

Moving Into Development – Key Considerations ?



Risk Minimisation! Key Considerations.

- ◆ **Company Structure**
- ◆ **Board skills**
- ◆ **Development Expertise –
in house or external?**
- ◆ **Staff Expertise - O,H & S**
- ◆ **Finance**
- ◆ **Asset base for the future**

CWH

What's Been Achieved?

- ◆ **Completed 491 units with 57 in Dec. 08**
- ◆ **At least 20-25% more properties through undertaking in house development.**
- ◆ **Total Control – design control with housing and long term asset management benefits.**

Development - A Different Day at the Office?



Risk Minimisation- A Process

“External” Expertise and Compliance.

- ◆ **Finance/feasibility** – Does it stack up/cost?
- ◆ **Architect** – What will the site yield?
- ◆ **Legal** – Get what you are paying for.
- ◆ **Council** – What can we build?
- ◆ **Geotechnical**- What’s below the surface?
- ◆ **Geochemical**- What “smells” below the surface?
- ◆ **Quantity Surveyor**- What’s will it cost?
- ◆ **Engineers**- How do we build it?
- ◆ **Project Manager** – On time and on Budget?
- ◆ **Tenants** – Handover and Occupancy?

Risk Minimisation “Internal”

- ◆ **Expertise – Staff and Directors**
- ◆ **Funding/feasibility/external influence.**
- ◆ **Well documented process/procedures.**
- ◆ **Qualification of consultants/builders.**
- ◆ **Experience/quality improvement.**
- ◆ **Audit process.**

17-21 Pyrmont Bridge Road Pyrmont

45 Units.



Typical finish/fitout - Kitchen



Typical Finish/Fitout - Bathroom



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6-10 Wattle St. Pyrmont
57 Units



14A Quarrymaster Drive.
Pyrmont 25 Units



56 Harris Street, Pyrmont.
81 Units



29-33 Lachlan Street, Waterloo (Green Sq. Precinct)

29 Units



35 O'Dea Avenue, Zetland (Green Square)

Construction scheduled to commence December 2008 - 57 units



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