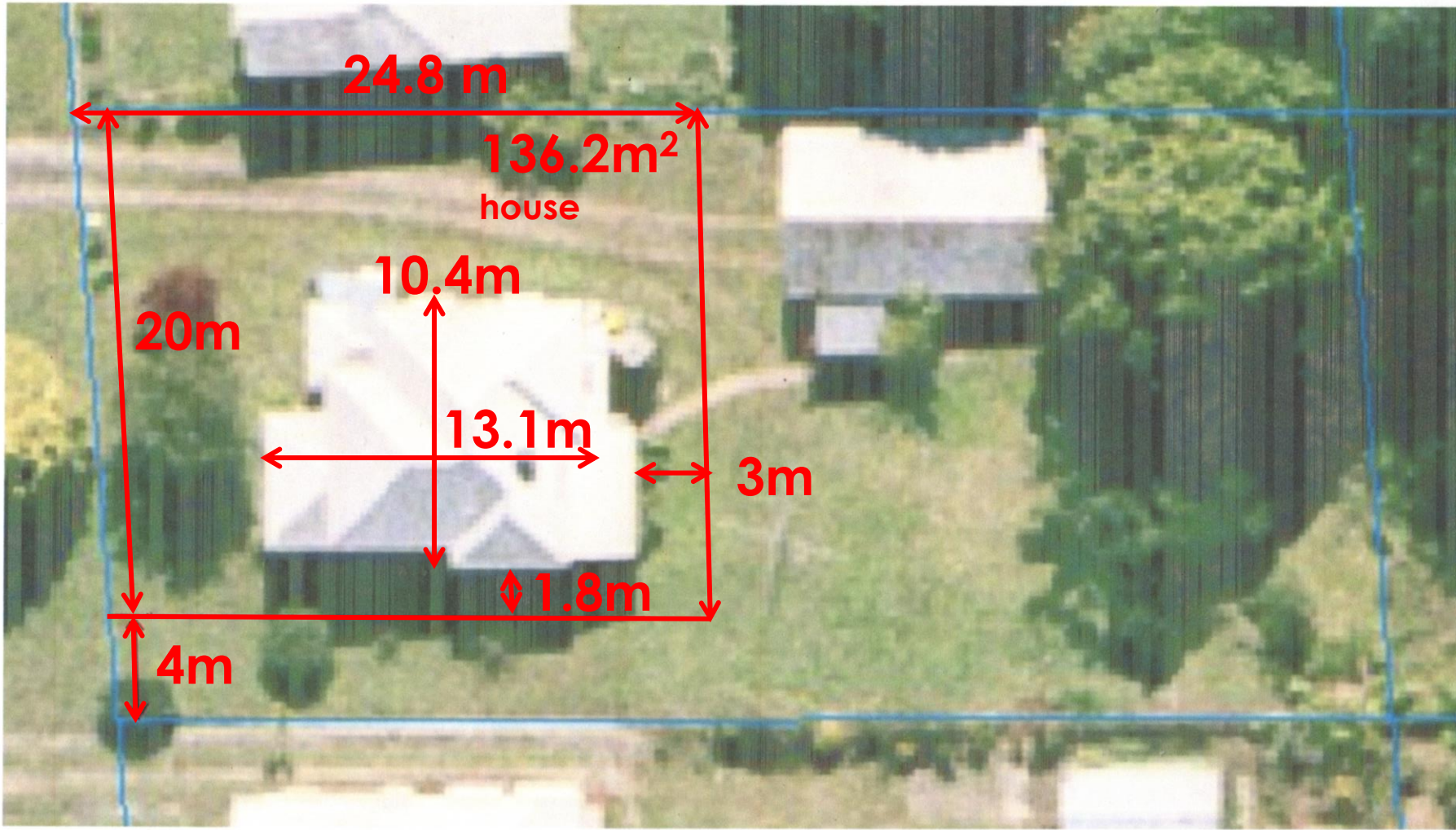
- Require min 3 m rear setback
- Scale: 1 m on ground = 0.44 cm on map
- 3 m on ground =  $3 \times 0.44$  Scale = 1.3 cm on map
- Draw subdivision line on map

# 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 m<sup>2</sup>

## 6b) Calculate % Site Cover of Existing House



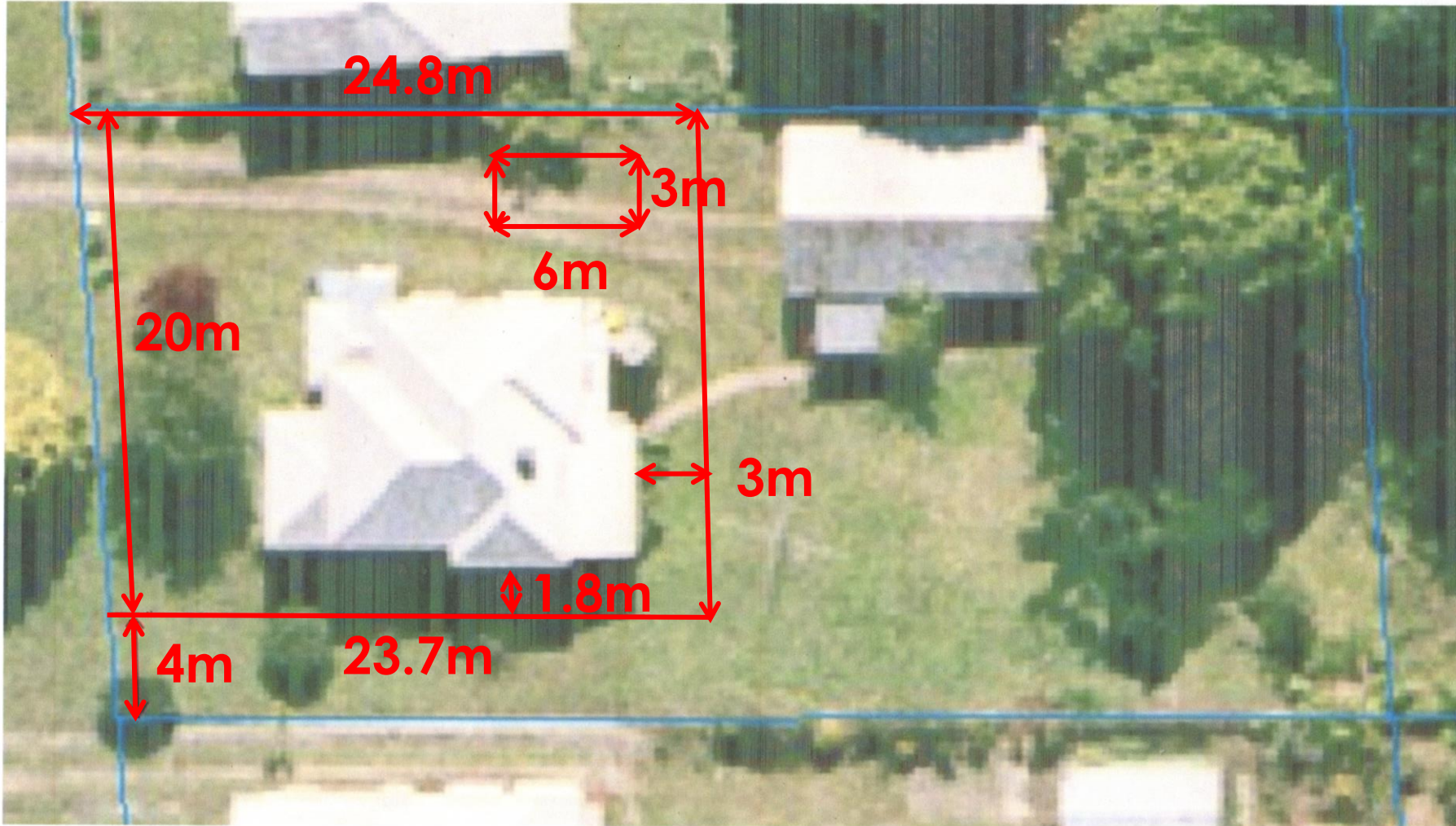
- % Site Cover = (house area / land area) x 100
- Calc =
- House @ 136.2 m<sup>2</sup> / 486 m<sup>2</sup> land = 28% site cover
- ❖ Meets requirement of max. 50% site cover of dwelling?

# 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 m<sup>2</sup> rear lot (Excl. driveway)

## 8) Mark Carpark on Front Lot

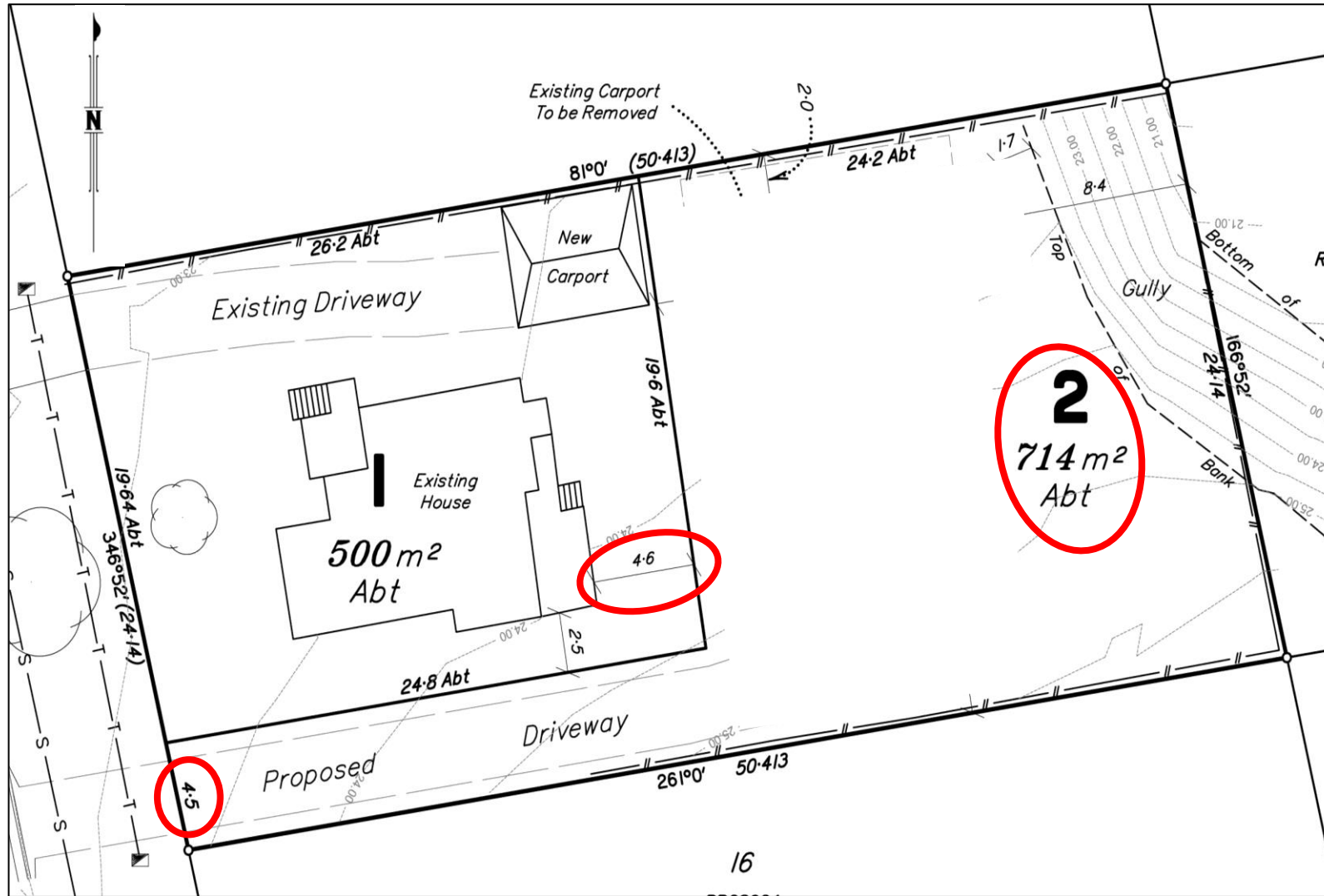


- Require min. 1 carpark per lot = 3m x 6m
- Scale: 1 m on ground = 0.44 cm on map
- 3 m on ground =  $3 \times 0.44$  Scale = 1.3 cm on map
- 6 m on ground =  $6 \times 0.44$  Scale = 2.64 cm on map
- Draw on map
  - ❖ Meets carpark requirement?

# Phase 3 – Compliance with Planning Requirements & Potential Modifications

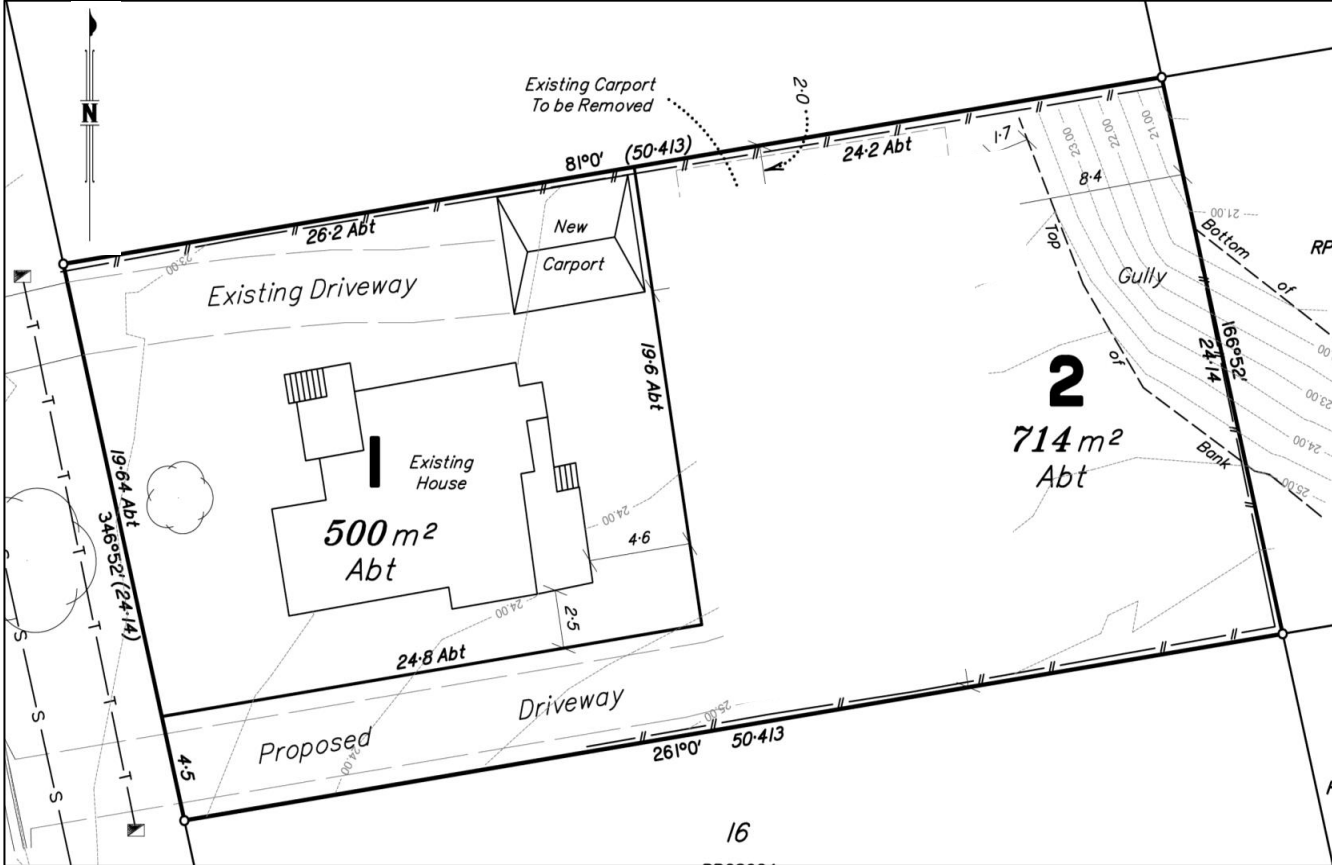
- Where do we have extra capacity?
- What can we modify?
- ❖ Widen battle-axe driveway by approx. 0.3 m to 4.3 m wide
- ❖ Widen rear setback off existing house e.g. 4.5 m
- ❖ Consider rear lot size to allow dual occupancy at rear,  
> 700 m<sup>2</sup> of medium density = dual occ. potential

# Final Version

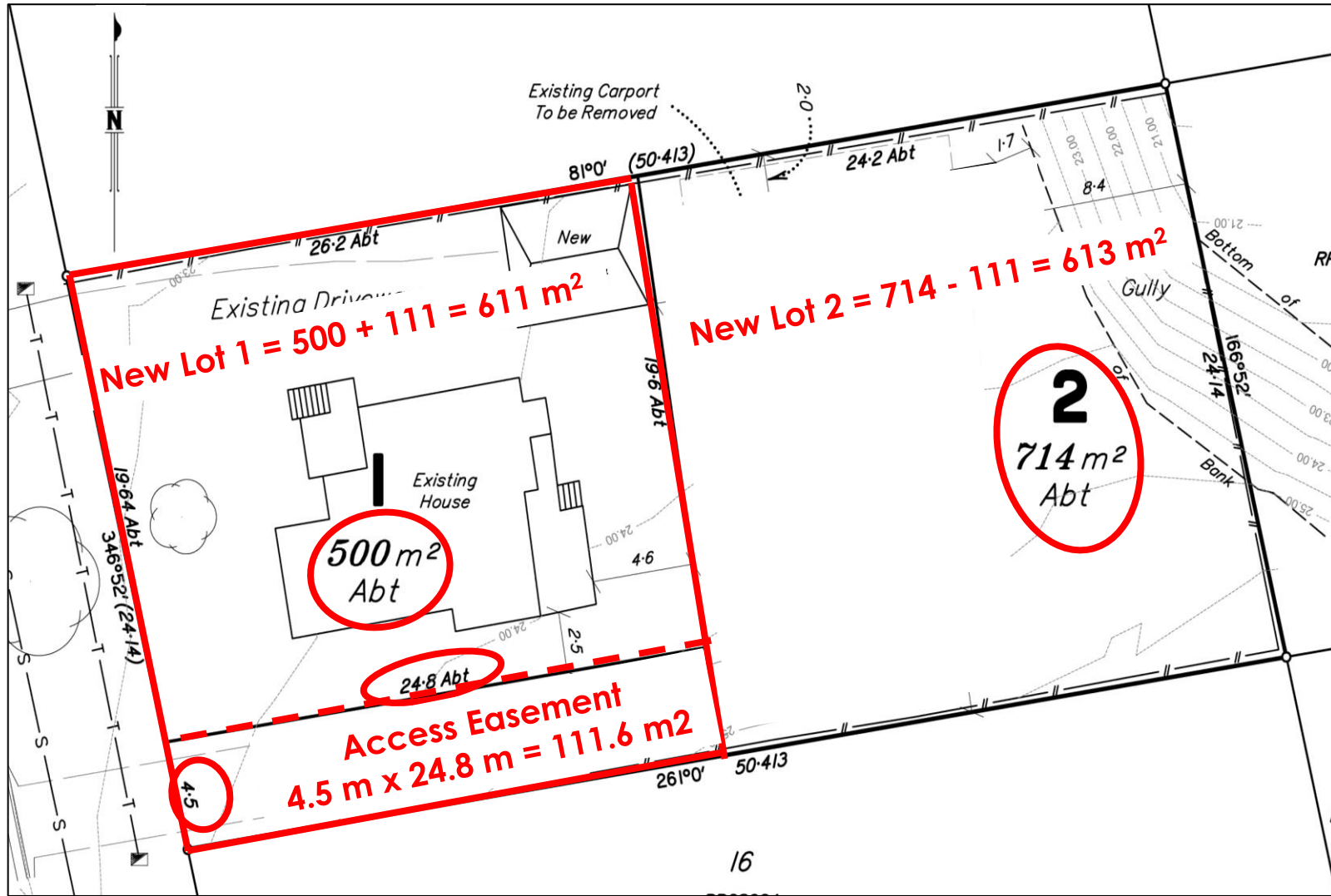


# What if Minimum Front Lot Width Requirement = 600 m<sup>2</sup>?

- What can we do?



# Driveway Access Easement Alternative -



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

# Phase 4 – House Relocation Review

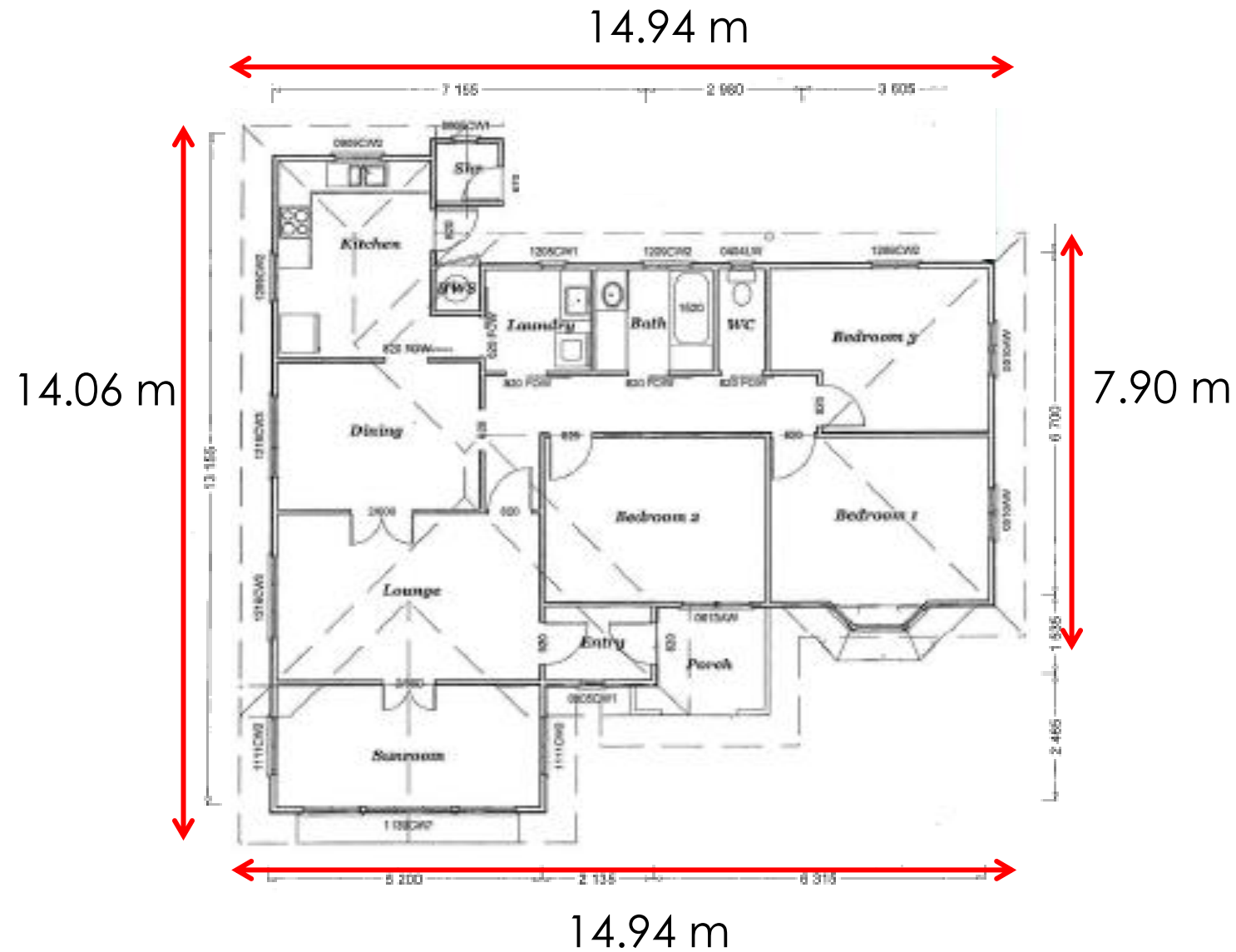
- Determined Lot 2 building area for relocatable house
- Measured & marked out setbacks on Lot 2
- Confirmed that the relocatable house designs could fit Lot 2?

# Lot 2 Building Area -



- Measured gully top-bank
- Measured 2 m side set-back for 2 story dwelling
- Measured Building Area a) & b)
- Lot 2 build area = 13.8 m x 17.9 m

# House 2



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

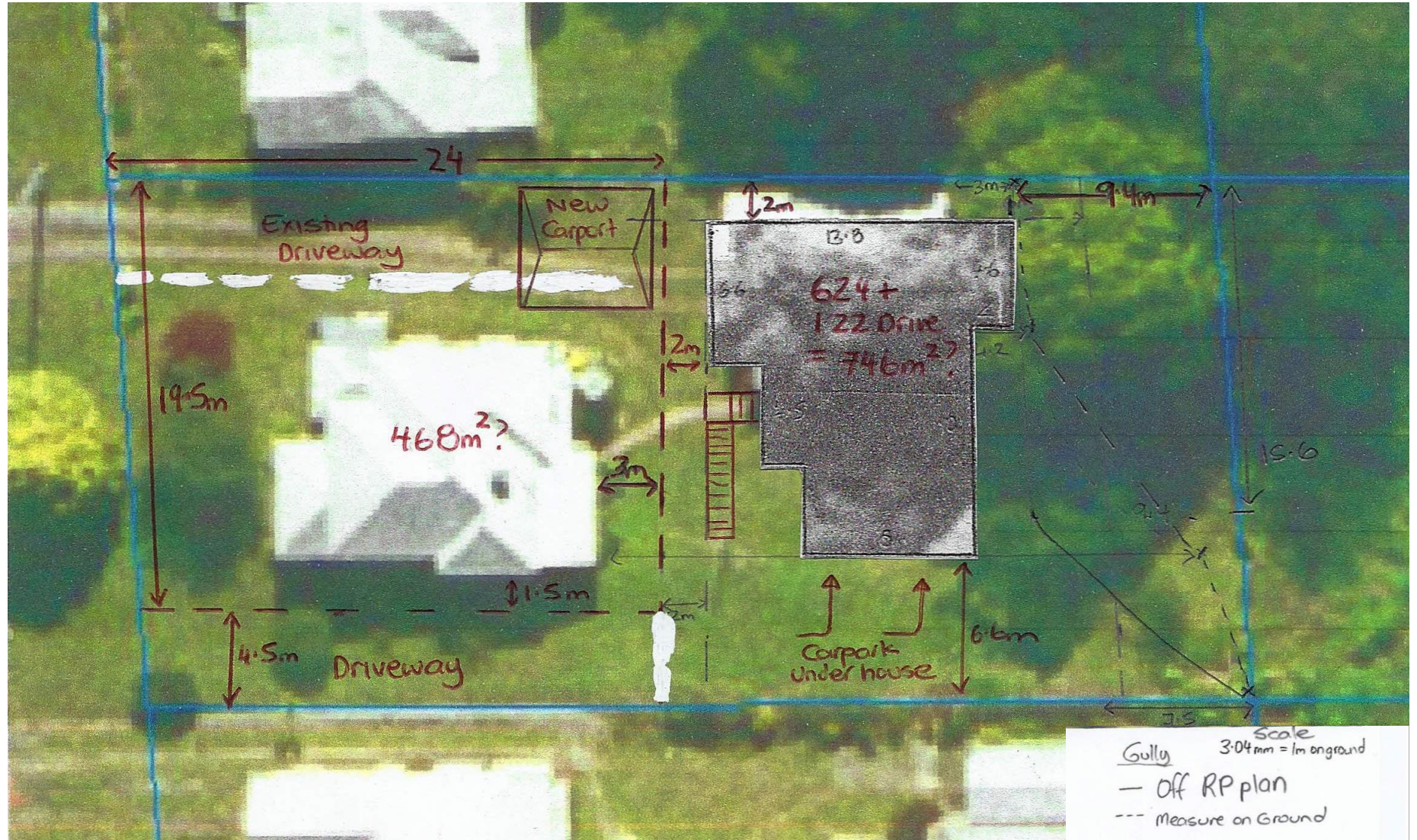
FLOOR AREA	
LIVING	122.72 Sq M

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

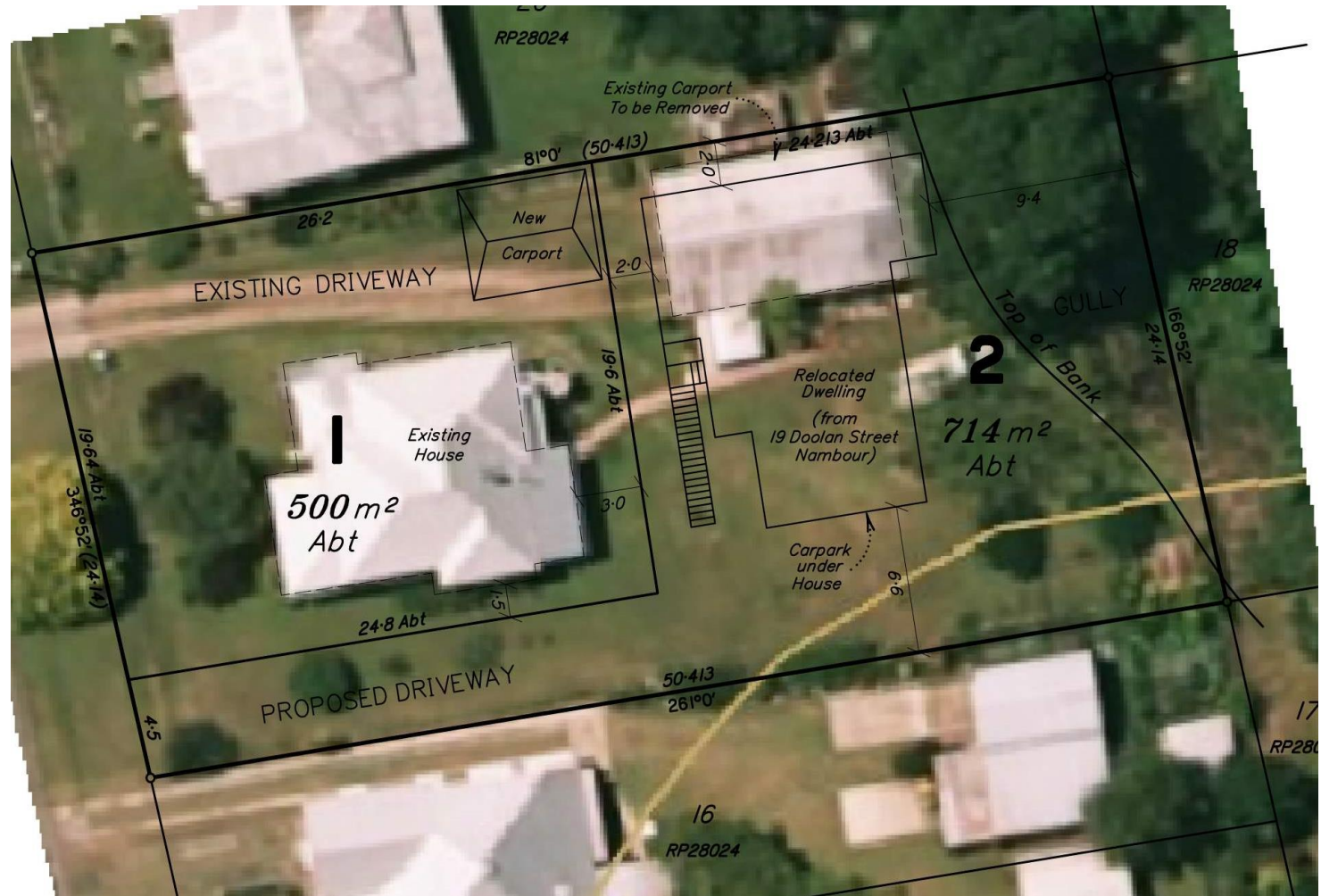


- House 2? –  
Footprint fits with  
eaves hanging  
over gully  
(14.1 m x 14.9 m)

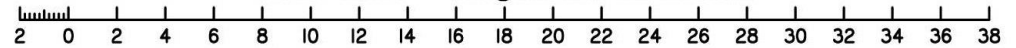
# Draft 1 – Manually drawn subdivision & House 2 floor plan - provided to surveyor



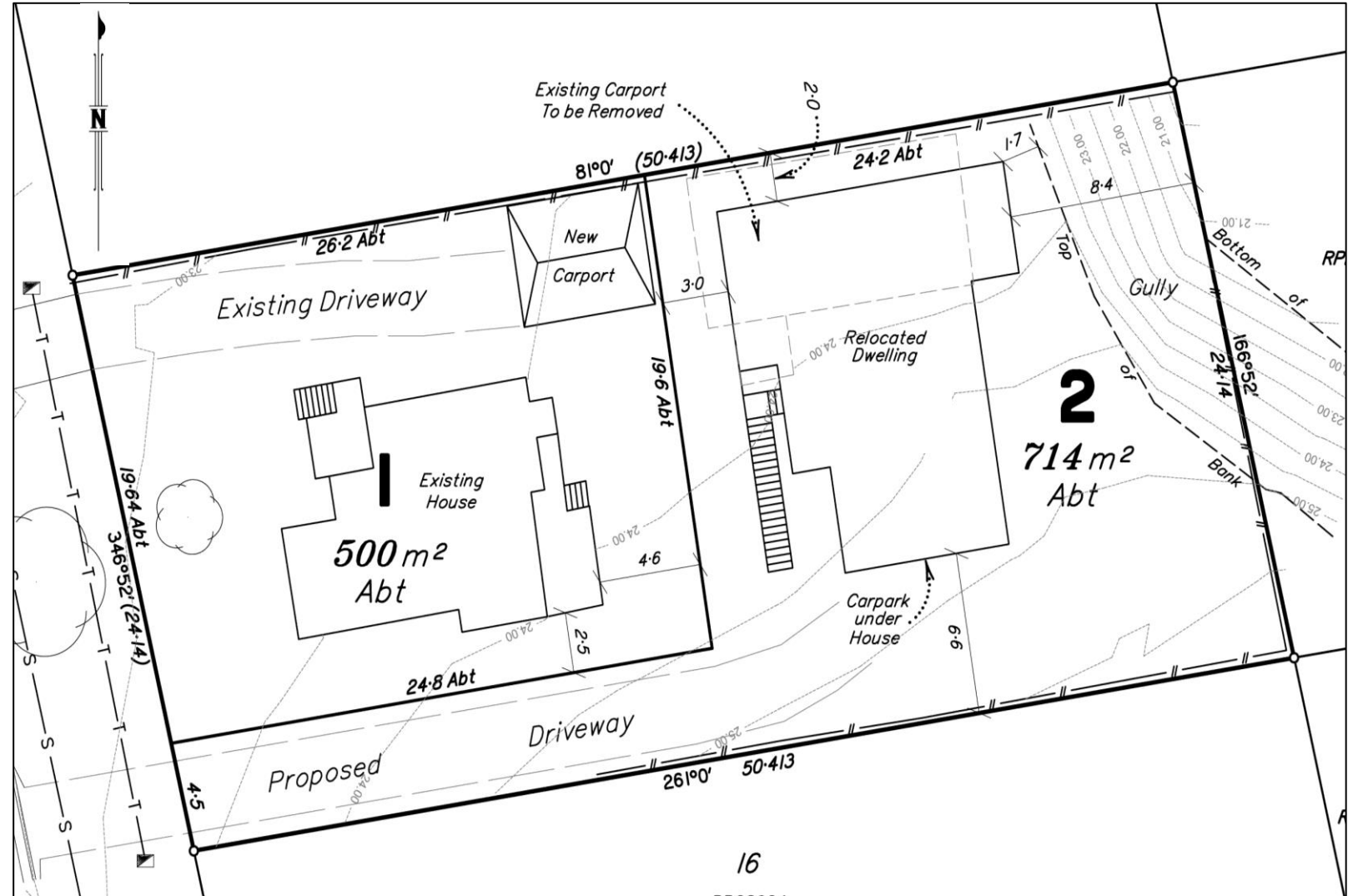
# Draft 2 – Surveyor Draft Plan



Scale 1:250 – Lengths are in Metres.



# Final – Subdivision Plan & House 2 Relocation Position



# Completed Subdivision & House 2 Relocation



# QUESTIONS?