Development Strategy

- Site Acquisition Process
  - Infrastructure
  - Survey
  - Topography
  - Density (Govt. Regulations)
  - Zoning
- Financial Criteria
  - Development Margin
  - Return On Equity
  - Debt Equity
  - Sell or Hold
- Financial Feasibility
  - Objectives
  - Location
  - Market Research
  - Comparable Sales
  - Absorption Rates
  - Council Rates, Taxes
  - Site Issues
  - Design Trends
  - Master Plan
- Objectives
  - Social Objectives
  - Financial Objectives
  - Business Plan
- Ownership Structure
  - Corporation (Llc Or Pty Ltd)
  - Joint Tenancy
  - Tenants In Common
  - Limited Partner (Investors)
  - General Partners (Developer)
  - Joint Venture
  - Develop, Hold – Lease
  - Develop, Sell – Move On
- The Product
  - Residential
    - Multi Family
    - Townhouses
    - Apartments, Condominium
  - Commercial
    - Office
    - Industrial
    - Retail
    - Mixed Use
    - Shared Workplace
    - Schools
    - Childcare Centres
    - Age Care Etc.