

Newsletter No. 17 – 21 May 2007

Impero Management Group – New Products & Services

Impero as a property development expert, not only provides development and project management services, but also has specific products and reports that are tailored to certain aspects of the development process. These include –

Property Development Governance (PDG)

PDG utilizes our full array of skills and sees Impero take full control of the development process from site inception, through design and development, planning approval building approval, construction and handover. Impero becomes the client's eyes and ears on all issues involving all consultants and aspects of the project. Impero keeps the client regularly updated through various means including –

- Monthly Project Control Group meeting
- Weekly Client Update Report on status, issues and actions being taken

Opportunity Assessment Report (OPASS)

OPASS reporting is the very first step in assessing a sites development potential. We look not only at Local Authority approved uses, but Highest and Best use which sometimes does not correlate exactly with planning policy. The aim of this report is to show the client the various options and provide advice on each option, viability, and market feedback. Sufficient information is contained in this report to allow the client to decide whether or not the opportunity is worth proceeding to the next stage.

Feasibility and Cash Flow Analysis (FEAS)

Once an OPASS Report has been completed and a definitive opportunity has been identified, then a first draft Feasibility Analysis is undertaken. This incorporates a full cash flow of costs throughout the term of the project and takes into account the various equity and debt ratios the client may have at their disposal. The FEAS will identify the following parameters –

- Return on Cost
- Return on Equity
- Debt to Equity Analysis
- Peak Debt Analysis

Due Diligence Reporting (DD)

The DD reporting comes in various formats, each applicable to the respective type of property being investigated. The report formats are similar but different aspects are addressed whether it be a Unit development, Residential Subdivision, Master Planned Estate, Retail Shopping Complex or Commercial premises.

Areas addressed include, titles, encumbrances, existing profitability, developed profitability, services availability, dilapidation, depreciation, obsolescence, tenancy schedules, contractor reports, market acceptance, market research, and many others.

This is a comprehensive report designed to give the client sufficient comfort to move to an unconditional stage.

DA & MCU Condition Report (DAC)

DAC reporting makes an assessment of every condition placed on a project by the local authority. It assesses its cost, impact on viability, impact on marketability, and impact on buildability. This provides the client with detailed information with which to make informed decisions on council controlled outcomes.

If at any stage Impero can assist you or your clients with Property Development Solutions, please don't hesitate to contact us.

Cheers



John Rosel B.Bus (Property), AAPI, MAIPM, MDIA
Managing Director
Impero Management Group

"Our Business is Developing"