

Preliminary Report and Proposal



JAPAN HOMES think about Next Steps for Subdivision

Production is one of Japanese enthusiasm.

Top class skilled persons gather in Japan and improve themselves.

Here in NZ, a Japanese man has been passionate to contribute to the Auckland's house supply with the building knowledge over 10 years.

All of the JAPAN HOMES service is for physical and mental benefits for Kiwis, community, landowners, neighbors and our sub-contractors.

The Japanese management style known as "TOYOTA Production System" can visualise the whole subdivision project and supply chain flow.

We use our original JAPAN HOMES MANAGEMENT SYSTEM (JMS) that eliminate any wastefulness for efficiency.

Through these, our aim is to provide more Comfortable & Affordable homes to Auckland.

Meaning of the Preliminary Report and Proposal

Thinking about our clients, it is very important to have a certain project planning at the initial stage.

We want to deliver you each necessary investigation step by step for your understandings towards project and financial plan suitable for your future plan with your family.

Also providing a term of this Preliminary Report and Proposal can be time to build trust between you and JAPAN HOMES as building home is a big decision and money.

Achieving a project success needs completion of each necessary steps at the right stage.

All the information from this report will be important elements to decide if your project will be a success or failure.

In case if we find any concerns against owner's opinions, we will not recommend the project process.

Report details

1 Project Flow Documents

Total Project Flow

We have already given this to you.

2 AUP Land Information Feasibility Report

Site Initial Research from Auckland GIS Viewer and Unitary Plan Guide

We have already given this to you.

3 Estimate Time Frame and Details

Estimate project schedule and work details as much as we can estimate at this stage

4 Estimate Project Feasibility Financial Report

Whole project financial planning (Income and Expense)

5 Estimate Project Cost Details

Whole project cost breakdowns

6 Financial Proposal Support

Support for bank assessment
Project financial proposal to obtain loan approvals
Successful Investor's advice

7 Sales Strategy Proposal

Proposal when you plan to sell the land and house if necessary
Strong network with Property Agent or sell via Trade me

8 Benefit with Japan Homes

2 Millions Public liability Insurance
The Registered Master Builders 10 years Guarantee
Free Annual House Check
We are your Lifetime House Partner.

9 House Design Initial Discussion (Up to 2hours)

Preferences for exterior and interior
Professional advice

10 PRP Actual Research Cost Break Down

Our fees for Project Management for the Initial stage	\$	2,500.00
+ Plus Below		
We will require Third Parties fee where we are needed		
Topo Survey	\$	1,800.00
Geotechnical Engineer	\$	3,000.00
Civil Engineer study (Mainly Storm and Sewer)	\$	2,500.00
Flood Report	\$	2,500.00
Architect Resource Consent Initial Research	\$	1,500.00
Council pre-app meeting	\$	280.00
Valuation	\$	2,000.00

11 Submission of the Preliminary Report and Proposal

Next Step is

If you would like to go ahead with us, we need to further study for your project.
Please sign below for your confirmation.

Signature _____

Date _____

Condition

- *1 Non refundable after each work completion.
- *2 All the price excludes GST.
- *3 Prices are subject to change but we will confirm you before works.

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