

SITE ADDRESS: 173 HURSTMERE ROAD, TAKAPUNA, NORTH SHORE CITY

DESCRIPTION: MON DESIR APARTMENTS
 Construction of four 6 - 8 level apartment buildings including two levels of basement car parking under each. 123 Units including gymnasiums, swimming pool, water features and on-site manager unit. Demolition of existing hotel and accommodation units. Numerous tree removals and relocations.

- Preliminary design and drawings of floor plans for in-house discussion.
- Check compliance with district plan provisions.
- Coordinate surveyors to prepare application for subdivision approval.
- Review of marketing material ensuring accuracy and materials are not misleading.



SITE ADDRESS: 14 GIBBONS ROAD, TAKAPUNA, NORTH SHORE CITY

DESCRIPTION: Construct 4 two level town houses on a podium basement car park – three levels in all. Construct three swimming pools. Demolish existing house, remove trees.



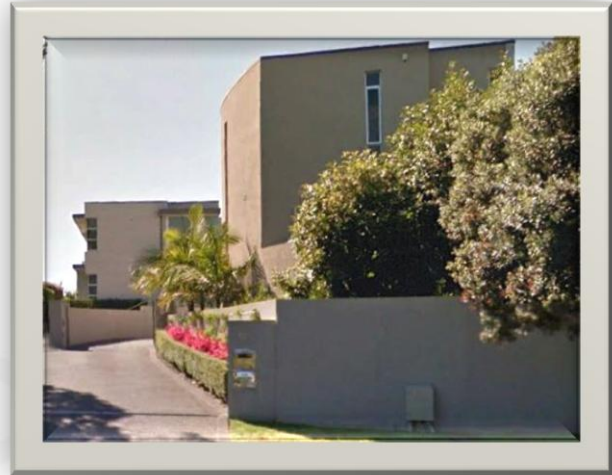
- Pre-purchase investigation of development potential and overall feasibility.
- Preparation of drawings for in-house discussion.
- Complete preliminary basic design of site layout.
- Check compliance with district plan provisions.
- Meetings with architect to discuss concept and planning constraints.
- Preparation, lodgement at council and negotiation of planning approval.
- Deal with neighbour's objections and attend meetings with same.
- Coordinate responses to council requests for further information.
- Review of marketing material ensuring accuracy and materials are not misleading.
- Monitor site works to ensure ongoing compliance with planning approval conditions as a prerequisite to gaining code compliance certificates.
- Liaise with site manager re timing of council and independent engineer's inspections.
- Coordination with site manager to obtain required documentation for issuing of code compliance certificates.
- Supervise site works to ensure compliance with conditions of subdivision approval and coordinate documents required by LINZ for issue of unit titles.

SITE ADDRESS: 575 RIDDELL ROAD, ST HELIERS, AUCKLAND

DESCRIPTION: Construction of 3 separate, three storey cliff-top town houses over a common podium with basement parking for 12 cars underneath and two swimming pools (solid concrete). Demolition of existing house, removal of trees and diversion of existing sewer line in the street.

- Pre-purchase investigation of development potential and overall feasibility.
- Check compliance with district plan provisions.
- Meetings with architect to discuss concept and planning constraints.
- Preparation, lodgement at council and negotiation of planning approval.
- Deal with neighbour's objections; attend meetings with solicitors and barristers in order to present arguments to Council.
- Deal with numerous complaints, non-compliance issues. Attend meetings on site and at council to resolve ongoing issues.
- Coordinate responses to council requests for further information.

- Coordination of civil and hydraulics engineers to prepare documentation required to lodge with council for upgrade of public sewer line.
- Assess engineer's (and council's) recommendations regarding proposed sewer line upgrade and investigate costs, alternatives – then further discuss with contracts manager and others to negotiate the best solution.
- Coordination of civil and hydraulics engineers to prepare documentation required to lodge with council for public infrastructure re-arrangements.
- Negotiate the approval of the above building consent application to council.
- Coordination of architects, structural and services engineers to prepare documentation required to lodge with council for building consent approval for three townhouses, associated R.O.W. etc - four separate applications.
- Negotiate the approval of above building consent applications to council.
- Coordinate responses to council requests for further information for all applications.
- Coordinate subdivision application, preparation and negotiate council approval.
- Review of marketing material ensuring accuracy and materials are not misleading.
- Monitor and ensure compliance with planning approval conditions as a prerequisite to gaining code compliance certificates.
- Liaise with site manager re timing of council and independent engineer's inspections.
- Supervise site works to ensure compliance with conditions of subdivision approval and coordinate documents required by LINZ to enable issuing of titles.



SITE ADDRESS: 62 SENTINEL ROAD, HERNE BAY, AUCKLAND

DESCRIPTION: Construction of five 3 level town houses on what was a 2 unit waterfront site. Four separate swimming pools. Demolition of existing houses and removal of trees. Divert existing public sewer line. Separate combined public sewer / storm water line. Create new storm water outfall to sea.

- Pre-purchase investigation of development potential and overall feasibility.
- Preparation of drawings for in-house discussion.
- Complete preliminary basic design of site layout.
- Check compliance with district plan provisions.
- Meetings with architect to discuss concept plans and planning constraints.
- Preparation, lodgement at council and negotiation of planning consent.
- Deal with neighbour's objections; attend meetings with solicitors and council officers.
- Coordinate responses to council requests for further information.
- Coordination of civil and hydraulics engineers to prepare documentation required to lodge with council for diversion of public sewer lines.
- Assess engineer's (and council's) recommendations regarding proposed sewer diversion, line separation and new stormwater outfall and investigate costs, alternatives, impact on architectural design/site layout – then further discuss with project manager and others to negotiate the best solution.
- Coordination of civil and hydraulics engineers to prepare documentation required to lodge with council for public infrastructure diversion.
- Negotiate the approval of above building consent application to council.
- Liaison with council regards possible infrastructure constraints and potential upgrades required and resultant financial contributions required.
- Coordination of architects, structural and service engineers to prepare documentation required to lodge with council for building consent approval for five townhouses, associated R.O.W.'s etc - 8 separate applications.
- Negotiate the approval of above building consent applications to council.
- Coordinate responses to council requests for information for all applications.
- Attendance at meetings with barrister in order to present arguments to council.
- Meetings on site regards slip onto beach.
- Prepare documentation for council inspection to establish fault or otherwise.



- Negotiate solution and cost sharing arrangements towards clean-up.
- Coordinate surveyors to prepare subdivision consent application.
- Negotiate the approval of above subdivision application to council.
- Review of marketing material ensuring accuracy and materials are not misleading.
- Monitor site works to ensure ongoing compliance with planning approval conditions as a prerequisite to gaining code compliance certificates.
- Liaise with site manager re timing of council and independent engineer's inspections.
- Coordinate supervision of site works to ensure compliance with conditions of subdivision approval and coordinate documents required by LINZ for issuing of titles.

SITE ADDRESS: 245 HURSTMERE ROAD, TAKAPUNA, NORTH SHORE CITY

DESCRIPTION: Split level construction of four 3 level town houses on a common 2 level basement car park on what was a 1 unit waterfront site (6 levels in all). Demolition of existing house. Separate combined public sewer / storm water line and create new storm water outfall structure to sea.



- Pre-purchase investigation of development potential and overall feasibility.
- Preparation of drawings for in-house discussion.
- Complete preliminary basic design of site layout.
- Check compliance with district plan provisions.
- Meetings with architect to discuss concept and planning constraints.
- Preparation, lodgement at council and negotiation of planning approval.
- Deal with neighbour's objections; attend meetings with solicitors and barristers in order to present arguments to council.
- Coordinate responses to council requests for further information.
- Coordination of civil and hydraulics engineers to prepare documentation required to lodge with council for separation of public infrastructure and creation of stormwater outfall to sea.
- Assess engineer's (and council's)

recommendations regarding proposed line separation and new stormwater outfall and investigate costs, alternatives, impact on architectural design/site layout – then further discuss with project manager and others to negotiate the best solution.

- Coordination of civil and hydraulic engineers to prepare documentation required to lodge with council for public infrastructure re-arrangements.
- Negotiate the approval of above building consent application to council.
- Coordination of architects and structural engineers to prepare documentation required to lodge with council for building consent approval for four townhouses, associated R.O.W.'s etc – seven separate applications.
- Negotiate the approval of above building consent applications to council.
- Coordinate responses to council requests for information re all applications.
- Coordinate surveyors to prepare subdivision consent application.
- Negotiate the approval of above subdivision application to council.
- Review of marketing material ensuring accuracy and materials are not misleading.
- Monitor site works to ensure ongoing compliance with planning approval conditions as a prerequisite to gaining building code compliance certificates.
- Liaise with site manager re timing of council and independent engineer's inspections.
- Supervise site works to ensure compliance with conditions of subdivision approval and coordinate documents required by LINZ to enable issuing of titles.



SITE ADDRESS: 23 EMILY PLACE, AUCKLAND CBD

DESCRIPTION: Alteration of a heritage listed grain silo building into a 12 level apartment building incorporating 88 one, two and three bedroom apartments, gymnasium, site manager unit, conference rooms and storage facilities, outdoor areas and car parking under.

- Pre-purchase investigation of development potential and overall feasibility.
- Preparation of drawings for in-house discussion.
- Complete preliminary basic design of floor plans within existing structure.
- Check compliance with district plan provisions
- Meetings with architect to discuss concept and planning constraints.
- Pre-app meetings with council heritage department.
- Preparation, lodgement at council and negotiation of planning approval.
- Coordinate responses to council requests for further information.
- Coordination of hydraulic engineers to prepare documentation required to lodge with council for extension of public sewer lines.
- Assess engineer's (and council's) recommendations regarding proposed sewer extension and investigate costs, alternatives, impact on architectural design/site layout – further discuss with project manager / others to negotiate the best solution.
- Coordination of hydraulic engineers to prepare documentation required to lodge with council for sewer extension.
- Negotiate the approval of above building consent application to council.
- Liaison with council regards possible infrastructure constraints and potential upgrades required and resultant financial contributions required.
- Coordination of architects and structural engineers to prepare documentation required to lodge with council for building consent approval for 88 new apartments - six separate applications.
- Coordinate responses to council requests for information for all applications.
- Coordinate the compilation of documentation required for council sign-off on building consents approvals (code compliance certificates).
- Coordinate surveyors to prepare subdivision consent application.
- Negotiate the approval of above subdivision application to council.
- Review of marketing material ensuring accuracy and materials are not misleading.
- Monitor site works to ensure ongoing compliance with planning approval conditions as a prerequisite to gaining code compliance certificates.
- Liaise with site manager re timing of council and independent engineer's inspections.
- Supervise site works to ensure compliance with conditions of subdivision approval and coordinate documents required by LINZ to enable issuing of titles.

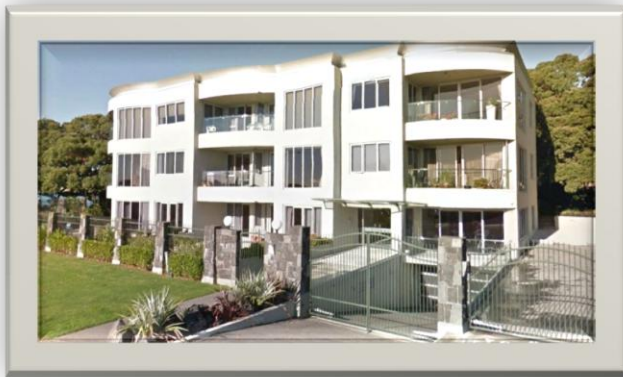


SITE ADDRESS: 7 THE PROMENADE, TAKAPUNA, NORTH SHORE CITY

DESCRIPTION: Construction of a four level apartment building (9 apartments) with 1 level of basement car parking, swimming pool and gymnasium. Demolition of existing Hotel units. Upgrade existing main-trunk sewer line and create new storm water outfall structure to sea.

- Complete preliminary basic design of site layout and individual floor plans.
- Check compliance with district plan provisions.
- Meetings with architect to discuss concept and planning constraints.
- Preparation, lodgement at council and negotiation of planning approval.
- Address council concerns regarding Iwi.
- Coordinate responses to council requests for further information.

- Deal with neighbour's objections; attend meetings with solicitors and barristers to prepare and present arguments to council.
- Coordinate team to attend public planning hearing.
- Attend public planning hearing.
- Coordination of civil and hydraulics engineers to prepare documentation required to lodge with council for upgrade of public sewer lines and stormwater outfall structure to sea.
- Assess engineer's (and council's) recommendations regarding proposed sewer upgrade and new stormwater outfall and investigate costs, alternatives, impact on architectural design/site layout – then further discuss with project manager and others to negotiate the best solution.
- Coordination of civil and hydraulic engineers to prepare documentation required to lodge with council for upgrade of public sewer lines and stormwater outfall structure to sea.
- Negotiate the approval of above building consent application to council.



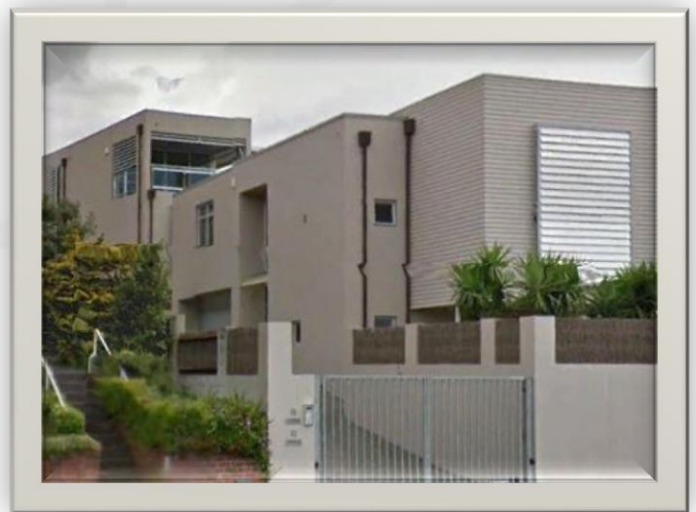
- Liaison with council regards possible infrastructure constraints and other potential upgrades required and resultant financial contributions required.
- Coordination of architects and structural engineers to prepare documentation required to lodge with council for building consent approval for apartments – four separate applications.
- Negotiate the approval of above building consent applications to council.
- Coordinate responses to council requests for further information pertaining to all applications.
- Coordinate surveyors to prepare subdivision consent application.
- Negotiate the approval of above subdivision application to council.
- Review of marketing material ensuring accuracy and materials are not misleading.
- Monitor site works to ensure ongoing compliance

- with planning approval conditions as a prerequisite to gaining code compliance certificates.
- Liaise with site manager re timing of council and independent engineer's inspections.
- Supervise site works to ensure compliance with conditions of subdivision approval and coordinate documents required by LINZ to enable issuing of titles.

SITE ADDRESS: 53 COATES AVE, ORAKEI, AUCKLAND

DESCRIPTION: Construction of two 3 level town houses on what was a 1 unit site. Demolition of existing house and removal of trees. Excavation on boundaries.

- Pre-purchase investigation of development potential and overall feasibility.
- Meetings with architect to discuss concept and planning constraints.
- Preparation, lodgement at council and negotiation of planning approval.
- Coordinate responses to council requests for further information.
- Coordination of structural engineer's documentation required to lodge with council for building consent approval for townhouses – three separate applications.
- Negotiate the approval of above building consent applications to council.
- Coordinate responses to council requests for further information pertaining to above applications.
- Coordinate surveyors to prepare subdivision consent application.
- Negotiate the approval of above subdivision consent application to council.
- Review of marketing material ensuring accuracy and materials are not misleading.



SITE ADDRESS: 177 HURSTMERE ROAD, TAKAPUNA, NORTH SHORE CITY

DESCRIPTION: Construction of 18 four-level terrace houses with basement car parking on what was a 4 unit site. Demolish existing houses and removal of trees. Separation and upgrade of stormwater and sewer



- Pre-purchase investigation of development potential and overall feasibility.
- Preparation of drawings for in-house discussion.
- Complete preliminary basic design of site layout and individual floor plans.
- Check compliance with district plan provisions.
- Meetings with architect to discuss concept and planning constraints.
- Preparation, lodgement at council and negotiation of planning approval.
- Deal with neighbour's objections and attend meetings with solicitors and barristers to prepare and present arguments to council.
- Coordinate team to attend public planning hearing.
- Attend public planning hearing.
- Coordinate responses to council requests for further information.
- Coordination of hydraulic engineers to prepare documentation required to lodge with council for separation of public infrastructure and upgrade.
- Assess engineer's (and council's) recommendations regarding proposed line separation and upgrade – then further discuss with project manager and others to negotiate the best solution.
- Coordination of hydraulic engineers to prepare documentation required to lodge with council for public infrastructure re-arrangements.
- Negotiate the approval of above building consent application to council.
- Coordination of architects and structural engineers to prepare documentation required to lodge with council for building permit approval for 18 terraced houses and associated R.O.W. – three separate applications.
- Negotiate the approval of above building consent applications to council.
- Coordinate responses to council requests for information regards all applications.
- Coordinate surveyors to prepare subdivision application.
- Negotiate the approval of above subdivision application to council.
- Review of marketing material ensuring accuracy and materials are not misleading.
- Monitor site works to ensure ongoing compliance with planning approval conditions as a prerequisite to gaining code compliance certificates.
- Liaise with site manager re timing of council and independent engineer's inspections.
- Supervise site works to ensure compliance with conditions of subdivision approval and coordinate documents required by LINZ to enable issuing of titles.



SITE ADDRESS: 127 GRAFTON ROAD, GRAFTON, AUCKLAND

DESCRIPTION: Construction of an eight level 61 unit apartment building including two levels of basement car parking. Demolition of existing medical suites and ancillary offices.

- Pre-purchase investigation of development potential and overall feasibility.
- Preparation of drawings for in-house discussion.
- Design site layout and individual floor plans.
- Check compliance with district plan provisions.

- Meetings with architect to discuss concept and planning constraints.
- Preparation, lodgement at council and negotiation of planning approval.
- Coordinate responses to council requests for further information.
- Coordination of architects and structural engineers to prepare documentation required to lodge with council for building consent approval for apartments.
- Negotiate the approval of above building consent applications to council.
- Coordinate responses to council requests for further information for all applications.
- Coordinate surveyors to prepare subdivision consent application.
- Negotiate the approval of above subdivision application to council.
- Review of marketing material ensuring accuracy and materials are not misleading.
- Monitor site works to ensure ongoing compliance with planning approval conditions as a prerequisite to gaining code compliance certificates.
- Liaise with site manager re timing of council and independent engineer's inspections.
- Supervise site works to ensure compliance with conditions of subdivision approval and coordinate documents required by LINZ to enable issuing of titles.



SITE ADDRESS: 253 HURSTMERE ROAD, TAKAPUNA, NORTH SHORE CITY

DESCRIPTION: Restore a heritage protected dwelling (replica castle) and add double garage. Subdivide property from another existing separate beachside dwelling. Upgrade existing private infrastructure and create new (public) storm water outfall onto beach.



- Pre-purchase investigation of development potential and overall feasibility.
- Check compliance with district plan provisions.
- Assess engineer's and sub-contractor's (and council's) recommendations re proposed line separation and new stormwater outfall and investigate costs, alternatives - then further discuss with contracts manager and others to negotiate the best solution.
- Coordinate document preparation by hydraulic engineers & supervision of sub-contractors for separation of public infrastructure and creation of stormwater outfall to sea.
- Negotiate approval of building permit with council officers.
- Review of marketing material ensuring accuracy and materials are not misleading.
- Monitor site works to ensure ongoing compliance with planning approval conditions as a prerequisite to gaining code compliance certificates.

SITE ADDRESS: 3 THE RISE, ST HELIERS, AUCKLAND

DESCRIPTION: Construction of 3 three-level town houses, two with swimming pools and associated excavation. Extension of public sewer line. Demolish existing units and removal of trees.

- Pre-purchase investigation of development potential and overall feasibility.
- Preparation of drawings for in-house discussion.
- Check compliance with district plan provisions
- Meetings with architect to discuss concept and planning constraints.
- Preparation, lodgement at council and negotiation of planning approval.
- Coordination of hydraulic engineers to prepare documentation required to lodge with council for extension of public sewer line.
- Assess engineer's (and council's) recommendations regarding proposed sewer line extension and investigate costs, alternatives – then further discuss with site manager and others to negotiate the best solution.
- Coordination of hydraulics engineers to prepare documentation required to lodge with council for sewer line extension.
- Coordinate responses to council requests for further information.
- Review of marketing material ensuring accuracy and materials are not misleading.

FONTEIN CONSULTING LTD

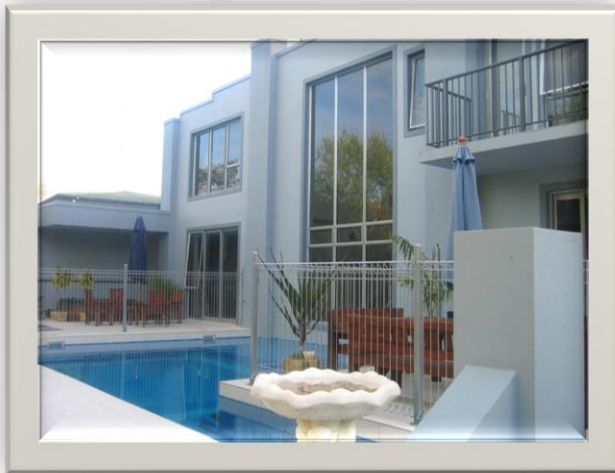
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SITE ADDRESS: 110 CASTOR BAY ROAD, CASTOR BAY, NORTH SHORE CITY

DESCRIPTION: Design, prepare documentation, project and site manage the construction of a new two-level, solid concrete house with swimming pool on a vacant site.

- Pre-purchase investigation of development potential and overall feasibility.
- Preparation of drawings showing numerous alternative development options.
- Complete design of site layout, floor plan, cross sections and long sections.
- Check compliance with district plan provisions.
- Liaise with traffic engineers to prepare assessment of potential traffic effects.
- Coordination and liaison with civil engineers to prepare application to discharge stormwater to watercourse at rear of property.
- Preparation of drawings required for lodgement with council for planning approval.
- Preparation, lodgement at council and negotiation of above planning consent applications.
- Coordinate responses to council requests for further information.
- Coordination of structural engineers to prepare documentation required to lodge with council for building consents – four separate applications.
- Produce all necessary drawings for lodgement at council for building consent approval.
- Lodge application at council for building consents.
- Negotiate the approval of above building consent applications to council.
- Coordinate responses to council requests for further information pertaining to all applications.
- Coordinate tendering process for all trades and approve all payments due.
- Site survey and set-out of building and footings.
- Placement of reinforcing steel to footings, swimming pool, patios, floors solid masonry walls, lintels and cantilevered deck.
- Assist in placement of concrete to footings, swimming pool, patios, floors solid masonry walls, lintels and cantilevered deck.
- Install aluminium joinery.



- Application of waterproofing to exterior and swimming pool.
- Strap and line interior.
- Paint exterior.
- Construct timber decking.
- Supervision on a daily basis all sub-contractors and trades associated with the project.

DAILY ON-SITE SUPERVISION OF:

- Architects / Engineers (geotechnical, structural & hydraulic) / Surveyors / Arborists / Drain Layers
- Excavation / Steel fixing / Block layers / Concrete panel placement / Cranes / Propping
- Concreting (placement and pumping)
- Swimming Pool contractors / Water proofers
- Labour Hire / Carpenters / Electricians / Glaziers
- Roofing contractors / Joinery Installers
- Plumbers / Plasterers / Gasfitters / Scaffolders
- Fire place installation / Carpet Layers
- Tilers / Painters / Locksmiths / Kitchen Installers
- Underfloor heating / Alarms / Fencing Landscapers.
- Coordinate sub-contractors and others (as above) to ensure works are completed as per contract.
- Monitor site works to ensure ongoing compliance with planning approval conditions as a prerequisite to gaining code compliance certificates.
- Coordination of sub-contractors to obtain required documentation for the issuing of building consent code compliance certificates.

SITE ADDRESS: 376 WRIGHT ROAD, ALBANY, NORTH SHORE CITY

DESCRIPTION: Subdivision of 4.7 Hectare lot including removal of protected bush and excavation and required engineering works. Design of a 3 level dwelling on vacant lot created by subdivision.

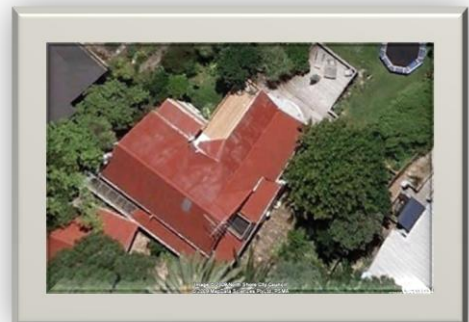


- Check district plan provisions.
 - Consult and inform neighbours regarding proposed subdivision.
 - Preparation, lodgement at council and negotiation of Subdivision consent application
 - Preparation of drawings for consultation with surveyor and structural / geotechnical engineers.
 - Coordination of surveyor to prepare documentation required to lodge with council for proposed subdivision and associated works.
 - Pre-app meeting with council arborists on site to determine feasibility of proposed bush removal.
 - Coordination of arborists to prepare documentation required to lodge with council for proposed subdivision and associated works.
 - Lodgement of application for subdivision consent.
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- Deal with neighbour's objections; attend meetings with barristers to prepare arguments at public hearing.
 - Deal with complaints, non-compliance issues.
 - Attend meetings on site and at council.
 - Prepare contract documentation.
 - Attend public hearing at council.
 - Coordinate responses to council requests for further information.
 - Coordination of engineers to prepare documentation required to lodge with council for proposed stormwater discharge to watercourse and on site sewerage treatment facility.
 - Negotiate settlement of district plan compliance issues with council officers – meetings on site and at council.
 - Assess engineer's (and council's) recommendations regarding proposed stormwater discharge to watercourse and on site sewerage treatment facility and investigate costs, alternatives and negotiate the best solution.
 - Negotiate the approval of the above engineering approval application to Council – a prerequisite to subdivision being approved.
 - Coordinate further responses to council requests for further information pertaining to all applications.
 - Design three level house for planning scheme approval.
 - Prepare application to council to amend conditions of subdivision consent.
 - Application successful – amendments approved.
 - Place boxing and height pegs and assist with placement of concrete for driveway as below.
 - Coordinate surveyors to prepare Tile plans for lodgement with Land Titles Office.
 - Coordinate with sub-contractors and others to ensure works are completed as per contract.
 - Supervise site works to ensure compliance with conditions of subdivision approval and coordinate documents required by LINZ to enable issuing of titles.

ADDRESS: 112 CASTOR BAY ROAD, CASTOR BAY, NORTH SHORE CITY

DESCRIPTION: Internal alterations and additions to an existing three-level house. Works including the addition of habitable space within the existing dwelling's footprint, associated plumbing and excavation and a new deck.

- Preparation of sketch drawings for client consultation.
- Lodgement with council for building consent.
- Negotiate approval of the above building permit application.
- Contract documentation and tender preparation.
- Organise council and independent engineer's inspections.
- Carry out all construction works.
- Coordinate the compilation of documentation required for council sign-off for code compliance certificates
- Coordinate with sub-contractors to ensure works are completed as per contract.
- Monitor site works to ensure ongoing compliance with planning approval conditions as a prerequisite to gaining building consent code compliance certificates.
- Liaise with council and independent engineers re timing of inspections.
- Coordination of sub-contractors to obtain required documentation for building consent code compliance certification.



SITE ADDRESS: 39 EVERARD AVE, WHANGAPAROA PENINSULA

DESCRIPTION: Remedial works on an existing two level dwelling previously converted into three flats without council permission. Improve existing dilapidated elements (carport / decks handrails / kitchens bathrooms). Deal with numerous complaints and prior council abatement notices.



- Check compliance with district plan provisions.
- Coordination of correspondence with council to resolve non-compliance issues and abatement notices.
- Lodge application at council for building consent and 'safe and sanitary' certification.
- Negotiate the approval of above building consent and safe and sanitary certification application to council.
- Coordinate responses to council requests for further information pertaining to all applications.
- Coordinate tendering process for all trades and approve all payments due.
- Complete required remedial carpentry work (carport / decks / handrails / kitchens / bathrooms)
- Supervise other sub-contractors associated with project.
- Coordinate with sub-contractors (as above) and others ensure works are completed as per contract.

SITE ADDRESS: 24 THALIA PLACE, GLENFIELD, NORTH SHORE CITY

DESCRIPTION: Internal alterations and additions to a two level house and new deck.

- Preparation of drawings for lodgement at council for building consent.
- Complete all construction work - new deck / replace internal walls.
- Coordinate sub-contractors to ensure works are completed as per contract.
- Coordination of sub-contractors to obtain required documentation for building consent code compliance certification.



SITE ADDRESS: 374 WRIGHT ROAD, ALBANY, NORTH SHORE CITY

DESCRIPTION: Design, document preparation and all construction/building work of internal alterations and additions to an existing two level dwelling and an additional, separate one level garage and self contained unit.

- Complete design of site layout, floor plan, cross and long sections.
- Check compliance with district plan provisions.
- Coordination of structural engineers to prepare documentation required to lodge with council for building consent – three separate applications.
- Lodge application at council for building consent.
- Negotiate the approval of above building consent application to Council.
- Coordinate responses to council requests for further information pertaining to all applications.
- Coordinate tendering process for all trades and approve all payments due.
- Site survey and set-out of building and footings.
- Strap and line interior.
- Paint exterior.
- Construct timber deck.
- Coordinate with sub-contractors and others to ensure works are completed as per contract.
- Monitor site works to ensure ongoing compliance with planning approval conditions as a prerequisite to gaining building consent code compliance certificates.
- Liaise re timing of council and independent engineer's inspections.



SITE ADDRESS: 111 STOTT AVENUE, BIRKDALE, NORTH SHORE CITY

DESCRIPTION: Conversion of an existing two level dwelling into two separate units with subsequent internal and external alterations. Works included fire rating, remedial works and an extension of the off-street parking area including turning bay, replace driveway and provide retaining to public walkway. Deck to rear of property in the bush.



- Consultation with structural and fire engineers.
- Preparation of drawings for lodgement at council for resource consent to create separate flat within existing dwelling
- Lodgement with council for planning approval.
- Negotiate approval of the above planning consent application.
- Preparation of drawings for lodgement at council for building consent.
- Negotiate approval of the above building consent application.
- Contract documentation and tender preparation.
- Complete all construction work, carpentry and internal alterations etc.
- Construct deck in bush.
- Construction of retaining walls, placement of steel mesh in driveway.

SITE ADDRESS: 25 FRANKLIN ROAD, FREEMANS BAY, AUCKLAND

DESCRIPTION: Interior alterations and remedial works to foundations of an existing 80 year old house. Works included the removal of internal walls and subsequent structural upgrading. New kitchen, bathroom and laundry and associated plumbing alterations. Replace and/or remove subsided piling. Open up basement area with large-span structural steel elements to replace existing/sub-standard (rotten) timber structure.



- Preparation of CAD/sketch drawings for structural engineer and client consultation.
- Engage structural engineers and supervise production of plans and specifications and engineering calculations to support application to council for building consent.
- Lodgement with council for building consent and negotiation of approval.
- Coordinate further responses to council requests for further information.
- Supervision of site works to ensure compliance with conditions of building consent and conditions.
- Coordinate the compilation of documentation required for council issuing of code compliance certificates.

SITE ADDRESS: 12 KIA ORA PLACE, BIRKDALE, NORTH SHORE CITY

DESCRIPTION: Extension of 1 level house and new deck.

- Preparation of drawings for client consultation.
- Preparation of drawings for lodgement at council for building consent.
- Contract documentation and tender preparation.
- Complete all construction work.
- Coordinate with sub-contractors to ensure works are completed as per contract.
- Liaise with council re timing of inspections.
- Coordination of sub-contractors to obtain required documentation for building consent code compliance certification.



SITE ADDRESS: 30 MAHUHU CRESCENT, AUCKLAND CBD

DESCRIPTION: Five level office building over 3 levels of basement car parking - purpose built for sole tenant (BNZ Bank) with retail at ground level. Design and ground floor layout to comply with the requirements of the newly-formed (at the time) Auckland Council urban design panel. Winner of NZ Property Council 2009 Excellence award. On completion, the building achieved a 5-star rating from the NZ green building council.

- Pre-purchase investigation of development potential and overall feasibility.
- Preparation of drawings for in-house discussion.
- Brief urban design consultant regards developer's requirements and prepare for pre urban design panel application meeting.
- Pre-app meetings at council regards potential urban design issues.
- Find a compromise between council wishes and developer requirements. The resultant solution was a building that infringed several controls but ultimately gained approval.
- Prepare planning approval application (CAD plans, reports and assessment of effects, traffic effects assessment) for an interim public car park on what was a vacant site.
- Complete preliminary design of site layout, floor plans etc.
- Check compliance with district plan development controls.
- Coordination with traffic engineers to prepare assessment of potential traffic effects and potential loading bay v. pedestrian conflict.
- Preparation of drawings for preliminary briefing of architect.
- Preparation of drawings for preliminary town planning consultant briefing.
- Coordination and preparation of documentation required to lodge with council for urban design panel approval.
- Appearance at urban design panel hearing.
- Negotiation with council (post hearing) to obtain urban design panel approval for project – a prerequisite for gaining planning approval.
- Monitor and ensure compliance with planning approval conditions as a prerequisite to gaining building approval and/or code compliance certificates.
- Coordination of structural, fire & services engineers to prepare documentation required to lodge with council for building consent approval.



- Lodge applications at council for building consent – 9 separate applications.
- Negotiate the approval of above building consent Approval applications to council.
- Contract documentation & tender preparation.
- Coordinate responses to council requests for further information pertaining to all applications and negotiate approval of all applications.
- Liaison with council regards possible infrastructure constraints and potential upgrades required and resultant financial contributions required.
- Coordinate surveyors to confirm net lettable areas for tenant use.
- Prepare documentation for lodgement with council for ongoing building warrant of fitness inspections - for tenants and council.
- Review of marketing material ensuring accuracy and materials are not misleading.
- Monitor site works to ensure ongoing compliance with planning approval conditions as a prerequisite to gaining building consent CCCs.
- Liaise with site manager re timing of council and independent engineer's inspections.
- Coordination with site Manager and other contractors to obtain required documentation for building permit sign-off.

SITE ADDRESS: 167 VICTORIA STREET, AUCKLAND CBD

DESCRIPTION: Design and build for Telecom NZ. Four 7-8 level office buildings on a common podium - over three levels of basement car parking. Ground level conference facilities, retail, cafes, restaurants and interactive customer facilities. Designed to score a 5 star or better NZ green building council rating.

- Pre-purchase investigation of development potential and overall feasibility.
- Preparation of preliminary bulk and location drawings for in-house discussion.
- Complete design of site layout, floor plans and Sections.
- Check compliance with district plan development controls.
- Preparation of drawings for preliminary briefing of architect.
- Investigation of similar recently completed projects focusing on council involvement.
- Preparation of drawings for preliminary town planning consultant briefing.
- Coordination and liaison with traffic engineers to prepare assessment of potential traffic effects.
- Coordination and liaison with arborists and council regards tree removal.
- Coordination and preparation of documentation required to lodge with council for planning approval – 2 separate applications.
- Negotiate the approval of above planning consent applications.
- Coordinate responses to council requests for further information.
- Meetings with client, client’s architects and consultant to ascertain space planning requirements.
- Coordination of architects and structural & services & fire engineers to prepare documentation required to lodge with council for building consent applications.
- 14 separate applications.
- Negotiate the approval of above building consents and engineering approval applications to council.
- Coordinate responses to council requests for further information pertaining to all applications.
- Monitor and ensure compliance with planning approval conditions as a prerequisite to gaining building consents.
- Review of marketing material ensuring accuracy and materials are not misleading.



SITE ADDRESS: 88 SHORTLAND STREET, AUCKLAND CBD

DESCRIPTION: A 32 level office building featuring 5 star hotel style lobby, recreation floor with cafe/bar, health club and business centre, miconic lifts, secure communications room, back-up power generation and, comprehensive security.

Design incorporated retention of a heritage listed facade to a second street frontage, integration of an adjacent (heritage protected) grain silo building. Demolition of one heritage-listed building and five others.

- Pre-purchase investigation of development potential and overall feasibility.
- Pre-purchase meetings with vendor’s real estate agents for vendor conditioning in order to reduce purchase price.
- Pre-purchase meeting with council officers and historic places trust representatives to ascertain viability of the proposed demolition/retention of heritage elements.
- Produced ‘walk-through’ video (incl. audio commentary) of existing structures available for public access in historic places trust library.

- Preparation of CAD bulk and location drawings for in-house discussion.
- Complete design of site layout, floor plans, cross & long sections.
- Check compliance with district plan planning provisions.
- Preparation of drawings for preliminary briefing of architect.
- Investigation of similar recently completed projects focusing on council involvement.
- Preparation of CAD drawings for preliminary town planning consultant briefing.
- Coordination and liaison with traffic engineers to prepare assessment of potential traffic effects.
- Coordination and liaison with arborists and council regards tree removal.
- Coordination and preparation of documentation required to lodge with council for planning approval – 5 separate applications.
- Negotiate the approval of above planning consent applications.
- Coordinate responses to council requests for further information.
- Liaison with council regards possible infrastructure constraints and potential upgrades required and resultant financial contributions required.
- Solar studies - coordination of surveyors and preparation of documentation for lodgement with council. Complete an assessment of effects and demonstrate the extent of proposed development control breaches on adjacent public spaces. Thereby enabling peer reviews to be completed by council.
- Meetings with client & consultant to re space planning requirements. Coordination of architects and structural & services & fire engineers to prepare documentation required to lodge with council for building consents – 22 separate applications.



- Negotiate the approval of above building consent and engineering approval applications to council.
- Coordinate responses to council requests for further information pertaining to all applications.
- Monitor and ensure compliance with planning approval conditions as a prerequisite to gaining building approval and/or code compliance certificates.
- Coordination of architects and structural & services engineers to prepare documentation required to lodge with council for engineering approvals and public infrastructure upgrades – 6 separate applications.
- Attend weekly PCG meetings with site manager, architect and engineers to further develop design, regulate client input, ascertain progress, problem solve etc.
- Coordinate surveyors to prepare documentation for lodgement of subdivision approval application with council – 3 separate applications.
- Prepare documentation for ongoing building warrant of fitness inspections - for tenants and council.

SITE ADDRESS: 162 VICTORIA STREET, AUCKLAND CBD

DESCRIPTION: A 5 level office building constructed over 2½ levels of existing basement structure. Design (and particularly) the ground floor layout to comply with the requirements of the Auckland council urban design panel. Retail at ground level, with potential for a child care facility on level 5. The original design sought to achieve a 5 star NZ green building council rating.

- Pre-purchase investigation of development potential and overall feasibility.
- Preparation of drawings for in-house discussion.
- Brief urban design consultant regards developer's requirements and prepare for pre-urban design panel application meeting.
- Pre-app meetings at council regards potential urban design issues.
- Find a compromise between council wishes and developer requirements.
- Complete preliminary design of site layout, floor plans etc.
- Check compliance with district plan provisions.
- Preparation of CAD drawings for preliminary briefing of architects.



- Preparation of CAD drawings for preliminary town planning consultant briefing.
- Coordination and preparation of documentation required to lodge with council for urban design panel approval.
- Appearance at urban design panel hearing.
- Negotiation with council (post hearing) to obtain urban design panel approval for project – a prerequisite for gaining planning approval.
- Coordination and preparation of documentation required to lodge with council for planning approval.
- Preparation, lodgement at council and negotiation of above planning consent applications.
- Coordinate responses to council requests for further information.
- Coordination of structural, fire & services engineers to prepare documentation required to lodge with council for building consent approval.
- Negotiate the approval of above building consent approval application to council.
- Review of marketing material ensuring accuracy and materials are not misleading.

SITE ADDRESS: 8 TANGIHUA STREET, AUCKLAND CBD

DESCRIPTION: Nine level office building including 2 levels of basement car parking. Purpose built for one tenant (GE Money) with retail and childcare facility at ground level. The building achieved a 4-star rating from the NZ green building council.

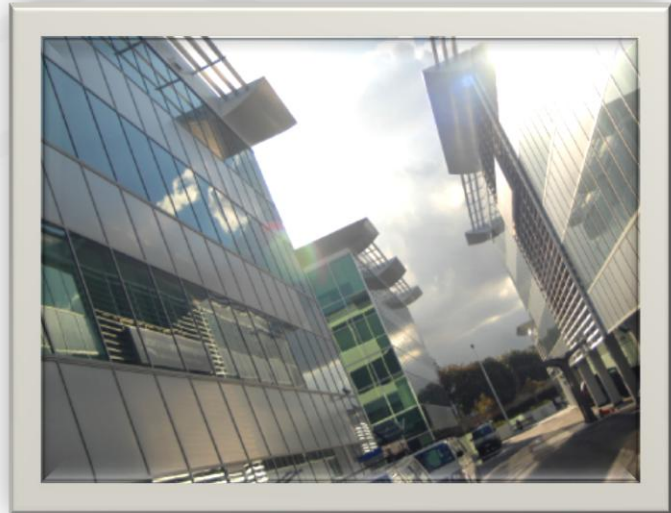
- Pre-purchase investigation of development potential and overall feasibility.
- Preparation of drawings for in-house discussion.
- Brief urban design consultant regards developer's requirements and therefore prepare for pre urban design panel application meeting.
- Pre-app meetings at council regards potential urban design issues.
- Find a compromise between council wishes and developer requirements.
- Complete preliminary design of site layout, floor plans etc.
- Check compliance with district plan provisions.
- Coordination and liaison with traffic engineers to prepare assessment of potential traffic effects and potential loading bay v. pedestrian conflict.
- Preparation of drawings for preliminary briefing of architect.
- Preparation of drawings for preliminary town planning consultant briefing.
- Coordination and preparation of documentation required to lodge with council for urban design panel approval.
- Appearance at urban design panel hearing.
- Negotiation with council (post hearing) to obtain urban design panel approval for project – a prerequisite for gaining planning approval.
- Preparation of documentation to lodge with council for planning approval.
- Lodgement at council and negotiation of above planning Consent applications.
- Monitor and ensure compliance with planning approval conditions as a prerequisite to gaining building approval and/or code compliance certificates.
- Coordination of structural, fire & services engineers to prepare documentation required to lodge with council for building consent approval.
- Lodge applications at council for building consent – 10 separate applications.
- Negotiate approval of above building consent applications to council.
- Coordinate responses to council requests for information for all applications.
- Coordination of civil & hydraulics engineers to prepare documentation to lodge with council for diversion of public lines which conflict with proposed basement car park.
- Assess engineer's (and council's) recommendations and investigate costs, alternatives, impact on architectural design/site layout – then further discuss with project manager and others to negotiate the best solution.
- Coordination of civil & hydraulics engineers to prepare documentation required to lodge with council for public infrastructure diversion.
- Negotiate the approval of above building consent approval application to council.
- Liaison with council regards possible infrastructure constraints and potential upgrades required and resultant financial contributions required.
- Coordinate surveyors to confirm net lettable areas for tenant use.
- Prepare documentation for lodgement with council for ongoing building warrant of fitness inspections - for tenants and council.



SITE ADDRESS: 600 GREAT SOUTH ROAD, GREENLANE, AUCKLAND

DESCRIPTION: Three four level office buildings, set in 1.4 hectares of grounds, extensive underground car parking, landscaping and water features, on site gymnasium, sauna and cafeteria with large paved outdoor areas, back-up power generators, full security system with video surveillance.

- Pre-purchase investigation of development potential and overall feasibility.
- Preparation of drawings for in-house discussion.
- Complete design of site layout, floor plans.
- Check compliance with district plan provisions.
- Coordination and liaison with traffic engineers to prepare assessment of potential traffic effects.
- Complete design of site layout, floor plans, cross sections and long Sections.
- Check compliance with planning provisions.
- Preparation of drawings for preliminary briefing of architect.
- Preparation of drawings for preliminary town planning consultant briefing.
- Pre-app meetings at council regards intersection upgrades required by proposed development's traffic effects.
- Coordination with arborists and council regards tree removal.
- Coordination and preparation of documentation required to lodge with council for planning approval.
- Preparation, lodgement at council and negotiation of above planning consent applications.
- Coordinate responses to council requests for further information.
- Liaise with barristers regards compliance issues and formulating response to Council.
- Coordination of civil and hydraulics engineers to prepare documentation required to lodge with council for diversion of public lines which conflict with proposed basement car park.
- Assess engineer's (and council's) recommendations and investigate costs, alternatives, impact on architectural design/site layout – then further discuss with project manager and others to negotiate the best solution.
- Coordination of civil and hydraulics engineers to prepare documentation required to lodge with council for public infrastructure diversion.
- Negotiate the approval of above building consent application to council.
- Liaison with council regards possible infrastructure constraints and potential upgrades required and resultant financial contributions required.
- Coordination of structural & services engineers to prepare documentation required to lodge with council for building consent approvals.
- Lodge applications at council for building consent – 7 separate applications.
- Negotiate the approval of above building consent applications to council.
- Coordinate responses to council requests for further information pertaining to all applications.
- Monitor and ensure compliance with planning approval conditions as a prerequisite to gaining building consents and/or code compliance certificates.
- Coordination of civil and hydraulics engineers to prepare documentation required to lodge with the regional council (ARC) for addressing stormwater treatment requirements, potential down-stream and up-stream surcharge and recharge effects, system maintenance requirements.
- Assess engineer's (and council's) recommendations and investigate costs, alternatives, impact on architectural design/site layout – then further discuss with project manager and others to negotiate the best solution.
- Coordination of civil and hydraulic engineers to prepare documentation required to lodge with the ARC for 'stormwater discharge to aquifer' approval.
- Lodge applications with the ARC for 'stormwater discharge to aquifer' and negotiate approval.
- Liaison with council regards possible infrastructure constraints and potential upgrades required and resultant financial contributions required.
- Negotiate level of financial contribution required with council.
- Coordinate surveyors to confirm net lettable areas for tenant use.
- Prepare documentation for lodgement with council for ongoing building warrant of fitness inspections - for tenants and council.
- Review of marketing material ensuring accuracy and materials are not misleading.



SITE ADDRESS: 95 ASCOT AVENUE, GREENLANE, AUCKLAND

DESCRIPTION: Construction of 4 four level office buildings over a podium car parking basement including a cafe and gymnasium. Diversion and extension of public sewer lines, public water supply and footpath improvements.

- Pre-purchase investigation of development potential and overall feasibility.
- Coordination and preparation of documentation required to lodge with council for subdivision approval.
- Lodgement at council and negotiation of above subdivision application.
- Coordinate responses to council requests for further information.
- Liaison with council regards possible infrastructure constraints and potential upgrades required and resultant financial contributions required.
- Coordination of civil and hydraulic engineers to prepare documentation required to lodge with council for diversion of public lines, extension of sewer lines, new stormwater connections and new water supply.
- Lodgement at council application for diversion of public lines, extension of sewer lines, new stormwater connections and new water supply.
- Assess engineer's (and council's) recommendations and investigate costs, alternatives, impact on architectural design/site layout – then further discuss with project manager and others to negotiate the best solution.
- Negotiate the approval of above building consent application to Council.
- Prepare documentation for lodgement with council for confirmation of compliance with subdivision conditions.
- Coordinate surveyors to prepare title plan for lodgement at LINZ.
- Review of marketing material ensuring accuracy and materials are not misleading.



SITE ADDRESS: 602 GREAT SOUTH ROAD, GREENLANE, AUCKLAND

DESCRIPTION: An office Park with three 4 level office building with 2 levels of basement car parking (800 bays) featuring central courtyard, tennis court, water features, gymnasium, separate car park building and incorporation of public access through site. Demolish existing warehouse.

- Pre-purchase investigation of development potential and overall feasibility.
- Preparation of drawings for in-house discussion.
- Complete design of site layout, floor plans, cross sections and long sections.
- Check compliance with district plan provisions.
- Coordinate traffic engineers to prepare assessment of potential traffic effects.
- Negotiate level of financial contribution with council – contribution towards intersection upgrades required by proposed developments traffic effects.
- Prepare drawings for lodgement with council for planning approval.
- Preparation, lodgement at council and negotiation of planning consent applications.
- Coordinate responses to council requests for further information.
- Coordination of civil and hydraulics engineers to prepare documentation to lodge with council for diversion of public lines which conflict with proposed basement car park.
- Assess engineer's (and council's) recommendations and investigate costs, alternatives, impact on architectural design/site layout – then further discuss with project manager and others to negotiate the best solution.
- Coordination of civil and hydraulics engineers to prepare documentation required to lodge with council for public infrastructure diversion.
- Negotiate the approval of above building consent application to Council.
- Liaison with council regards possible infrastructure constraints and potential upgrades required and resultant financial contributions required.
- Coordination of structural & services engineers to prepare documentation required to lodge with council for building consent approval.
- Monitor and ensure compliance with planning approval conditions as a prerequisite to gaining building approval and/or code compliance certificates.
- Lodge applications at council for building consent – 5 separate applications.



- Negotiate the approval of above building consent applications to council.
- Coordinate responses to council requests for information re all applications.
- Coordination of civil and hydraulic engineers to prepare documentation required to lodge with the ARC for addressing stormwater treatment requirements, potential down-stream and up-stream surcharge and recharge effects, system maintenance requirements etc.
- Assess engineer's (and council's) recommendations and investigate costs, alternatives, impact on architectural design/site layout – then further discuss with Project Manager and others to negotiate the best solution.
- Coordination of civil and hydraulic engineers to prepare documentation required to lodge with the ARC for 'stormwater discharge to aquifer' approval.
- Lodge applications with the ARC for 'stormwater discharge to aquifer' approval.
- Negotiate the above 'stormwater discharge to aquifer' applications with the ARC.
- Liaison with council regards possible infrastructure constraints and potential upgrades required and resultant financial contributions required.
- Coordinate surveyors to confirm net lettable areas for tenant use.
- Prepare documentation for lodgement with council for ongoing building warrant of fitness inspections - for tenants and council.
- Review of marketing material ensuring accuracy and materials are not misleading.

SITE ADDRESS: 65 MAIN HIGHWAY, ELLERSLIE, AUCKLAND

DESCRIPTION: Construction of two 4 level office buildings over 3 levels of basement car parking. Landscaped grounds, water features, gymnasium, sauna and on-site storm water treatment systems (rain garden). Demolition of existing warehouse.

- Pre-purchase investigation of development potential and overall feasibility.
- Preparation of drawings for in-house discussion.
- Complete design of site layout, floor plans, cross sections and long sections.
- Check compliance with district plan provisions.
- Coordination and liaison with traffic engineers to prepare assessment of potential traffic effects.
- Preparation of drawings required for lodgement with council for planning approval.
- Preparation, lodgement at council and negotiation of above planning consent applications – 2 separate applications.
- Coordinate responses to council requests for further information.
- Coordination of civil and hydraulics engineers to prepare documentation required to lodge with council for diversion of public lines which conflict with proposed basement car park.
- Assess engineer's (and council's) recommendations and investigate costs, alternatives, impact on architectural design/site layout – then further discuss with project manager and others to negotiate the best solution.
- Coordination of civil and hydraulics engineers to prepare documentation required to lodge with council for public infrastructure diversion.
- Negotiate the approval of above building consent application to council.
- Liaison with council regards possible infrastructure constraints and potential upgrades required and resultant financial contributions required.
- Coordination of architects to prepare documentation required to lodge with council for building permit approval.
- Monitor and ensure compliance with planning approval conditions as a prerequisite to gaining building approval and/or code compliance certificates.
- Coordination of structural and services engineers to prepare documentation required to lodge with council for building consent approval.
- Lodge applications at council for building consent – 6 separate applications.
- Negotiate the above building consent applications with council.
- Coordinate responses to council requests for further information pertaining to all building consent applications.
- Coordination of civil and hydraulic engineers to prepare documentation required to lodge with the ARC for addressing stormwater treatment requirements, potential down-stream and up-stream surcharge and recharge effects, system maintenance requirements.
- Assess engineer's (and council's) recommendations and investigate costs, alternatives, impact on architectural design/site layout – then further discuss with project manager and others to negotiate the best solution.
- Coordination of civil and hydraulics engineers to prepare documentation required to lodge with the ARC for 'stormwater discharge to aquifer' approval.
- Lodge applications with the ARC for 'stormwater discharge to aquifer' approval.
- Negotiate the above 'stormwater discharge to aquifer' applications with Council.
- Liaison with council regards possible infrastructure constraints and potential upgrades required and resultant financial contributions required.



- Coordinate surveyors to confirm net lettable areas for tenant use.
- Prepare documentation for lodgement with council for ongoing building warrant of fitness inspections - for tenants and Council.
- Review of marketing material ensuring accuracy and materials are not misleading.

SITE ADDRESS: 110 CARLTON GORE ROAD, NEWMARKET, AUCKLAND

DESCRIPTION: Twin four level office buildings with 1100m² floor plates, extensive basement car parking and on-site gymnasium.

- Pre-purchase investigation of development potential and overall feasibility.
- Preparation of drawings for in-house discussion.
- Complete design of site layout, floor plans, cross sections and long sections.
- Check compliance with district plan provisions.
- Coordination of traffic engineers to prepare assessment of potential traffic effects.
- Preparation of drawings for lodgement with council for planning approval.
- Preparation, lodgement at council and negotiation of above planning consent applications – 2 separate applications.
- Coordinate responses to council requests for further information.
- Coordination of civil and hydraulics engineers to prepare documentation to lodge with council for diversion of public lines which conflict with proposed basement car park.
- Assess engineer's (and council's) recommendations and investigate costs, alternatives, impact on architectural design/site layout – then further discuss with project manager and others to negotiate the best solution.
- Coordination of civil and hydraulics engineers to prepare documentation required to lodge with council for Public infrastructure diversion.
- Negotiate the approval of above building consent application to Council.
- Liaison with council regards possible infrastructure constraints and potential upgrades required and resultant financial contributions required.
- Coordination of architect's documentation for council building consent approval.
- Coordination of structural and services engineers to prepare documentation required to lodge with council for building consent approval.
- Lodge applications at council for building consent – 6 separate applications.
- Negotiate the above building consent applications with council.
- Coordinate responses to council requests for further information pertaining to all building consent applications.
- Monitor and ensure compliance with planning approval conditions as a prerequisite to gaining building approval and/or code compliance certificates.
- Liaison with Council regards possible infrastructure constraints and potential upgrades required and resultant financial contributions required.
- Coordinate surveyors to confirm net lettable areas for tenant use.
- Prepare documentation for lodgement with council for ongoing building warrant of fitness inspections - for tenants and Council.
- Review of marketing material ensuring accuracy and materials are not misleading.



SITE ADDRESS: 69 SHORTLAND STREET, AUCKLAND CBD

DESCRIPTION: Seven level public car parking building with three street frontages featuring a NZ Post tenancy on Level 3 and some retail outlets on level 2. Vehicle access to parking at various levels.

- Investigation into the planning background of other commuter/long term car parking arrangements in Auckland CBD.
- Pre-purchase meeting with council officers to ascertain viability of the proposed unit title subdivision of the existing car parks and subsequent change of use.
- Meetings with town planners, traffic engineers, solicitors and barristers re feasibility and possible ramifications of proposed change of use of car parks from public/short term to commuter/long term.
- Coordination of legal advice to be submitted with application to council.
- Preparation of bulk and location drawings for in-house discussion.
- Revise car parking layout to optimise numbers within council restrictions.



- Preparation of drawings for export to surveyors.
- Liaison with traffic engineers to prepare assessment of potential traffic effects.
- Coordination and preparation of documentation required to lodge with council for planning approval for proposed subdivision and lodge at council.
- Negotiate the approval of above subdivision consent application.
- Coordinate responses to council requests for further information.
- Coordination of architects and fire engineers to prepare documentation lodge with council for building consents – as required to support the subdivision consent application.
- Negotiate the approval of above building consent and engineering approval applications to Council.
- Coordinate responses to council requests for further information pertaining to building approval applications.
- Liaise with site manager regarding timing of council and independent engineer's inspections.
- Prepare documentation for lodgement with council for ongoing building warrant of fitness inspections - for tenants and council.
- Coordinate documentation required for council sign-off on revised car parking layout. Required for lodgement with LINZ for new property titles to issue.
- "Plan B" – site measure existing retail premises and determine how best to provide pedestrian access through them to the proposed residential above the existing car park structure whilst retaining their viability.
- Look at existing core layout and, in consultation with services engineers, determine what space (required v. available) there is to support proposal.
- Liaison with council regards possible infrastructure constraints and potential upgrades required and resultant financial contributions required.
- "Plan B" - Preparation of drawings for a 69-unit apartment development incorporating existing structure for lodgement with council for planning approval.
- "Plan B" – Liaison with Council regards possible infrastructure constraints and potential upgrades required and resultant financial contributions required.

SITE ADDRESS: 35 GRAHAM STREET, AUCKLAND CBD



DESCRIPTION: Purchase and refurbishment (in conjunction with historic places trust) of an existing 4 level office and warehouse building for Auckland City Council head office and UDC Finance.

- Pre-purchase investigation of development potential and overall feasibility.
- Negotiate the approval of all building consent and engineering approval applications to council.
- Coordinate responses to council requests for further information pertaining to all applications.
- Prepare documentation for lodgement with Council for ongoing building warrant of fitness inspections - for tenants and council.

SITE ADDRESS: 2-4 HARGREAVES STREET, PONSONBY, AUCKLAND



DESCRIPTION: Six level office building including gymnasium and 2 levels of basement car parking.

- Pre-purchase investigation of development potential and overall feasibility.
 - Preparation of drawings for in-house discussion.
 - Complete design of site layout, floor plans, cross and long sections.
 - Check compliance with district plan provisions.
 - Preparation of drawings required for lodgement with Council for planning approval. Option 1 – commercial use.
 - Preparation, lodgement at council and negotiation of above planning consent applications. Option 1 – commercial use.
 - Coordinate responses to council requests for further information.
 - Preparation of drawings required for lodgement with
- council for planning approval. Option 1 – commercial use.

- Preparation, lodgement at council and negotiation of above planning consent applications. Option 1 – commercial use.
- Coordinate responses to council requests for further information. Option 1 – Commercial use.
- Preparation of drawings required for lodgement with council for planning approval. Option 2 – residential use.
- Preparation, lodgement at council and negotiation of above planning consent applications. Option 2 – residential use.
- Coordinate responses to council requests for further information. Preparation of drawings required for lodgement with Council for planning approval. Option 2 – residential use.
- Preparation, lodgement at council and negotiation of above planning consent applications. Option 2 – residential use.
- Coordinate responses to council requests for further information. Option 2 – residential use.
- Coordination of civil and hydraulics engineers to prepare documentation required to lodge with council for diversion of public lines which conflict with proposed basement car park.
- Assess engineer's (and council's) recommendations and investigate costs, alternatives, impact on architectural design/site layout – then further discuss with project manager and others to negotiate the best solution.
- Coordination of civil and hydraulics engineers to prepare documentation required to lodge with council for public infrastructure diversion.
- Negotiate the approval of above building consent application to council.
- Liaison with council regards possible infrastructure constraints and potential upgrades required and resultant financial contributions required.



- Liaison with council regards possible infrastructure constraints and potential upgrades required and resultant financial contributions required.
- Coordination of structural and services engineers to prepare documentation required to lodge with council for building consent approval.
- Monitor and ensure compliance with planning approval conditions as a prerequisite to gaining building approval and/or code compliance certificates.
- Lodge applications at council for building consent.
- Negotiate the approval of above building consent applications to council.
- Coordinate responses to council requests for further information pertaining to all applications.
- Coordinate surveyors to confirm net lettable areas for tenants

- Prepare documentation for lodgement with Council for ongoing building warrant of fitness inspections - for tenants and Council.
- Review of marketing material ensuring accuracy and materials are not misleading.

SITE ADDRESS:
650 GREAT SOUTH ROAD, PENROSE, AUCKLAND
DESCRIPTION:

Construction of a four level office building with 2300m² floor plates over secure basement car parking. Concrete and aluca-bond construction, two banks of lifts and two granite lobbies one with two storey atrium, top level security and services. Additional car parking building added later. Demolition of existing factory/warehouse.

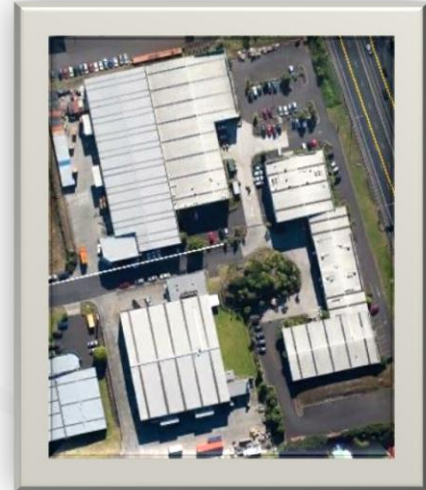
- Pre-purchase investigation of development potential and overall feasibility.
- Preparation of drawings for in-house discussion.
- Complete design of site layout, floor plans, cross sections and long sections.
- Check compliance with district plan provisions.
- Coordination and liaison with traffic engineers to prepare assessment of potential traffic effects.
- Preparation of drawings required for lodgement with council for planning approval.
- Preparation, lodgement at council and negotiation of above planning consent applications.
- Coordinate responses to council requests for further information.
- Coordination of structural and services engineers to prepare documentation required to lodge with council for building permit approval – 4 separate applications.
- Lodge application at council for building consent.
- Monitor and ensure compliance with planning approval conditions as a prerequisite to gaining building approval and/or code compliance certificates.
- Negotiate the approval of above building consent applications to council.
- Coordinate responses to council requests for further information.



SITE ADDRESS: 9 - 16 GEORGE BOURKE DRIVE, MT WELLINGTON, AUCKLAND

DESCRIPTION: Subdivision of a vacant site into four lots and R.O.W. and protect Maori burial ground (Urupa).

- Preliminary design of site layout for subdivision and for in-house discussion.
- Coordination and preparation of documentation required to lodge with council for subdivision approval.
- Successful consultation with local Iwi regards effects on Urupa (Maori burial ground) and gain their approval.
- Coordinate responses to council requests for further information.
- Liaison with council regards possible infrastructure constraints and potential upgrades required and resultant financial contributions required.
- Coordination of hydraulic engineers to prepare documentation required to lodge with council for diversion of public lines, extension of sewer lines, new stormwater connections and new water supply and storm water detention scheme.
- Lodgement at council of application for diversion of public lines, extension of sewer lines, new stormwater connections and new water supply.
- Assess engineer's (and council's) recommendations and investigate costs, alternatives, impact on design/site layout and further discuss with project manager and others to negotiate the best solution.
- Negotiate the approval of engineering approval application to council.
- Liaise with site manager re timing of council and independent engineer's inspections.
- Liaise with sub-contractors to certify work completed for documentation below.
- Coordinate the compilation of documentation required for council sign-off of subdivision approval.
- Prepare documentation for lodgement with council for confirmation of compliance with subdivision conditions.
- Review of marketing material ensuring accuracy and materials are not misleading.



SITE ADDRESS: 575 RIDDELL ROAD, ST HELIERS, AUCKLAND

DESCRIPTION: Unit title subdivision of three two-level town houses on a podium basement car park.

- Pre-purchase investigation of development potential and overall feasibility.
- Preparation of drawings for in-house discussion.
- Complete preliminary basic design of site layout.
- Check compliance with district plan provisions.
- Deal with neighbour's objections; attend meetings with solicitors and barristers in order to present arguments to Council.
- Deal with numerous complaints, non-compliance issues. Attend meetings on site and at council to resolve ongoing issues.
- Coordinate responses to council requests for further information.
- Coordination of civil and hydraulics engineers to prepare documentation required to lodge with council for upgrade of public sewer line.
- Assess engineer's (and council's) recommendations regarding proposed sewer line upgrade and investigate costs, alternatives and further discuss with contracts manager and others to negotiate the best solution.
- Coordination of civil and hydraulics engineers to prepare documentation required to lodge with council for public infrastructure re-arrangements.
- Meetings with architect to discuss concept and planning constraints.
- Preparation, lodgement at council and negotiation of subdivision consent application.
- Coordinate responses to council requests for further information.
- Monitor site works to ensure ongoing compliance with planning approval conditions as a prerequisite to gaining code compliance certificates.
- Liaise with site manager re timing of council and independent engineer's inspections.
- Coordination with site manager to obtain required documentation for issuing of code compliance certificates.
- Supervise site works to ensure compliance with conditions of subdivision approval and coordinate documents required by LINZ for issue of unit titles.



SITE ADDRESS: 376 WRIGHT ROAD, ALBANY, NORTH SHORE CITY

DESCRIPTION: Subdivision of 4.7 Hectare lot including removal of protected bush and excavation and required engineering works.

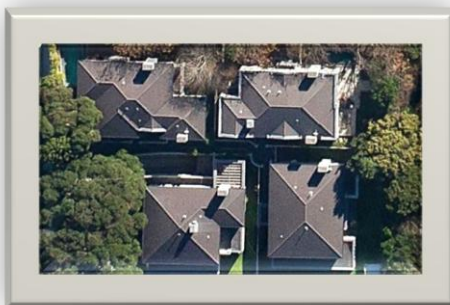
- Pre-purchase investigation of development potential and overall feasibility.
- Check district plan provisions.
- Consult and inform neighbours regarding proposed subdivision.
- Preparation, lodgement at council and negotiation of subdivision consent.
- Preparation of drawings for consultation with surveyor and geotechnical engineers.
- Coordination of surveyor and engineers to prepare documentation required to lodge with council for proposed subdivision and associated works.
- Meet with arborists on site to determine feasibility of proposed bush removal.
- Coordination of arborists to prepare documentation required to lodge with council for proposed subdivision and associated works.
- Lodgement of application for resource consent (bush clearance in a significant natural area) and subdivision consent.
- Deal with neighbour's objections; attend meetings with barristers in order to present arguments at public hearing.
- Deal with complaints, non-compliance issues.
- Attend meetings on site and at council.
- Prepare contract documentation.
- Attend public hearing at council.
- Coordinate responses to council requests for further information.
- Coordination of engineers to prepare documentation required to lodge with council for proposed stormwater discharge to watercourse and on site sewerage treatment facility.
- Negotiate settlement of subdivision scheme compliance issues with council officers – meetings on site and at council.



- Assess engineer's (and council's) recommendations regarding proposed stormwater discharge to watercourse and on site sewerage treatment facility and investigate costs, alternatives and negotiate the best solution.
- Coordinate further responses to council requests for further information pertaining to applications.
- Prepare application to Council to amend conditions of subdivision consent.
- Application successful – amendment approved.
- Place boxing and height pegs and assist with placement of concrete for 400 metre driveway.
- Coordinate surveyors to prepare title plans for lodgement with LINZ.
- Coordinate sub-contractors to ensure works are completed as per contract.
- Supervise site works to ensure compliance with conditions of subdivision consent and coordinate documents required by LINZ to enable issuing of titles.

SITE ADDRESS: 14 GIBBONS ROAD, TAKAPUNA, NORTH SHORE CITY

DESCRIPTION: Unit title subdivision of four two-level town houses on a podium two-level basement car park.



- Pre-purchase investigation of development potential and overall feasibility.
- Preparation of drawings for in-house discussion.
- Complete preliminary basic design of site layout.
- Check compliance with district plan provisions.
- Coordination of arborists and report on tree protection measure to council.
- Meetings with architect to discuss concept and planning constraints.

- Preparation, lodgement at council and negotiation of subdivision consent application.
- Coordinate responses to council requests for further information.
- Monitor site works to ensure ongoing compliance with planning approval conditions as a prerequisite to gaining code compliance certificates.
- Liaise with site manager re timing of council and independent engineer's inspections.
- Coordination with site manager to obtain required documentation for issuing of code compliance certificates.
- Supervise site works to ensure compliance with conditions of subdivision approval and coordinate documents required by LINZ for issue of unit titles.

SITE ADDRESS: 69 SHORTLAND STREET, AUCKLAND CBD

DESCRIPTION: Subdivision of a seven level public car parking building with three street frontages featuring a NZ Post tenancy on level 3 and retail outlets on level 2. Vehicle access to car parking at various levels.



- Investigation into the planning background of other commuter/long term car parking arrangements in Auckland CBD.
- Pre-purchase meeting with council officers to ascertain viability of the proposed unit title subdivision of existing car parks and subsequent change of use.
- Meetings with town planners, traffic engineers, solicitors and barristers re feasibility and ramifications of proposed change of use of car parks from public/short term to commuter/long term.
- Coordination of legal advice to be submitted with application to council.
- Preparation of bulk and location drawings for in-house discussion.
- Revise car parking layout to optimise numbers within council restrictions.
- Preparation of drawings for distribution to surveyors.
- Liaison with traffic engineers to prepare assessment of potential traffic effects.
- Coordination and preparation of documentation required to lodge with council for planning approval for proposed subdivision and lodge at council.
- Negotiate the approval of above subdivision consent application.
- Coordinate responses to council requests for further information.
- Coordination of architects and fire engineers to prepare documentation lodge with council for building consents – as per requirements of conditions of approved subdivision consent.
- Negotiate the approval of above building consent and engineering approval applications to council.
- Coordinate responses to council requests for further information pertaining to building approval applications.
- Liaise with site manager regarding timing of council and independent engineer's inspections.
- Prepare documentation for lodgement with council for ongoing building warrant of fitness inspections - for tenants and council.
- Coordinate documentation required for council sign-off on revised car parking layout. Required for lodgement with LINZ for new property titles to issue.

SITE ADDRESS: 62 SENTINEL ROAD, HERNE BAY, AUCKLAND

DESCRIPTION: Freehold subdivision of five three-level town houses on a waterfront site. Divert existing public sewer line. Create new storm water outfall to sea.



- Pre-purchase investigation of development potential and overall feasibility.
- Preparation of drawings for in-house discussion.
- Complete preliminary basic design of site layout.
- Check compliance with district plan provisions.
- Coordination of arborists and report on tree removal proposal to council.
- Meetings with architect to discuss concept and planning constraints.
- Preparation, lodgement at council and negotiation of subdivision consent application.
- Coordinate responses to council requests for further information.
- Coordinate responses to council requests for further information.
- Coordination of civil and hydraulics engineers to prepare documentation required to lodge with council for diversion of public sewer lines.

- Assess engineer's (and council's) recommendations regards new stormwater outfall and investigate costs, alternatives, impact on architectural design/site layout – then further discuss with project manager and others to negotiate the best solution.
- Coordination of civil and hydraulics engineers to prepare documentation required to lodge with council for public infrastructure diversion.
- Negotiate the approval of above building consent application to council.
- Liaison with council regards possible infrastructure constraints and potential upgrades required and resultant financial contributions required.
- Coordinate surveyors to prepare subdivision consent application.
- Negotiate the approval of above subdivision application to council.
- Monitor site works to ensure ongoing compliance with planning approval conditions as a prerequisite to gaining code compliance certificates.
- Liaise with site manager re timing of council and independent engineer's inspections.
- Coordinate supervision of site works to ensure compliance with conditions of subdivision approval and coordinate documents required by LINZ for issuing of titles.

**SITE ADDRESS: 245 HURSTMERE ROAD,
TAKAPUNA, NORTH SHORE**

DESCRIPTION: Unit title subdivision of four 3 level town houses on a podium over a two level common area basement car parking area. Separation of a combined public sewer / storm water line and create new storm water outfall structure to sea.



- Pre-purchase investigation of development potential and overall feasibility.
- Preparation of drawings for in-house discussion.
- Complete preliminary basic design of site Layout.
- Check compliance with district plan provisions.
- Meetings with Architect to discuss concept and planning constraints.
- Coordinate responses to Council requests for further information.
- Assess engineer's (and council's) recommendations regarding proposed line separation and new stormwater outfall and investigate costs, alternatives, impact on architectural design/site layout – then further discuss with project manager and others to negotiate the best solution.
- Coordination of civil and hydraulic engineers to prepare documentation required to lodge with council for public infrastructure re-arrangements.
- Negotiate the approval of above building consent application to council.
- Coordinate surveyors to prepare subdivision consent application.
- Negotiate the approval of above subdivision application to council.
- Monitor site works to ensure ongoing compliance with planning approval conditions as a prerequisite to gaining building code compliance certificates.
- Liaise with site manager re timing of council and independent engineer's inspections.
- Supervise site works to ensure compliance with conditions of subdivision approval and coordinate documents required by LINZ to enable issuing of titles.

**SITE ADDRESS: 88 SHORTLAND STREET,
AUCKLAND CBD**

DESCRIPTION: Freehold and unit title subdivision of a 32 level office building with commuter and public car parking under.



- Pre-purchase investigation of development potential and overall feasibility.
- Investigation of similar recently completed projects focusing on council involvement.
- Coordination of civil and hydraulic engineers to prepare documentation required to lodge with council for public infrastructure re-arrangements.
- Negotiate the approval of above building consent application to council.
- Coordinate surveyors to prepare subdivision consent application.

- Negotiate the approval of above subdivision application to council.
- Monitor site works to ensure ongoing compliance with planning approval conditions as a prerequisite to gaining building code compliance certificates.
- Liaise with site manager re timing of council and independent engineer's inspections.
- Supervise site works to ensure compliance with conditions of subdivision approval and coordinate documents required by LINZ to enable issuing of titles.

SITE ADDRESS: 23 EMILY PLACE, AUCKLAND CBD

DESCRIPTION: Unit title subdivision of what was a heritage listed grain silo building. 12 levels incorporating 88 one, two and three bedroom apartments, gymnasium, site manager unit, conference rooms and storage facilities, and car parking under.

- Pre-purchase investigation of development potential and overall feasibility.
- Preparation of drawings for in-house discussion.
- Complete preliminary basic design of floor plans within existing structure.
- Check compliance with district plan provisions
- Coordination of hydraulic engineers to prepare documentation required to lodge with council for extension of public sewer lines.
- Assess engineer's (and council's) recommendations regarding proposed sewer extension and investigate costs, alternatives, impact on architectural design/site layout – further discuss with project manager / others to negotiate the best solution.
- Coordination of hydraulic engineers to prepare documentation required to lodge with council for sewer extension.
- Negotiate the approval of above building consent application to council.
- Liaison with council regards possible infrastructure constraints and potential upgrades required and resultant financial contributions required.
- Coordinate surveyors to prepare subdivision consent application.
- Negotiate the approval of above subdivision application to council.
- Review of marketing material ensuring accuracy and materials are not misleading.
- Monitor site works to ensure ongoing compliance with planning approval conditions as a prerequisite to gaining code compliance certificates.
- Liaise with site manager re timing of council and independent engineer's inspections.
- Supervise site works to ensure compliance with conditions of subdivision approval and coordinate documents required by LINZ to enable issuing of titles.



SITE ADDRESS: 7 THE PROMENADE, TAKAPUNA, NORTH SHORE CITY

DESCRIPTION: Unit title subdivision of a four level apartment building with one level of basement car parking, Construction over existing main-trunk sewer line and create new storm water outfall structure to sea.

- Complete preliminary basic design of site Layout.
- Check compliance with district plan provisions.
- Meetings with architect to discuss concept and planning constraints.
- Coordination of civil and hydraulics engineers to prepare documentation required to lodge with council for construction of basement car parking over public sewer lines and stormwater outfall structure to sea.
- Assess engineer's (and council's) recommendations regarding new stormwater outfall and investigate costs, alternatives, impact on architectural design/site layout – then further discuss with project manager and others to negotiate the best solution.
- Coordination of civil and hydraulic engineers to prepare documentation required to lodge with council for upgrade of public sewer lines and stormwater outfall structure to sea.



- Liaison with council regards possible infrastructure constraints and other potential upgrades required and resultant financial contributions required.
- Coordinate surveyors to prepare subdivision consent application.
- Negotiate the approval of above subdivision application to council.
- Monitor site works to ensure ongoing compliance with planning approval conditions as a prerequisite to gaining code compliance certificates.
- Liaise with site manager re timing of council and independent engineer's inspections.
- Supervise site works to ensure compliance with conditions of subdivision approval and coordinate documents required by LINZ to enable issuing of titles.

SITE ADDRESS: 53 COATES AVE, ORAKEI, AUCKLAND

DESCRIPTION: Freehold subdivision of two three-level town houses.

- Pre-purchase investigation of development potential and overall feasibility.
- Coordinate surveyors to prepare subdivision consent application.
- Negotiate the approval of above subdivision consent application to council.
- Review of marketing material ensuring accuracy and materials are not misleading.
- Supervise site works to ensure compliance with conditions of subdivision approval and coordinate documents required by LINZ to enable issuing of titles.



SITE ADDRESS: 95 ASCOT AVENUE, GREENLANE, AUCKLAND

DESCRIPTION: Subdivision of 4 four level office buildings over a podium car parking basement including a cafe and gymnasium. Diversion and extension of public sewer lines, public water supply and footpath improvements.

- Pre-purchase investigation of development potential and overall feasibility.
- Coordination and preparation of documentation required to lodge with council for subdivision approval.
- Lodgement at council and negotiation of above subdivision application.
- Coordinate responses to council requests for further information.
- Liaison with council regards possible infrastructure constraints and potential upgrades required and resultant financial contributions required.
- Coordination of civil and hydraulic engineers to prepare documentation required to lodge with council for diversion of public lines, extension of sewer lines, new stormwater connections and new water supply.
- Lodgement at council application for diversion of public lines, extension of sewer lines, new stormwater connections and new water supply.
- Assess engineer's (and council's) recommendations and investigate costs, alternatives, impact on architectural design/site layout – then further discuss with project manager and others to negotiate the best solution.
- Negotiate the approval of above building consent application to Council.
- Coordinate surveyors to prepare subdivision consent application.
- Negotiate the approval of above subdivision application to council.
- Prepare documentation for lodgement with council for confirmation of compliance with subdivision conditions.
- Coordinate surveyors to prepare title plan for lodgement at LINZ.
- Supervise site works to ensure compliance with conditions of subdivision approval and coordinate documents required by LINZ to enable issuing of titles.

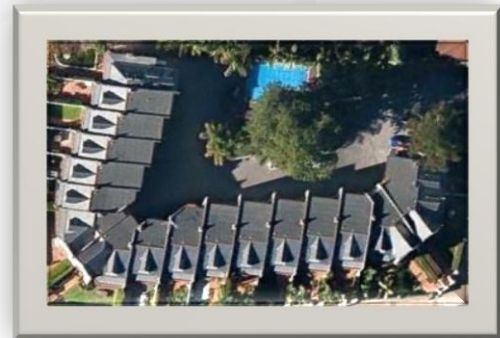


SITE ADDRESS: 177 HURSTMERE ROAD, TAKAPUNA, NORTH SHORE CITY

DESCRIPTION: Unit title subdivision of 18 four-level terrace houses with basement car parking. Upgrade of storm water and sewer lines.



- Pre-purchase investigation of development potential and overall feasibility.
- Preparation of drawings for in-house discussion.
- Complete preliminary basic design of site layout.
- Check compliance with district plan provisions.
- Coordination of hydraulic engineers to prepare documentation required to lodge with council for separation of public infrastructure and upgrade.
- Assess engineer's (and council's) recommendations regarding proposed line separation and upgrade – then further discuss with project manager to negotiate the best solution.
- Coordination of hydraulic engineers to prepare documentation required to lodge with council for public infrastructure re-arrangements.
- Negotiate the approval of above building consent application to council.
- Coordinate surveyors to prepare subdivision application.
- Negotiate the approval of above subdivision application to council.
- Monitor site works to ensure ongoing compliance with planning approval conditions as a prerequisite to gaining code compliance certificates.
- Liaise with site manager re timing of council and independent engineer's inspections.
- Supervise site works to ensure compliance with conditions of subdivision approval and coordinate documents required by LINZ to enable issuing of titles.



SITE ADDRESS: 127 GRAFTON ROAD, GRAFTON, AUCKLAND

DESCRIPTION: Unit title subdivision of an eight level 61 unit apartment building including two levels of basement car parking.



- Pre-purchase investigation of development potential and overall feasibility.
- Preparation of drawings for in-house discussion.
- Design site layout and individual floor plans.
- Check compliance with district plan provisions.
- Coordinate responses to council requests for further information for all applications.
- Coordinate surveyors to prepare subdivision consent application.
- Negotiate the approval of above subdivision application to council.
- Liaise with site manager re timing of council and independent engineer's inspections.
- Supervise site works to ensure compliance with conditions of subdivision approval and coordinate documents required by LINZ to enable issuing of titles.

SITE ADDRESS: 253 HURSTMERE ROAD, TAKAPUNA, NORTH SHORE CITY

DESCRIPTION: Subdivide road front property and separate beachside dwelling to create two titles. Upgrade existing private infrastructure and create new (public) storm water outfall onto beach.

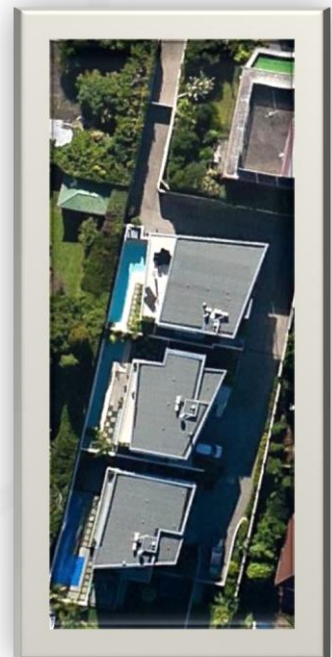
- Pre-purchase investigation of development potential and overall feasibility.
- Check compliance with district plan provisions.
- Assess engineer's and sub-contractor's (and council's) recommendations re proposed line separation and new stormwater outfall and investigate costs, alternatives - then further discuss with contracts manager and others to negotiate the best solution.
- Coordinate document preparation by hydraulic engineers & supervision of sub-contractors for separation of public infrastructure and creation of stormwater outfall to sea.
- Negotiate approval of building permit with council officers.
- Monitor site works to ensure ongoing compliance with planning approval conditions as a prerequisite to gaining code compliance certificates.
- Liaise with site manager re timing of council and independent engineer's inspections.
- Supervise site works to ensure compliance with conditions of subdivision approval and coordinate documents required by LINZ to enable issuing of titles.



SITE ADDRESS: 3 THE RISE, ST HELIERS, AUCKLAND

DESCRIPTION: Freehold subdivision of 3 three-level town houses. Extension of public sewer line. Demolish existing units and removal of trees.

- Pre-purchase investigation of development potential and overall feasibility.
- Preparation of drawings for in-house discussion.
- Check compliance with district plan provisions
- Meetings with architect to discuss concept and planning constraints.
- Preparation, lodgement at council and negotiation of planning approval.
- Coordination of hydraulic engineers to prepare documentation required to lodge with council for extension of public sewer line.
- Assess engineer's (and council's) recommendations regarding proposed sewer line extension and investigate costs, alternatives – then further discuss with site manager and others to negotiate the best solution.
- Coordination of hydraulics engineers to prepare documentation required to lodge with council for sewer line extension.
- Coordinate responses to council requests for further information.
- Review of marketing material ensuring accuracy and materials are not misleading.



ADDRESS: 60 HARRIS ROAD, MANAKAU, AUCKLAND

DESCRIPTION: Subdivision of a two lot site with factory warehouse on one into an 18 lot development and creation of formed R.O.W. Diversion of public lines, extension of public sewer lines, new storm water connections and new public water supply and footpath improvements.

- Pre-purchase investigation of development potential and overall feasibility.
- Preparation of drawings for in-house discussion.
- Complete design of site layout for subdivision.
- Check compliance with district plan provisions.
- Pre-app meetings at council.
- Coordination of traffic engineers to prepare assessment of potential traffic effects.
- Preparation of drawings for briefing of surveyor.
- Coordination and preparation of documentation required to lodge with council for subdivision approval.
- Lodgement at council and negotiation of above subdivision application.
- Consultation with local Iwi regards potential cultural effects and successfully gain their approval.
- Consultation with archaeologist regarding potential effects and historical issues.

- Coordination of archaeological report for lodgement with council.
- Coordinate responses to council requests for further information.
- Liaison with council regards possible infrastructure constraints and potential upgrades required and resultant financial contributions required.
- Negotiate level of financial contribution and vesting of land (road widening) with council.
- Coordination of civil and hydraulics engineers to prepare documentation required to lodge with council for diversion of public lines, extension of sewer lines, new stormwater connections and new water supply.
- Lodgement at council application for diversion of public lines, extension of sewer lines, new stormwater connections and new water supply.
- Assess engineer's (and council's) recommendations and investigate costs, alternatives, impact on architectural design/site layout – then further discuss with project and site managers and others to negotiate the best solution.
- Negotiate the approval of above building consent application to council.
- Liaison with purchasers regarding timing of development and potential issues they may face in relation to planning scheme controls / development potential etc.
- Prepare documentation for lodgement with council for confirmation of compliance with subdivision conditions.
- Coordinate surveyors to prepare title plan for lodgement at LINZ.
- Review of marketing material ensuring accuracy and materials are not misleading.
- Liaise with sub-contractors re timing of council and independent engineer's inspections.



SITE ADDRESS: CALOUNDRA SUNSHINE COAST – QUEENSLAND, AUSTRALIA

DESCRIPTION: Sandbar Café & Restaurant – demolish existing, design and and re-fit entire premises

- Preparation of drawings for client discussions.
- Preliminary design of floor plans, kitchen layout.
- Prepare drawings for building approval application.
- Prepare drawings for Food licence and Council health department applications.
- Create finishes schedule and materials samples with colour boards for client.
- Co-ordinate hydraulics engineer's design and documentation for ultimate procurement of plumbing and drainage approvals.
- Co-ordinate structural engineers for shop-front facade and bulkheads replacement.
- Prepare and negotiate building consent application and procure building approvals.
- Prepare and negotiate plumbing & drainage consent application and procure approvals.
- Prepare and negotiate applications for Food licence and Health department approvals.
- Coordinate responses to Council requests for further information pertaining to all above consent applications.
 - Formulate MS Project construction programmes and circulate for comment.
 - Co-ordinate consultants and trade works quotes and prepare preliminary cost estimates.
 - Prepare tender packages.
 - Co-ordinate tender process.
 - Complete final contract documentation – client & trades.
 - Finalise construction schedule.
 - Project manage demolition works and fit-out works.
 - Site manage all works.
 - Manage cash-flow and invoicing.
 - Organise and attend inspections.
 - Complete documentation for authorities' sign-off.
 - Oversee invoicing and ensure payments are made in accordance with contract milestones.



SITE ADDRESS: MOFFAT BEACH SUNSHINE COAST – QUEENSLAND, AUSTRALIA

DESCRIPTION: Pocket Espresso Coffee Bar – design and complete fit-out of existing premises / previously an Australia Post outlet.

- Preparation of sketch drawings for client discussions.
- Preliminary design of floor plans, bar and kitchen layout.
- Prepare drawings for building approval application.
- Prepare drawings for Food licence council applications.
- Co-ordinate hydraulics engineer's design and documentation for ultimate procurement of plumbing and drainage approvals.
- Prepare and negotiate building consent application and procure building approvals.
- Prepare and negotiate plumbing & drainage consent application and procure approvals.
- Prepare and negotiate applications for Food licence and Health department approvals.
- Coordinate responses to Council requests for further information pertaining to all above consent applications.
- Formulate MS Project construction programmes and circulate for comment.
- Co-ordinate consultants and trade works quotes and prepare preliminary cost estimates.
- Prepare tender packages.
- Co-ordinate tender process.
- Complete final contract documentation – client & trades.
- Finalise construction schedule.
- Project manage fit-out works.
- Site manage all works.
- Manage cash-flow and invoicing.
- Organise and attend inspections.
- Complete documentation for authorities' sign-off.
- Oversee invoicing process



SITE ADDRESS: GYMPIE – QUEENSLAND, AUSTRALIA

DESCRIPTION: Mitre 10 Café – design and construct cafe including internal structure and services in new Mitre 10 store.



- Preparation of sketch and CAD drawings for client discussions.
- Preliminary design of floor plans, kitchen layout.
- Prepare drawings for building approval application.
- Prepare drawings for Food licence and Council health department applications.
- Co-ordinate hydraulics engineer's design and documentation for ultimate procurement of plumbing and drainage approvals.
- Co-ordinate structural engineers for internal roof structure.
- Prepare and negotiate building consent application and procure building approvals.
- Prepare and negotiate plumbing & drainage consent application and procure approvals.
- Prepare and negotiate applications for Food licence and Health department approvals.
- Coordinate responses to Council requests for further information pertaining to all above consent applications.
- Formulate MS Project construction programmes and circulate for comment.
- Co-ordinate consultants and trade works quotes and prepare preliminary cost estimates.
- Prepare tender packages.
- Co-ordinate tender process.
- Complete final contract documentation – client & trades.
- Finalise construction schedule.
- Site manage all works.
- Manage cash-flow and invoicing.
- Organise and attend inspections.
- Complete documentation for authorities' sign-off.
- Oversee invoicing and ensure payments are made in accordance with contract milestones.

SITE ADDRESS: RAINBOW BEACH – QUEENSLAND, AUSTRALIA

DESCRIPTION: Rainbow Beach Surf Life Saving Club - complete internal demolition of existing bar and replace with new bar.



- Preparation of sketch and CAD drawings for client discussions.
- Preliminary design of floor plans, bar layout.
- Prepare drawings for Food licence and Council health department applications.
- Create finishes schedule and materials samples with colour boards for client sign-off.
- Prepare and negotiate applications for Food licence and Health department approvals.
- Co-ordinate consultants and trade works quotes and prepare preliminary cost estimates.
- Complete final contract documentation – client & trades.
- Finalise construction schedule.
- Project manage fit-out works.
- Site manage all works.
- Manage cash-flow and invoicing.
- Organise and attend inspections.
- Oversee invoicing and ensure payments are made in accordance with contract milestones.

SITE ADDRESS: MOOLOOLABA, SUNSHINE COAST – QUEENSLAND, AUSTRALIA

DESCRIPTION: Curry Time Indian Restaurant & Bar – design and complete entire fit-out in vacant tenancy previously used as a dress shop.

- Preparation of drawings for client discussions.
- Preliminary design of floor plans, kitchen layout.
- Prepare drawings for building approval application.
- Prepare drawings for Food licence and council health department applications.
- Co-ordinate hydraulics engineer's design and documentation for ultimate procurement of plumbing and drainage approvals.
- Prepare and negotiate building consent application and procure building approvals.
- Prepare and negotiate plumbing & drainage consent application and procure approvals.
- Prepare and negotiate applications for Food licence and Health department approvals.
- Coordinate responses to Council requests for further information pertaining to all above consent applications.
- Formulate MS Project construction programmes and circulate for comment.
 - Co-ordinate consultants and trade works quotes and prepare preliminary cost estimates.
 - Prepare tender packages.
 - Co-ordinate tender process.
 - Complete final contract documentation – client & trades.
 - Finalise construction schedule.
 - Project manage demolition works and fit-out works.
 - Site manage all works.
 - Manage cash-flow and invoicing.
 - Organise and attend inspections.
 - Complete documentation for authorities' sign-off.
 - Oversee invoicing.



SITE ADDRESS: COOLUM BEACH, SUNSHINE COAST – QUEENSLAND, AUSTRALIA

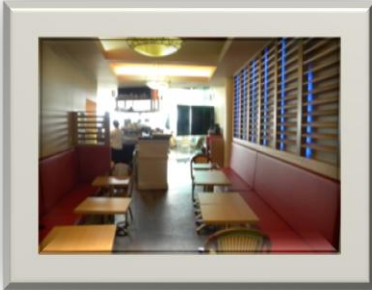
DESCRIPTION: Complete design and entire fit-out in vacant tenancy

- Preparation of drawings for client discussions.
- Preliminary design of floor plans, kitchen layout.
- Prepare drawings for building approval application.
- Prepare drawings for Food licence and Council health department applications.
- Co-ordinate hydraulics engineer's design and documentation for ultimate procurement of plumbing and drainage approvals.
- Prepare and negotiate building consent application and procure building approvals.
- Prepare and negotiate plumbing & drainage consent application and procure approvals.
- Prepare and negotiate applications for Food licence and Health department approvals.
- Coordinate responses to Council requests for further information pertaining to all above consent applications.
- Formulate MS Project construction programmes and circulate for comment.
- Co-ordinate consultants and trade works quotes and prepare preliminary cost estimates.
- Prepare tender packages.
- Co-ordinate tender process.
- Complete final contract documentation – client & trades.
- Finalise construction schedule.
- Project manage demolition works and fit-out works.
- Site manage all works.
- Manage cash-flow and invoicing.
- Organise and attend inspections.
- Complete documentation for authorities' sign-off.
- Oversee invoicing and ensure payments are made in accordance with contract milestones.



SITE ADDRESS: MOOLOOLABA BEACH, SUNSHINE COAST – QUEENSLAND, AUSTRALIA

DESCRIPTION: Hippodrome French Café – demolish, design and re-fit of existing café



- Preparation of sketch and CAD drawings for client discussions.
- Preliminary design of kitchen layout.
- Prepare drawings for Food licence and Council health department applications.
- Complete final contract documentation – client & trades.
- Finalise construction schedule.
- Site manage all works.
- Manage cash-flow and invoicing.
- Complete documentation for authorities' sign-off.
- Oversee invoicing and ensure payments are made in accordance with contract milestones.

SITE ADDRESS: CALOUNDRA, SUNSHINE COAST – QUEENSLAND, AUSTRALIA

DESCRIPTION: Caloundra Events Centre – demolish, design and re-fit of existing bar

- Preparation of sketch and CAD drawings for client discussions.
- Preliminary design of bar layout and frontage.
- Prepare drawings for Food licence and Council health department applications.



SITE ADDRESS: GYMPIE, SUNSHINE COAST – QUEENSLAND, AUSTRALIA

DESCRIPTION: Gympie Kebabs – design and complete entire fit-out in new building

- Preparation of drawings for client discussions.
- Preliminary design of floor plans, cafe and kitchen layout.
- Prepare drawings for building approval application.
- Prepare drawings for Food licence and council health department applications.
- Co-ordinate hydraulics engineer's design and documentation for ultimate procurement of plumbing and drainage approvals.
- Prepare and negotiate building consent application and procure building approvals.
- Prepare and negotiate plumbing & drainage consent application and procure approvals.
- Prepare and negotiate applications for Food licence and Health department approvals.
- Coordinate responses to Council requests for further information pertaining to all above consent applications.
 - Formulate MS Project construction programmes and circulate for comment.
 - Co-ordinate consultants and trade works quotes and prepare preliminary cost estimates.
 - Prepare tender packages.
 - Co-ordinate tender process.
 - Complete final contract documentation – client & trades.
 - Finalise construction schedule.
 - Project manage demolition works and fit-out works.
 - Site manage all works.
 - Manage cash-flow and invoicing.
 - Organise and attend inspections.
 - Complete documentation for authorities' sign-off.
 - Oversee invoicing.



SITE ADDRESS: SOUTHSIDE, GYMPIE, SUNSHINE COAST – QUEENSLAND, AUSTRALIA

DESCRIPTION: Southside Bakery – design and complete entire fit-out in new building

- Preparation of drawings for client discussions.
- Preliminary design of floor plans, cafe and kitchen layout.
- Prepare drawings for building approval application.
- Prepare drawings for Food licence and council health department applications.
- Co-ordinate hydraulics engineer's design and documentation for ultimate procurement of plumbing and drainage approvals.
- Prepare and negotiate building consent application and procure building approvals.
- Prepare and negotiate plumbing & drainage consent application and procure approvals.
- Prepare and negotiate applications for Food licence and Health department approvals.
- Coordinate responses to Council requests for further information pertaining to all above consent applications.
- Formulate MS Project construction programmes and circulate for comment.
- Co-ordinate consultants and trade works quotes and prepare preliminary cost estimates.
- Prepare tender packages.
- Co-ordinate tender process.
- Complete final contract documentation – client & trades.
- Finalise construction schedule.
- Project manage demolition works and fit-out works.
- Site manage all works.
- Manage cash-flow and invoicing.
- Organise and attend inspections.
- Complete documentation for authorities' sign-off.
- Oversee invoicing.



SITE ADDRESS: WEST END, BRISBANE - AUSTRALIA

DESCRIPTION: Tsuru Sushi Café & Takeaway – design and complete entire fit-out in flood-damaged building

- Preparation of drawings for client discussions.
- Preliminary design of floor plans, cafe and kitchen layout.
- Prepare drawings for building approval application.
- Prepare drawings for Food licence and council health department applications.
- Co-ordinate hydraulics engineer's design and documentation for ultimate procurement of plumbing and drainage approvals.
- Prepare and negotiate building consent application and procure building approvals.
- Prepare and negotiate plumbing & drainage consent application and procure approvals.
- Prepare and negotiate applications for Food licence and Health department approvals.
- Coordinate responses to Council requests for further information pertaining to all above consent applications.
- Formulate MS Project construction programmes and circulate for comment.
- Co-ordinate consultants and trade works quotes and prepare preliminary cost estimates.
- Prepare tender packages.
- Co-ordinate tender process.
- Complete final contract documentation – client & trades.
- Finalise construction schedule.
- Project manage demolition works and fit-out works.
- Site manage all works.
- Manage cash-flow and invoicing.
- Organise and attend inspections.
- Complete documentation for authorities' sign-off.
- Oversee invoicing.





SITE ADDRESS: PELICAN WATERS, SUNSHINE COAST - QUEENSLAND, AUSTRALIA

DESCRIPTION: Indian Accent Indian Restaurant & Takeaway - design new restaurant & takeaway

- Preparation of for client discussions.
- Preliminary design of bar layout and frontage.
- Prepare drawings for Food licence and Council health department applications
-

SITE ADDRESS: GYMPIE, SUNSHINE COAST- QUEENSLAND, AUSTRALIA

DESCRIPTION: Gympie Paninis - complete re-fit of existing tenancy

- Complete final contract documentation – client & trades.
- Finalise construction schedule.
- Project manage demolition works and fit-out works.
- Site manage all works.
- Manage cash-flow and invoicing.
- Arrange equipment deliveries
- Oversee invoicing.



SITE ADDRESS: NOOSA HEADS- QUEENSLAND, AUSTRALIA

DESCRIPTION: Absolute World Café – design and complete entire fit-out in vacant tenancy

- Preparation of drawings for client discussions.
- Preliminary design of floor plans, cafe and kitchen layout.
- Prepare drawings for building approval application.
- Prepare drawings for Food licence and council health department applications.
- Co-ordinate hydraulics engineer's design and documentation for ultimate procurement of plumbing and drainage approvals.
- Prepare and negotiate building consent application and procure building approvals.
- Prepare and negotiate plumbing & drainage consent application and procure approvals.
 - Prepare and negotiate applications for Food licence and Health department approvals.
 - Coordinate responses to Council requests for further information pertaining to all above consent applications.
 - Formulate MS Project construction programmes and circulate for comment.
 - Co-ordinate consultants and trade works quotes and prepare preliminary cost estimates.
 - Complete final contract documentation – client & trades.
 - Finalise construction schedule.
 - Project manage fit-out works.
 - Site manage all works.
 - Manage cash-flow and invoicing.
 - Organise and attend inspections.
 - Complete documentation for authorities' sign-off.
 - Oversee invoicing.





SITE ADDRESS:

 MACKAY, CENTRAL QUEENSLAND - AUSTRALIA

DESCRIPTION:

Sarina Rugby Leagues Club – re-fit of existing commercial kitchen

- Complete final contract documentation – client & trades.
- Finalise construction schedule.
- Project manage fit-out works.
- Site manage all works.
- Manage cash-flow and invoicing.
- Oversee invoicing.

SITE ADDRESS:

 NOOSAVILLE, SUNSHINE COAST – QUEENSLAND, AUSTRALIA

DESCRIPTION:

Acres Garden Centre – design and complete entire fit-out of juice bar in new building

- Preparation of sketch and CAD drawings for client discussions.
- Preliminary design of floor plans, cafe and kitchen layout.
- Prepare drawings for building approval application.
- Prepare drawings for Food licence and council health department applications.
- Co-ordinate hydraulics engineer's design and documentation for ultimate procurement of plumbing and drainage approvals.
- Prepare and negotiate building consent application and procure building approvals.
- Prepare and negotiate plumbing & drainage consent application and procure approvals.
- Prepare and negotiate applications for Food licence and Health department approvals.
- Coordinate responses to Council requests for further information pertaining to all above consent applications.
- Formulate MS Project construction programmes and circulate for comment.
- Co-ordinate consultants and trade works quotes and prepare preliminary cost estimates.
- Complete final contract documentation – client & trades.
- Finalise construction schedule.
- Project manage fit-out works.
- Manage cash-flow and invoicing.
- Organise and attend inspections.
- Complete documentation for authorities' sign-off.
- Oversee invoicing.



SITE ADDRESS:

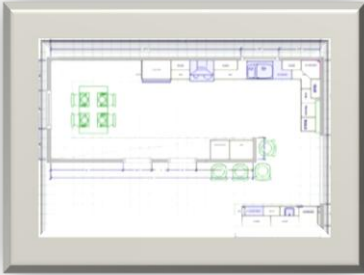
 PERTH, WESTERN AUSTRALIA

DESCRIPTION:

Hillcrest Regis Healthcare - design of new commercial kitchen and satellite kitchens for extension to existing aged care facility



- Preliminary investigation into feasibility with architects and engineers
- Design new commercial kitchen
- Client and operator liaison regards satellite kitchen function and lay-out
- Co-ordinate consultants and trade works quotes and prepare preliminary cost estimates.
- Assist with preparation of tender packages.



SITE ADDRESS: GLADSTONE, CENTRAL QUEENSLAND - AUSTRALIA

DESCRIPTION: Toolooa State High School – design of new tuck-shop

- Preparation of sketch and CAD drawings for client discussions.
- Preliminary design of commercial kitchen layout
- Feasibility
- Preliminary costing

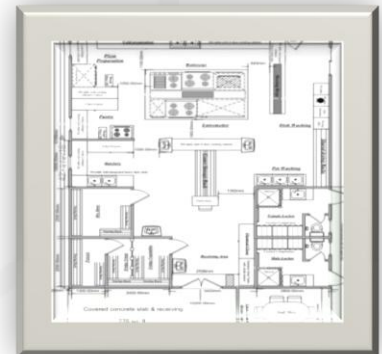
SITE ADDRESS: NOOSAVILLE, SUNSHINE COAST – QUEENSLAND, AUSTRALIA

DESCRIPTION: Blue Ginger Café – design and complete fit-out of café and commercial kitchen in vacant tenancy



- Preparation of drawings for client discussions.
- Preliminary design of floor plans, cafe and kitchen layout.
- Prepare drawings for Food licence and council health department applications.
- Prepare and negotiate building consent application and procure building approvals.
- Prepare and negotiate plumbing & drainage consent application and procure approvals.
- Prepare and negotiate applications for Food licence and Health department approvals.
- Coordinate responses to Council requests for further information pertaining to all above consent applications.
- Formulate MS Project construction programmes and circulate for comment.
- Complete final contract documentation – client & trades.
- Finalise construction schedule.
- Co-ordinate consultants and trade works quotes and prepare

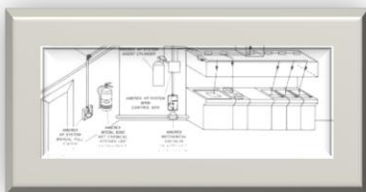
- preliminary cost estimates.
- Project manage fit-out works.
- Manage cash-flow and invoicing.
- Organise and attend inspections.
- Complete documentation for authorities' sign-off.
- Oversee invoicing.



SITE ADDRESS: NOOSA MARINA, SUNSHINE COAST – QUEENSLAND, AUSTRALIA

DESCRIPTION: Noosa Marina Italian Restaurant – design new restaurant and complete partial fit-out

- Preparation of sketch and CAD drawings for client discussions.
- Preliminary design of bar layout and frontage.
- Prepare drawings for Food licence and Council health department applications.



SITE ADDRESS: PERTH, WESTERN AUSTRALIA

DESCRIPTION: Hollywood Regis Healthcare - design of new commercial kitchen and satellite kitchens for new 300 bed facility

- Preliminary investigation into feasibility with architects and engineers
- Design of new commercial kitchen
- Co-ordinate consultants and trade works quotes and prepare preliminary cost estimates.
- Client and operator liaison regards satellite kitchen function and lay-out
- Overview of tender package preparation.

SITE ADDRESS: PORT OF BRISBANE – QUEENSLAND, AUSTRALIA

DESCRIPTION: Attenborough Catering – design and construct mobile kitchen and servery area to construction site at Brisbane Port

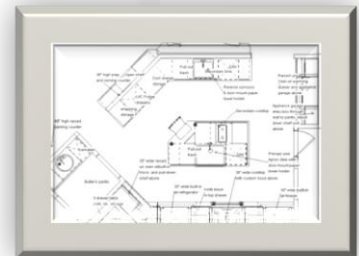
- Preparation of sketch and CAD drawings for client discussions.
- Preliminary design of floor plans, servery area and kitchen layout.
- Prepare drawings for building approval application.
- Prepare drawings for Food licence and council health department applications.
- Prepare and negotiate building consent application and procure building approvals.
 - Prepare and negotiate applications for Food licence and Health department approvals.
 - Coordinate responses to Council requests for further information pertaining to all above consent applications.
 - Formulate MS Project construction programmes and circulate for comment.
 - Co-ordinate consultants and trade works quotes and prepare preliminary cost estimates.
 - Complete final contract documentation – client & trades.
 - Finalise construction schedule.
 - Project manage fit-out works.
 - Manage cash-flow and invoicing.
 - Organise and attend inspections.
 - Complete documentation for authorities’ sign-off.
 - Oversee invoicing.



SITE ADDRESS: KAWANA, SUNSHINE COAST – QUEENSLAND, AUSTRALIA

DESCRIPTION: Club Kawana Bowls Club - design of commercial kitchen alterations

- Preliminary investigation into feasibility with architects
- Design of commercial kitchen alteration
- Co-ordinate consultants and trade works quotes and prepare preliminary cost estimates.



SITE ADDRESS: JONDARYAN, TOOWOOMBA – QUEENSLAND, AUSTRALIA

DESCRIPTION: Jondaryan Woolshed - design and construct mobile kitchen and scullery area to existing tourism facility

- Preparation of drawings for client discussions.
- Preliminary design of floor plans, servery area and kitchen layout of containerised kitchens
- Prepare drawings for building approval application.
- Prepare drawings for Food licence and council health department applications.
- Prepare and negotiate building consent application and procure building approvals.
- Prepare and negotiate applications for Food licence and Health department approvals.
 - Coordinate responses to Council requests for further information pertaining to all above consent applications.
 - Formulate MS Project construction programmes and circulate for comment.
 - Co-ordinate consultants and trade works quotes and prepare preliminary cost estimates.
 - Complete final contract documentation – client & trades.
 - Finalise construction schedule.
 - Project manage fit-out works.
 - Site manage all works.
 - Manage cash-flow and invoicing.
 - Organise and attend inspections.
 - Complete documentation for authorities’ sign-off.
 - Oversee invoicing.



SITE ADDRESS: 12 GEORGE BOURKE DRIVE, MT WELLINGTON, AUCKLAND



DESCRIPTION: Construction of a new office and warehouse development on a vacant site created by a recently approved subdivision consent.

- Complete preliminary design of site layout, floor plans etc.
- Check compliance with district plan development controls.
- Coordination of architects and structural engineers to prepare documentation required to lodge with council for building consent approval.
- Lodge building consent applications at council.
- Coordinate responses to council requests for further information pertaining to all applications and negotiate approval.
- Liaison with purchasers regarding timing of development and potential issues they may face in relation to planning scheme controls / development potential etc.
- Review of marketing material ensuring accuracy and materials are not misleading.
- Liaise with sub-contractors re timing of council and independent engineer's inspections.

SITE ADDRESS: 60 HARRIS ROAD, MANAKAU, AUCKLAND

DESCRIPTION: Subdivision of a two lot site with factory warehouse on one into an 18 lot development and creation of formed R.O.W. Diversion of public lines, extension of public sewer lines, new storm water connections and new public water supply and footpath improvements.

- Pre-purchase investigation of development potential and overall feasibility.
- Preparation of drawings for in-house discussion.
- Complete design of site layout for subdivision.
- Check compliance with district plan provisions.
- Pre-app meetings at council.
- Coordination of traffic engineers to prepare assessment of potential traffic effects.
- Preparation of drawings for briefing of surveyor.
- Coordination and preparation of documentation required to lodge with council for subdivision approval.
- Lodgement at council and negotiation of above subdivision application.
- Consultation with local Iwi regards potential cultural effects and successfully gain their approval.
- Consultation with archaeologist regarding potential effects and historical issues.
- Coordination of archaeological report for lodgement with council.
- Coordinate responses to council requests for further information.
- Liaison with council regards possible infrastructure constraints and potential upgrades required and resultant financial contributions required.
- Negotiate level of financial contribution and vesting of land (road widening) with council.
- Coordination of civil and hydraulics engineers to prepare documentation required to lodge with council for diversion of public lines, extension of sewer lines, new stormwater connections and new water supply.
- Lodgement at council application for diversion of public lines, extension of sewer lines, new stormwater connections and new water supply.
- Assess engineer's (and council's) recommendations and investigate costs, alternatives, impact on architectural design/site layout – then further discuss with project and site managers and others to negotiate the best solution.
- Negotiate the approval of above building consent application to council.
- Liaison with purchasers regarding timing of development and potential issues they may face in relation to planning scheme controls / development potential etc.
- Prepare documentation for lodgement with council for confirmation of compliance with subdivision conditions.
- Coordinate surveyors to prepare title plan for lodgement at LINZ.
- Review of marketing material ensuring accuracy and materials are not misleading.
- Liaise with sub-contractors re timing of council and independent engineer's inspections.



SITE ADDRESS: 9 GEORGE BOURKE DRIVE, MT WELLINGTON, AUCKLAND

DESCRIPTION: Construction of a new office and warehouse development on a vacant site created by a recently approved subdivision consent. Design and build for specific tenant.

- Complete preliminary design of site layout, floor plans etc.
- Check compliance with district plan development controls.
- Ensure proposed construction is in accordance with subdivision consent and relevant conditions.
- Coordination of architects, structural, fire and hydraulics engineers to prepare documentation required to lodge with council for building consent approval.
- Lodge building consent applications at council.
- Coordinate responses to council requests for further information pertaining to all applications and negotiate approval.
- Liaison with council regards possible infrastructure constraints and potential upgrades required and resultant financial contributions required.
- Coordinate surveyors to confirm net lettable areas for tenant use.
- Prepare documentation for lodgement with council for ongoing building warrant of fitness inspections.
- Review of marketing material ensuring accuracy and materials are not misleading.
- Monitor site works to ensure ongoing compliance with subdivision approval conditions.
- Liaise with site manager re timing of council and independent engineer's inspections.
- Coordination with site Manager and other contractors to obtain required documentation for building consent code compliance certificates.



SITE ADDRESS: 20 CLEWOW DRIVE, MT WELLINGTON, AUCKLAND

DESCRIPTION: Alteration of an existing warehouse into Office / Warehouse.

- Pre-purchase investigation of development potential and overall feasibility.
- Preparation of drawings for in-house discussion.
- Liaison with council regards possible infrastructure constraints and potential upgrades required and resultant financial contributions required.
- Coordinate engineer's documentation to lodge at Council for building consent application.
- Lodgement and negotiation with council of building consent application.
- Review of marketing material ensuring accuracy and materials are not misleading.
- Monitor site works to ensure ongoing compliance with building consent conditions to gain code compliance certification.



SITE ADDRESS: 11 GEORGE BOURKE DRIVE, MT WELLINGTON, AUCKLAND

DESCRIPTION: Construction of a new office and warehouse development on a vacant site created by a recently approved subdivision consent. Design and build for specific tenant.

- Complete preliminary design of site layout, floor plans etc.
- Check compliance with district plan development controls.
- Ensure proposed construction is in accordance with subdivision consent and relevant conditions.
- Coordination of architects, structural, fire and hydraulics engineers to prepare documentation required to lodge with council for building consent approval.
- Lodge building consent applications at council.

- Coordinate responses to council requests for further information pertaining to all applications and negotiate approval.
- Liaison with council regards possible infrastructure constraints and potential upgrades required and resultant financial contributions required.
- Coordinate surveyors to confirm net lettable areas for tenant use.
- Prepare documentation for lodgement with council for ongoing building warrant of fitness inspections.
- Review of marketing material ensuring accuracy and materials are not misleading.
- Monitor site works to ensure ongoing compliance with subdivision approval conditions.
- Liaise with site manager re timing of council and independent engineer's inspections.
- Coordination with site Manager and other contractors to obtain required documentation for building consent code compliance certificates.



SITE ADDRESS: 45 IRELAND STREET FREEMANS BAY AUCKLAND

DESCRIPTION: Client-driven alteration of an existing office/warehouse into an office/warehouse and distribution centre with loading bay and also including the addition of mezzanine offices.



- Preparation of drawings for in-house discussion.
- Preliminary design of floor plans, layout, sections of mezzanine office arrangements.
- Liaise with structural and services engineers and coordinate preparation of documentation required to lodge with council for building consent.
- Lodge and negotiate building consent application with council.
- Review of marketing material ensuring accuracy and materials are not misleading.
- Monitor site works to ensure ongoing compliance with planning approval conditions as a prerequisite to gaining building consent code compliance certificates.
- Liaise with site manager re timing of council and independent engineer's inspections.

SITE ADDRESS: 14 GEORGE BOURKE DRIVE, MT WELLINGTON, AUCKLAND

DESCRIPTION: Construction of a new office and warehouse development on a vacant site created by a recently approved subdivision consent. Design and build for specific tenant.

- Complete preliminary design of site layout, floor plans etc.
- Check compliance with district plan development controls.
- Ensure proposed construction is in accordance with subdivision consent and relevant conditions.
- Coordination of architects, structural, fire and hydraulics engineers to prepare documentation required to lodge with council for building consent approval.
- Lodge building consent applications at council.
- Coordinate responses to council requests for further information pertaining to all applications and negotiate approval.
- Liaison with council regards possible infrastructure constraints and potential upgrades required and resultant financial contributions required.
- Coordinate surveyors to confirm net lettable areas for tenant use.
- Prepare documentation for lodgement with council for ongoing building warrant of fitness inspections.
- Review of marketing material ensuring accuracy and materials are not misleading.
- Monitor site works to ensure ongoing compliance with subdivision approval conditions.
- Liaise with site manager re timing of council and independent engineer's inspections.
- Coordination with site Manager and other contractors to obtain required documentation for building consent code compliance certificates.

