

**10%
discount
on all products
for MBA
Members**

Looking for your next development opportunity?



SAVE TIME

Instantly find and access **"off-market"** development opportunities



FIND OPPORTUNITIES

Find subdividable sites that suit your house designs or development objectives



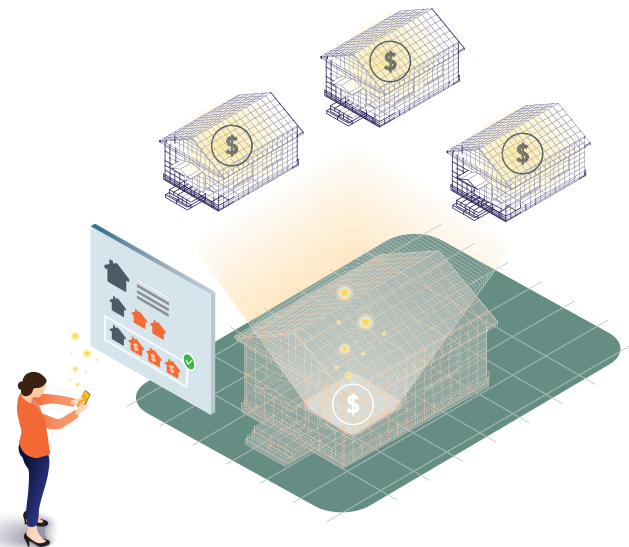
SAVE MONEY

Undertake large-scale testing and assessments quickly and accurately

Quality data to inform your decisions

PointData is a predictive analytics company that applies machine learning (AI) to turn big data into property intelligence.

We provide the data and knowledge **you need** to expand beyond your area of interest and ensure a pipeline of projects with less downtime.



pointData. DATA PACKS

Unique datasets and insights to assess subdivision potential and redevelopment timelines of residential properties.

**PROSPECT
DATA PACK**

**ENTERPRISE
DATA PACK**

METRICS

ADDRESS AND PROPERTY ID'S	Address, title reference, valuation number, longitude/latitude.	✓	✓
SUBURB AND LGA	The suburb and local government area of the subject property.	✓	✓
DEVELOPMENT PLAN ZONE AND POLICY AREA	The relevant zone and/or policy area, and the residential design code of the property.	✓	✓
SITE AREA (M²)	The property site area using cadastral details.	✓	✓
FRONTAGE (M)	The measure of the property road frontage using cadastral details.	✓	✓
POINTDATA ESTIMATED PROPERTY VALUE	Property value estimate produced by PointData's automated valuation model (AVM).	✓	✓
ESTIMATED LAND VALUE	Land value estimate produced by PointData's land valuation model.	X	✓
RESIDUAL BUILDING VALUE	The difference between estimated property value and estimated land value.	X	✓
REDEVELOPMENT POTENTIAL	The optimum time to redevelop a property and is indicative of the relationship between the estimated property value and the estimated land value. An index number of less than 1.3 has short term redevelopment feasibility, an index number of 1.3 to 2.0 has medium-term redevelopment feasibility, and an index number above 2.0 has long term redevelopment feasibility.	X	✓
MAXIMUM DWELLING YIELD	The maximum number of subdivisions permitted, according to the Planning and Design Code.	✓	✓
DEVELOPMENT OPTIONS	Detached, semi-detached, row, apartment, group.	✓	✓
ESTIMATED LOT SIZE AT MAX YIELD (SQM)	The site area of an individual subdivision when subdivided to 'max dwelling yield'.	✓	✓
LOT SALE PRICE (SUBDIVIDED)	Our estimated land price for an individual subdivision when subdivided to 'max dwelling yield'.	X	✓
DEVELOPMENT LAND RETURNS (TOTAL)	Our estimated total land value for the subdivided property for the number of subdivisions specified in 'max dwelling yield'; not accounting for subdivision costs.	X	✓
LOT LANDPRICE (PER SQM)	Our estimated land price per square meter when subdivided to 'max dwelling yield'; not accounting for subdivision costs.	X	✓
DEVELOPMENT LANDPRICE UPLIFT (FROM SUBDIVISION)	Our estimated land price uplift when subdivided to 'max dwelling yield'; not accounting for subdivision costs. Expressed as a percentage of the max yield lot land value (total) over the starting estimated property value.	X	✓
GROSS PROFIT (ROI,\$)*	Our estimated dollar value of the optimal ROI when subdivided to 'max dwelling'; including nominal subdivision costs.	X	✓
		\$9.90 per property	\$49.90 per property

Contact us for more information.