

## **SHORT SUMMARY: ALEX DUNLOP**

### **QUALIFICATIONS AND EXPERIENCE**

1. My name is Alex Dunlop I have, in conjunction with my brother Norman Dunlop, and latterly extended families, been developing sections in Rolleston for the past 12 years.
2. I am currently a Director of Dunweavin 2020 Ltd.
3. Prior to this my brother and I co-owned a Company named Twyn Visions Ltd and Twyn Visions 2016 Ltd.

### **SUMMARY STATEMENT**

4. In summary
  - a) My brother Norman Dunlop and I started developing sections in Rolleston in 2009. Since this start, we have done a small development in Leeston otherwise we have concentrated our subdivisions in Rolleston.
  - b) The Rolleston real estate market started slowly and ramped up after the Earthquakes of 2010 and 2011.
  - c) The Rolleston real estate market has historically been cheaper than other satellite townships of Christchurch such as Lincoln and Prebbleton. This has encouraged first home buyers and young families to purchase in Rolleston.
  - d) The upgraded access to Rolleston via the Main South Road together with job opportunities in the industrial part of Rolleston (Izone) has made Rolleston a desirable township with quick and easy access to the South of Christchurch.
  - e) During the last 12 to 18 Months the supply of **zoned** residential land has been severely restricted. Selwyn District Council has failed to zone sufficient land for residential growth. The constrained supply has meant that the supply and demand equation is 'out of sync'.
4. In some instances, section prices have doubled in the last 12 Months. The demand is so strong that between my brother's and my Company we have pre- sold all the sections within the two properties that we own pertaining to this application (98 sections).

### **Conclusion:**

5. The price rise of sections is primarily caused by the lack of available residential zoned land.