

01

Stage 01a Discovery

- Site Finding
- Feasibility
- Financial Estimates

Acquisitions

Stage 01b Design

Concept Design

Social Housing Project

Developed Design

Interior Design

Resource Consent

02

Stage 02a Launch

Initial Finance

Marketing

Sales

Stage 02b Build Ready

Engineering Plan Approval

Building Consent

Additional Approvals

Procurement

Finance Approval

03

Stage 03a The Build

Construction

Subdivision Works

New Titles

Our Process

I Am Developer

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Stage 03b Closing

Settlement

Defects & Maintenance

Post Occupancy

Project Complete!

The foundation for every great project is a great site, so the first stage begins with locating potential properties, running feasibilities on their development potential, then helping you negotiate and acquire them. Once the site has been confirmed, we will run through multiple financial breakdowns to ensure we have a comprehensive cost estimate and development strategy to follow through with.

2-3 months

The design stage involves developing an aesthetic direction for the project and creating an architectural solution for the project. If you're interested in a social housing project, we also provide several pathways to work with Community Housing Providers. The concept gets further refined and we focus on specification selections in the Developed Design stage. An approved Resource Consent is the completion of Stage 01 which will require then input from several expert consultants. Luckily, we know people with the right skills and our 100% strike rate for RC applications shows that we have a proven strategy which works.

4-5 months

With an approved Resource Consent, now is a great time to open discussions with finance lenders. Once we have an indication that the finance is confirmed we jump into the marketing and sales part of the process. The type and scale of the project will dictate the scope of the work required, and this may include steps such as creating a brand identity for the development and the necessary collateral used for sales.

2-3 months

The second half of Stage 02 see us obtain any final consents and approvals to get the project 'build-ready'. This includes key steps such as Engineering Plan Approval (EPA) and Building Consent, as well as other items required such as Works Over Approvals and Vehicle Crossing applications. With all the consents in place it's time to tender and contract a builder for the project, then finalise and confirm construction finance. It's time to build!

4-5 months

With your consents approved it's time to get a contractor signed up for the job so you can get building. If you don't already have your builders in mind, we put the job out to tender to companies on your behalf, analyse and compare the building costs, then help you engage the right person for the job.

6-18 months

Once the build is underway we provide observation of the contract works to make sure the construction is in accordance with the architectural documents, that the build is progressing to plan, and assist the builders with any questions they might have throughout the process. We'll be there right through until CCC is obtained and the project is complete.

2-3 months