
LandIQ
The AI-Powered Property Development Operating System
Land Feasibility. Automated.
Press Space to begin →

THE PROBLEM

Australian developers are still doing feasibility by hand

Fragmented Data

Information scattered across council portals, GIS systems, PDFs, and Excel spreadsheets

Manual Reports

Feasibility reports written by hand in Word + Excel — slow, expensive, error-prone

No Unified System

Land opportunities managed through email chains and shared folders

DCP Black Box

Council-specific design rules buried in hundreds of pages of unstructured PDFs

MARKET CONTEXT

A multi-billion dollar industry running on spreadsheets

Property development in Australia involves complex due diligence across fragmented government systems. The process costs developers tens of thousands per site — and months of delay.

10,000+

Active developers in Australia

8 hrs

Manual screening per site

$250K+

Due diligence per acquisition

12 weeks

Standard DD timeline

PROPERTY · DEVELOPMENT · INTELLIGENCE

THE SOLUTION

LandIQ

One platform.
Address in, feasibility out.

Automate the entire desktop feasibility process — from government data retrieval to AI-generated reports — in minutes, not weeks.

See How It Works →

View Data Engine

INTELLIGENCE · AUTOMATION · PRECISION

HOW IT WORKS

Three steps to automated feasibility

STEP 01

Enter an Address

Type any Australian property address or lot number

42 Bridge Street, Sydney NSW 2000

STEP 02

AI Queries 30+ Sources

Real-time data from NSW ePlanning, VIC OpenData, G-NAF, and more

Zoning · FSR · Height · Fire · Flood · Heritage

STEP 03

Get Feasibility Report

AI-generated analysis with risk scoring and development recommendations

PDF · Word · Interactive Dashboard

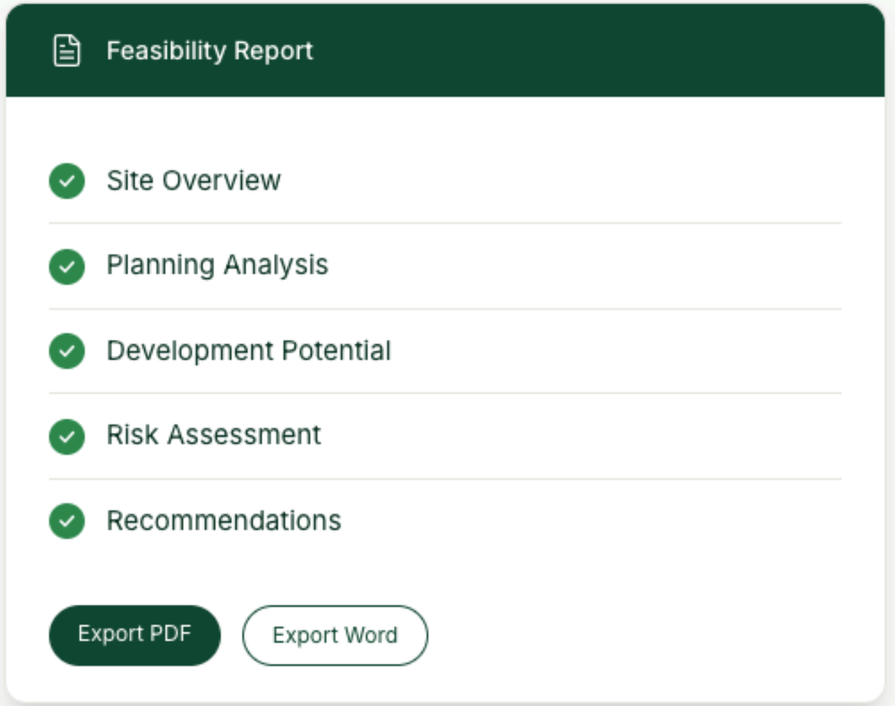
DATA ENGINE

Real-time government data.
Zero manual research.

LandIQ queries NSW ePlanning ArcGIS REST and VIC OpenData WFS endpoints in parallel — delivering comprehensive planning controls for any parcel in under 300 milliseconds.

- All endpoints free & open — no API key required

DATA TYPE	NSW	VIC	SPEED
Zoning	✓	✓	137ms
FSR / Density	✓	—	138ms
Height Limits	✓	✓	142ms
Bushfire Risk	✓	✓	150ms
Flood Risk	✓	✓	157ms
Heritage	✓	✓	133ms
Cadastre / Lot	✓	✓	203ms
Easements	✓	—	210ms



AI REPORT ENGINE

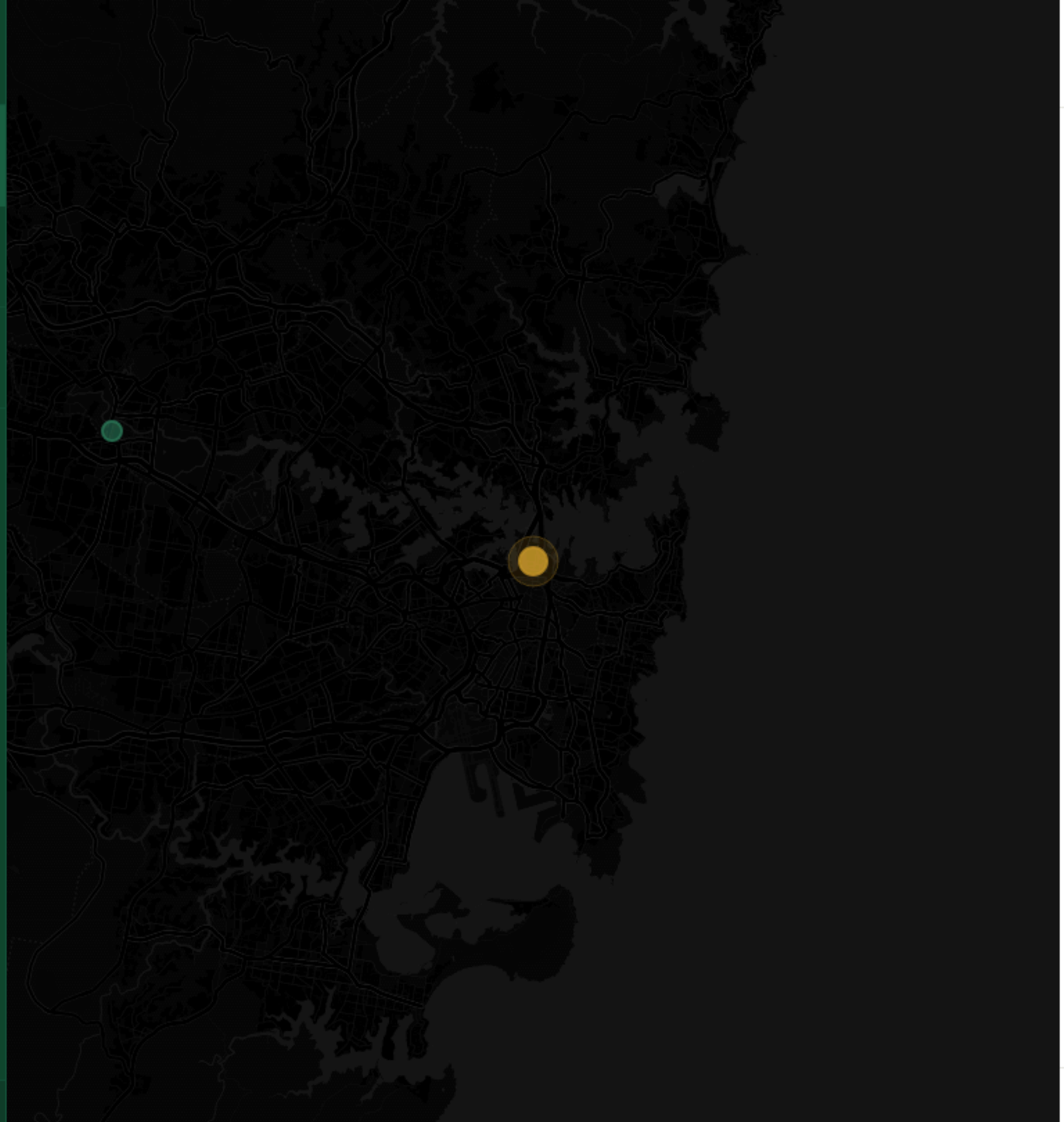
From address to institutional-grade report in minutes

- DCP PDF parsing via LLM → structured rules
- Auto-detect flood, bushfire, heritage, contamination
- GFA, dwelling yield & density calculation
- Comparable sales analysis & market positioning

Site Intelligence

Click a site to explore planning data

- 42 Bridge Street, Sydney NSW 2000
  SP5
- 15 Campbell Street, Parramatta NS...
  B4
- 88 Collins Street, Melbourne VIC 3...
  CCZ1



42 Bridge Street, Sydney NSW 2000

Lot 1 DP598704 · 10,328 sqm

ZONING
SP5 — Metropolitan Centre

FSR
8:1

HEIGHT LIMIT
No LEP limit (SEPP controlled)

BUSHFIRE
Not Affected

HERITAGE
MLC Centre Complex (Local I2287)

FLOOD
Not Affected

AI-GENERATED REPORT

Professional feasibility reports, generated in minutes

Land Feasibility Report
42 Bridge Street, Sydney NSW 2000

Executive Summary
Site overview, key metrics, go/no-go recommendation

Planning Analysis
Zoning SP5, FSR 8:1, Height SEPP-controlled, Heritage I2287

Development Potential
Max GFA 82,628 sqm · Est. 480 apartments · 95% efficiency

Risk Assessment
Heritage overlay detected · Flood: Clear · Bushfire: Clear

Financial Feasibility
GRV $384M · TDC $298M · Margin 28.8% · IRR 24.2%

Recommendation
PROCEED — Strong yield, manageable heritage constraint

Export PDF | Export Word | Share Link

MAX GFA
82,628 sqm

EST. DWELLINGS
480 apartments

DEV MARGIN
28.8 %

IRR
24.2 %

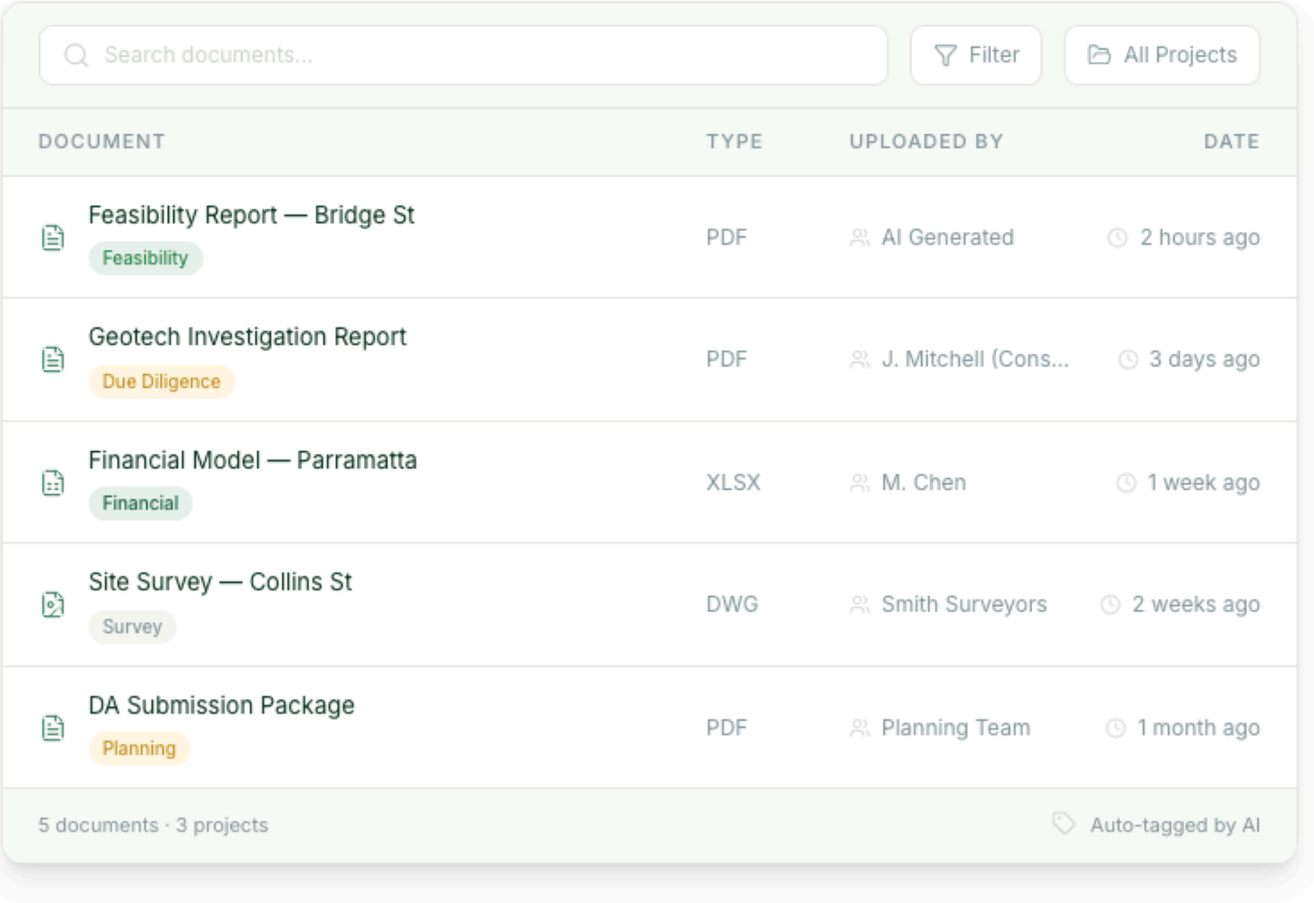
AI Recommendation: PROCEED
Strong yield potential with manageable heritage constraint

DOCUMENT MANAGEMENT

Stop losing reports in email threads

Every feasibility report, consultant document, contract, and planning submission — organised, searchable, and version-controlled in one place.

- ~~Files in email attachments~~ → **Centralised document hub**
- ~~No version control~~ → **Full version history**
- ~~Can't find old reports~~ → **Instant search & filter**
- ~~Manual Word/Excel reports~~ → **AI-generated, always up-to-date**



CHROME EXTENSION
Coming in Phase 1

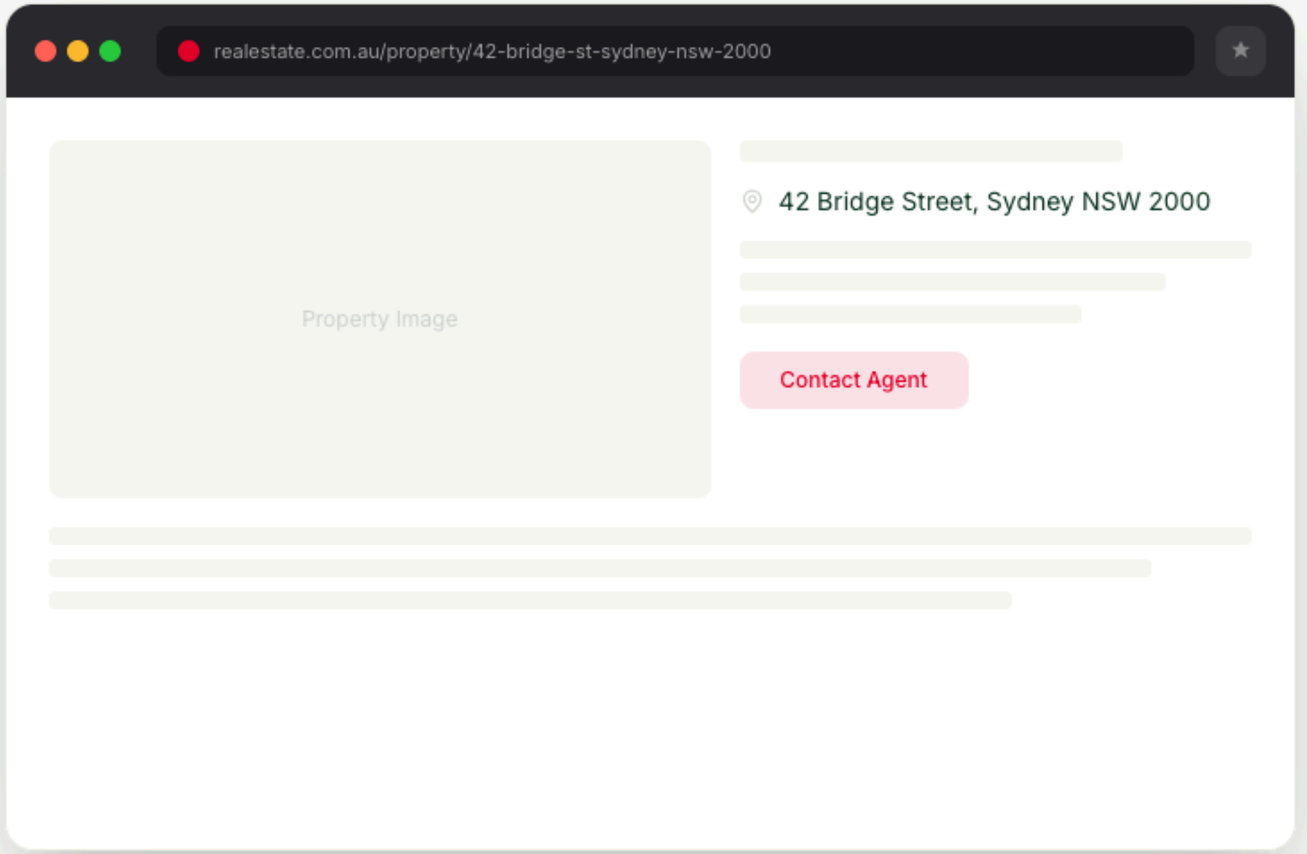
One click. Instant intelligence on any listing.

Browse property listings on REA, Domain, or Landchecker — our Chrome extension automatically detects the address and delivers real-time planning data without leaving the page.

WORKS ON

- realestate.com.au
- domain.com.au
- landchecker.com.au

1. Browse any property listing
2. Click the LandIQ extension icon
3. Get instant planning data overlay



EMAIL HUB

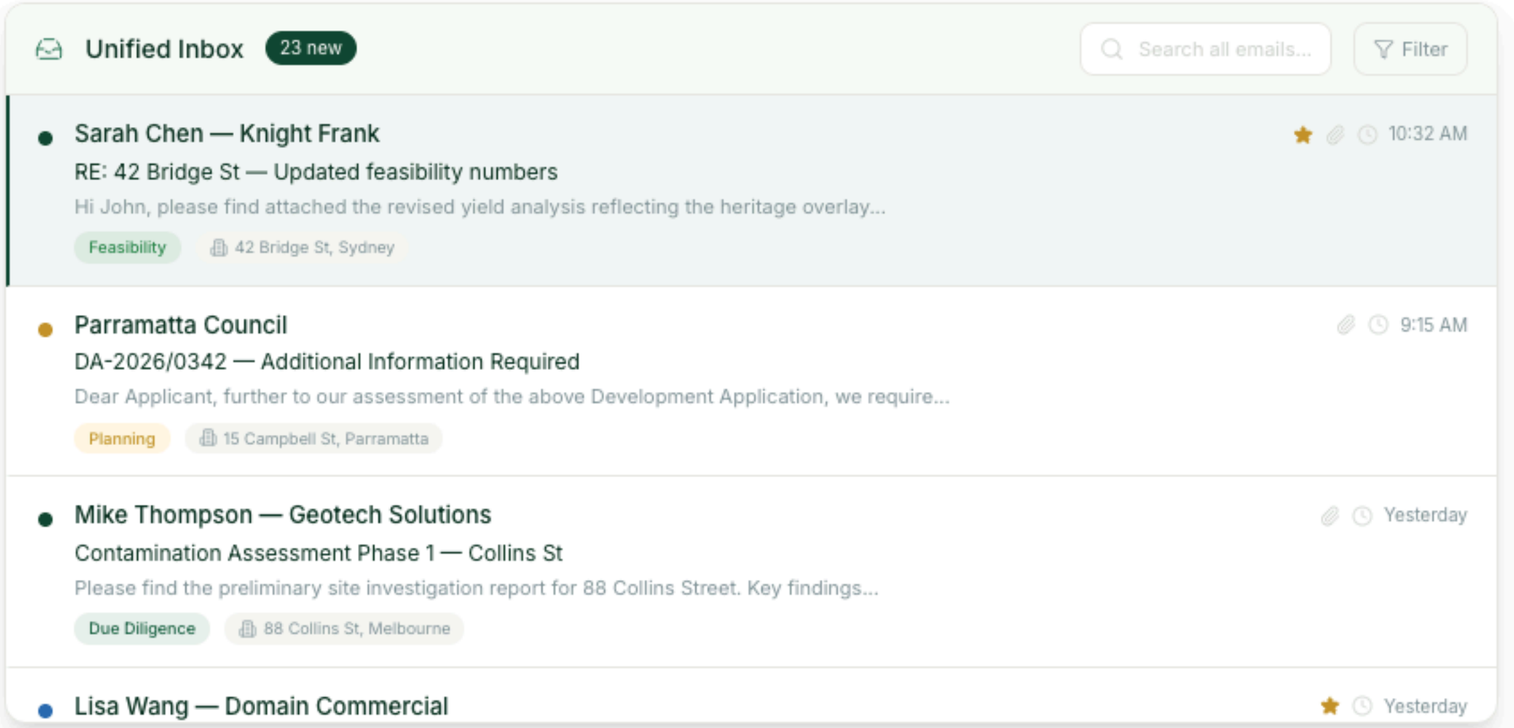
All your project emails, in one place

Connect multiple email accounts. AI automatically links emails to land sites, tags by category, and surfaces attachments — no more digging through inboxes.

CONNECTED ACCOUNTS

- **Work** — john@devco.com.au — 12
- **Personal** — john.smith@gmail.com — 3
- **Projects** — acquisitions@devco.com.au — 8

- AI auto-tagging by project & category
- Auto-link emails to land sites
- Attachments → Document Management
- Shared team inbox for acquisitions



PLATFORM

A complete operating system for property development

Phase 1

Land Acquisition

Pipeline: Lead → Research → Feasibility → Negotiation → Acquired

Phase 1

Feasibility Engine

AI-powered zoning, yield, risk analysis + auto-generated reports

Phase 1

Admin & Operations

Employee management, task workflows, document & financial tracking

Phase 2

ROI & Investment

Per-lot ROI modeling: long-cycle, inflation, FSR, development yield

Phase 3

Pre-Construction Management

DA approvals, consultants, timelines, document & email hub

Phase 4

Construction Management

On-site workflow, builder coordination, cost & schedule tracking

Phase 5

Property Sales

Brochures, project website, posters, buyer pipeline & contracts

COMPETITIVE ADVANTAGE

The only end-to-end platform

CAPABILITY	LANDIQ	LANDCHECKER	ARCHISTAR	CORELOGIC	FEASLY
Planning Data (Zoning, FSR, Height)	●	●	●	○	○
DCP Rules (AI Extraction)	●	○	◐	○	○
Risk Overlays (Flood/Fire/Heritage)	●	●	●	○	○
Feasibility Engine	●	○	◐	○	●
AI Report Generation	●	○	○	○	○
Land Acquisition CRM	●	○	○	○	○
Project Management	●	○	○	○	○

Key differentiator: Only platform that digitises DCP rules via AI and connects planning → feasibility → project management

Every site that doesn't proceed costs $100K+ in sunk due diligence

Australian developers abandon 70-80% of sites after spending tens of thousands on investigations. LandIQ eliminates the bulk of upfront cost by automating the desktop feasibility phase.

$

$100,000+

Traditional DD cost per site

Wasted on abandoned sites

↘

70%

Cost reduction with LandIQ

On Phase 1 desktop screening

90%

Time saved on initial screening

Days → minutes per site

INVESTIGATION ITEM	TRADITIONAL COST	WITH LANDIQ	SAVED
Desktop Planning Research 4-8 hours manual → instant API query	~~$3,000 – $8,000~~	Automated	100%
Town Planner (Initial Assessment) AI report replaces initial planner review	~~$5,000 – $15,000~~	AI-Generated	80%
Constraint Screening (Flood/Fire/Heritage) Real-time overlay check in <300ms	~~$2,000 – $5,000~~	Automated	100%
Yield & Feasibility Modelling GFA, dwelling yield, margin auto-calculated	~~$5,000 – $20,000~~	AI-Calculated	70%
Document & Email Management Centralised hub replaces ad-hoc management	~~$5,000 – $10,000~~	Built-in	100%
Comparable Sales Research Domain/CoreLogic data auto-aggregated	~~$2,000 – $5,000~~	API-Integrated	90%
Phase 1 Desktop Screening Total	✕ $22K – $63K	~$5K	~80%

⚠ If a developer evaluates 10 sites per year and abandons 7, that's **$700K+ wasted** in traditional due diligence. With LandIQ, the same screening costs under **$50K** — freeing capital for the sites that actually

TIME TO DECISION

From 2 – 4 weeks to under an hour

Every week of delay is a week a competitor can move first. LandIQ compresses the entire desktop feasibility phase from weeks to minutes.

~~22 days~~ → < 1 hr

Traditional | With LandIQ

PHASE	TRADITIONAL TIMELINE	WITH LANDIQ
Desktop Planning Research	2 – 3 days	< 5 minutes
Constraint Screening (Flood/Fire/Heritage)	1 – 2 days	Instant
Initial Feasibility Assessment	3 – 5 days	< 10 minutes
Consultant Coordination & Briefing	2 – 3 days	Auto-generated
Report Compilation & Review	3 – 5 days	AI-generated
Revisions & Final Report	2 – 4 days	1-click re-run
Total Desktop Feasibility Phase	~~2 – 4 weeks~~	**Under 1 hour**

Speed = competitive advantage. A developer evaluating 10 sites per month can now screen all of them in a single morning — instead of dedicating a team member for 2+ months. First mover on the best sites wins.

Free up your team. Planning consultants and acquisition managers can focus on negotiation and high-value decisions instead of manual data gathering and report writing.

ROADMAP 2026 – 2027

Full platform delivery over ~18 months

AI-accelerated development

Q2 – Q3 2026

In Progress

Core Platform & Base Report

- NSW + VIC data engine
- Site intelligence search
- AI base report + simple ROI
- Admin & operations module

Q4 2026

Next

ROI & Investment Engine

- Per-lot ROI calculation
- Investment return modeling
- Subdivision + build feasibility
- Development profit analysis

Q1 – Q2 2027

Planned

Pre-Construction Management

- DA approvals & consultant coordination
- Document management hub
- Email aggregation
- Timeline & team collaboration

Q3 2027

Stretch

Construction Management

- On-site construction workflow
- Builder / contractor coordination
- Cost & schedule tracking
- ⚠ Complex · delivery tentative

Q4 2027

Target

Property Sales

- Listing brochure generator
- Project marketing website
- Poster / flyer templates
- Sales pipeline & leads

~18-month delivery — paced to funding cycles, with AI-assisted development throughout

Scope & cadence may adjust based on investment progress

TWO-PHASE STRATEGY

Build the platform, then deploy capital

Phase 1 ships an MVP that generates SaaS revenue. Phase 2 uses the platform's data to drive subdivision and development investment — for real asset returns.

PHASE 1 · BUILD
Q2 – Q3 2026

Platform to MVP

Zero to one — deliver a working feasibility platform

- Core platform + data engine (NSW + VIC)
- AI base report + simple ROI (FSR × price × cost)
- Interactive map & site intelligence
- Admin & operations — SaaS revenue

SaaS subscription · $199 – $999 / month

PHASE 2 · INVEST
Q4 2026 onwards · returns on 3 – 5 yr cycle

ROI Engine & Co-Investment

From tool to capital — platform-driven subdivision & build investment

- Full ROI engine: long-cycle, inflation, IRR
- Subdivision + build feasibility analysis
- Data-driven land selection (top yield)
- Co-investment / JV / profit-share models

MODELING COMPLEXITY

Long cycle 3 – 5 year horizon	Inflation CPI, cost escalation
FSR zoning yield	Dev. return IRR, profit margin

SaaS revenue → asset appreciation gains

Data flywheel: more users → more real transaction data → sharper ROI model → higher investment hit rate

SaaS → Data → Capital