



PROJECT PROFILE

Hay Property Trust Wandoo Valley Estate Land Subdivision & Project Management

Design Engineering (as “Wilkie”) was tasked with the responsibility of ensuring the successful subdivision of a 36 hectare piece of land located near Northam on the outskirts of Perth. This included engineering design consultancy, construction supervision, contract administration and overall project management from conception to completion, prospectively leading to the successful issuance of 14 individual titles for the subdivided lots.

OUTCOME

- Created 14 new rural lots with great selling potential and positive returns for the client
- Satisfied local council and authorities
- Created a benchmark for similar neighbouring land development projects

BACKGROUND

With over 25 years’ of experience in real estate and property development, Mark Hay of Hay Property Trust, is a leading real estate agent located in Perth. Partnering with a reputable contractor, Civil Works Group, the client approached Wilkie to assist with seeing the land subdivision project come to fruition.

PROJECT OBJECTIVES

The objective of the project was to successfully develop a 36 hectare rural piece of land by subdividing it and facilitating all the services and utilities that go hand in hand with obtaining clearances for new titles. This was to be achieved while ensuring that all construction works were performed to a high standard and on time.

CHALLENGES

Located 70kms away from Perth on the rural outskirts of Northam, access to the site via the Great Eastern Hwy was always quite a considerable distance to travel for regular site visits and inspections. Facilitating services and connections to public utilities meant that we needed to closely liaise and organise logistical arrangements with several stakeholders at various stages throughout the project, including Main Roads, the Shire of Northam, Water Corporation, Western Power, Telstra, Landgate and other sub-consultants and contractors on site.

OUR APPROACH

Given our commitment to the client, Design consistently and diligently carried out all requirements as per the agreed scope of works throughout the project. This included proper planning strategies in seeking out WAPC approval for the subdivision and facilitating engineering design work associated with the conditions set out in the approval documentation.

Design carefully proceeded with contract administration keeping both client and contractor abreast with any issues and closely monitoring progress as it was made on site. In the background, we liaised with all stakeholders concerned with various aspects of the job to ensure proper timing of deliverables and mobilisation to site from the various sub-consultants, sub-contractors, utility agencies and authorities. Ultimately, this led to the successful and timely completion of the project with minimal conflicts and avoidance of significant delays.