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Bottom Level |
1.1 Experience in similar development | 1.1.1 Middle Level |
High End
                                                       1 Selecting the Right Consultants S 1.2 Finished projects 1.3 Referral 1.4 Professional Indemnit
                                                                                                                                                                 nal Indemnity Insurance | .4.1 Blame Game + Must have PI
                                                       2.1 Convenancor
2.2 Property lawyers
2.3 Think they know what they are talking about.
                                                       3.1 Determine best ownership vehicle
3.2 Understanding property tax
3.3 File Business Activity Statement
3.4 Bookkeeper
                                                                                                                      4.1 Over all development Strategy
4.2 Site Identification
4.3 Due Diligence
4.4 Concept Development
4.5 Financial Fessibility
4.6 Business Case Development
4.7 Risk dentification and Management
4.8 Finance & Structuring
                                                      4 Development Manager C
                                                                                                                        5.2 Working Drawings
5.3 Engage Consultants
                                                                                                                   5.4 Specifications
                                                                                                                  5.4 Specifications
5.5 Bill Of Quantities
5.6 Estimation / Procurement
                                                                                                                 5.7 Tender
5.8 OH & S
5.9 Construction Program
5.10 Services & Permits
5.11 Construction Notes
                                                       5 Project Manager 🖸
                                                                                                                  5.12 Contract & Scope of Works
                                                                                                                  5.13 Drawings Register & Contact List

5.14 Contract Administration
                                                                                                                 5.15 Trade Package
5.16 Building Permit
                                                                                                                                        6.1.1 Design Consultation
6.1.2 Architectural Feasibility
6.1.3 Can recommend other consultants
6.1.4 Prepares Conceptual Sketch plans
                                                                                                                                            6.1.4 Prepares Conceptual Sketch plans
6.1.5 Presentation Drawings
6.1.6 Working Drawings
6.1.7 Specifications | — Interior Designer
6.1.8 Project Manage
                                                                                                       6.1 Architect
                                                                                                                                                                                                                                                                                                                                                 30 Artist Impressions
Architectural Drawings
Civil Drawings
— Drainage, Earthworks, roadwork design
Hydraulics
— Sewer & water reticulation design
Electrical Drawings
                                                                                                       6.1.9 Size: Manage
6.1.9 Size Valias
6.2.1 Preliminary cost estimates
6.2.2 feasibilities studies
6.2.3 bill of quantities
6.2.3 bill of quantities
6.2.4 cost control + verify progress claims
                                                                                                                                                                                                                                          I use them for larger projects.
                                                                                                                                                                                                                                                                                                                  Drawings
Consultants ...

6.2.4 cost control - verify progress claims
6.3.1 Larger developments
6.3.2 Application and documentation for rezoning
6.3.3 whan design and township planning
6.3.4 Uthan Planning & Design
6.4.1 Work with architects
6.4.1 Work with architects
                                                                                                        6.3 Town Planners 

                                                                                                                                                             Usually an architect can
6.4.2 engage them with your
consent
6.4.3 Shop drawings and specifications of structural concrete elements
                                                                                                       6.4.3 Shop drawings and specifications of structural concrete ele
6.4.4 drawings and specifications of structural steel elements
6.4.5 evaluation and reporting on structural stability
6.4.6 on sits supervision
Cenerally work
of field
Water supply
Sewerage
Water supply
Sewerage
                                                                                                        6.6 Electrical Engineer 6.6.1 Electrical Drawings
                                                      6.7.1 Air Conditioning
6.7.2 Pire Fire Fighting Facilit
6 Consultants © 6.7 Mechanical Engineer 6 6.7.3 Lifts and escalators
                                                                                                                                                             Provide design,
6.7.4 documentation &
drawings
6.8.1 Monitoring and control
                                                                                                       Rates Noise Levels @ various times of 6.8.2 the day or certain days of the week and so on.

6.8.3 Create noise Barriers
                                                                                                                                                          6.8.4 finds solutions to redu
                                                                                                                                                   6.9.1 Plan of subdivision Subdivision Subdivision effects when you have completed construction
                                                                                                                                                     6.9.2 Records accurate dimens
                                                                                                                                                     Documents topographical
6.9.3 information both before and
after the development.
                                                                                                       6.9 Land Surveyor
                                                                                                                                                   after the development.

6.9.4 Building Format Plan

Strata plan drawings
                                                                                                                                                    6.9.6 Re-Establishm
                                                                                                        6.10 Geo Technical Engineer 6.10.1 Soil Report

    Reports on impact of development
    6.11 Environmental Consultant
    6.12 Heritane Population

                                                                                                      6.14 Building Surveyor (VIC) / Certifier (QLD)

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6.14.3 Makes sure that the building is build to Building Codes
                                                    7 Finance Broker
                                                                                                            8.1 Construction

8.1 Construction

8.1 Public Lability Insurance

8.2 Public Lability Insurance

8.3 Replacement Cost Insurance for the completed development

8.4 Rental loss insurance

8.5 Landlords insurance
                                                       8 Insurance Broker C
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Development Manager M

Site Reports

Working Drawings

Engage Consultants

Specifications

Bill Of Quantities

Estimation / Procurement

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