

DEVELOPMENT | NEW BUILD | SUBDIVISION



 **Menara**
Construction

Development Simplified.

Menara mə'narə

Menara is a Malaysian word for "Tower". It conjures the idea of structures that are built for longevity, with a deep, strong foundation.

Just like how we like to build our homes — effortlessly solid.

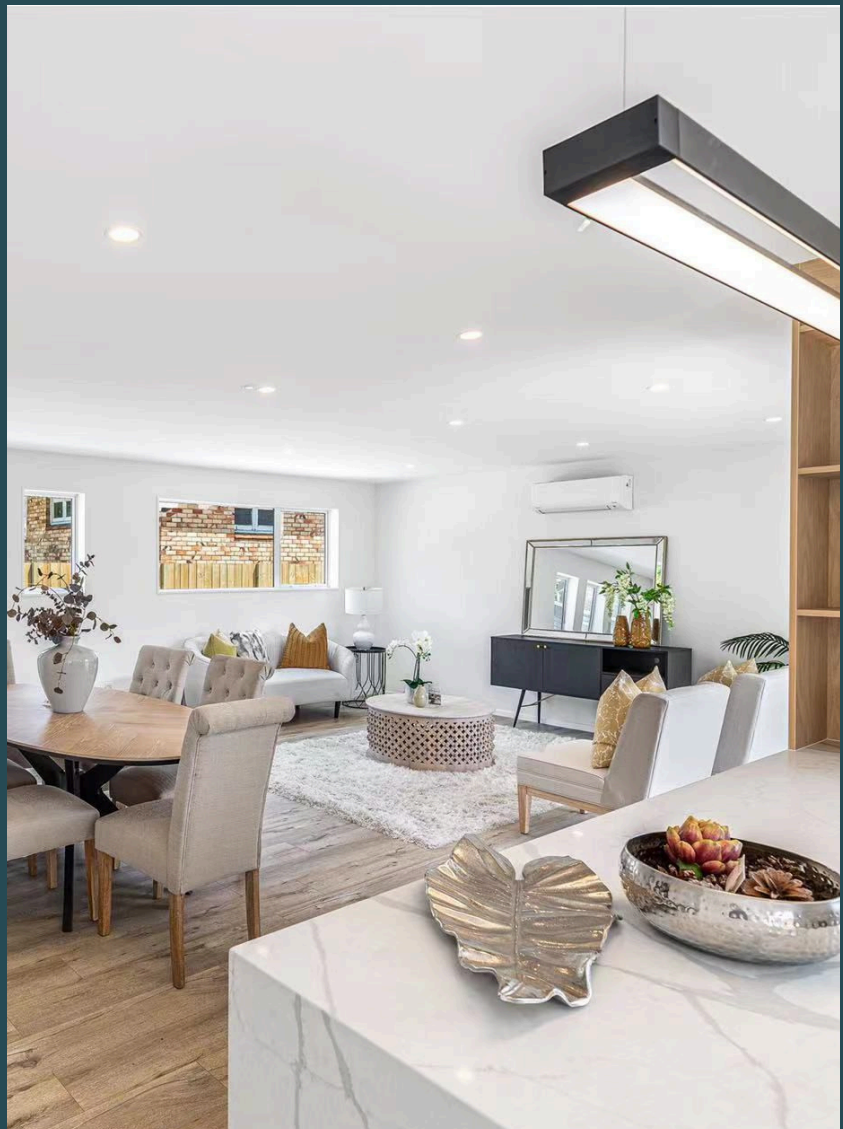


www.menaraltd.com

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We are your go-to for all things:
developments, new builds,
renovations, and
subdivision

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Our STORY



Partner with Us for Unmatched Expertise and Assurance

At Menara, we understand that every site comes with its own set of unique challenges. Our mission is to address these obstacles swiftly and cost-effectively while maintaining the highest standards of compliance.

We simply deliver exceptional value.

When you engage Menara for your project, you gain access to over 70 years of combined local management and building experience.

Our meticulously refined project management processes and highly adaptable construction methodologies are designed to mitigate systematic risks from the outset.

As a proud member of the New Zealand Certified Builders (NZCB) Association, we ensure that only certified, licensed builders work on your home, providing you with the utmost peace of mind.

Every new build comes with the Halo Guarantee – New Zealand's most comprehensive 10-year residential guarantee.

Whether you are a homeowner, developer, or investor, we remove the hassle and focus on achieving what matters most to you, all while maintaining a competitive price point.

Proudly A Member Of

ArchiPro.



**LICENSED
BUILDING
PRACTITIONERS**
Building confidence



I AM LOOKING TO ...

Providing comprehensive property solutions under one roof.



BUILD MY DREAM HOME

I'd like to engage a builder who takes the time to understand my taste, lifestyle and needs, and provide a tailored solution with the budget I have. I may be eyeing on a section now and may need a second opinion on it.

DEVELOP QUALITY HOUSES AT AFFORDABLE RATES

Build quality homes at one of Auckland's lowest building rate, boosted by our licensed and value driven construction process. Full project management included. I may need a quick estimate now.

RENOVATE MY HOME

I'd like to extend or renovate my existing home. I need to freshen up, or require some ideas to improve the value of my place.

UNLOCK EQUITY ON MY LAND SECTION

I'd like to study and explore my subdivision options. I'm looking at boosting my rental income or simply sell off a section after subdividing.

JOINT VENTURE PARTNER

I have a land and I want to develop. But I'm looking for experienced equity partner to contribute, manage my risk, and yield better results.

10 YEARS RESIDENTIAL GUARANTEE

No matter what lies ahead, your Halo Guarantee ensures peace of mind for a full 10 years after completion—offering superior protection beyond the Building Act and Consumer Guarantees Act.



Here are the key components that make Halo essential for NZCB's flagship guarantee product:

- Developed to instill confidence and provide protection to homeowners.
- Administration is simple and flexible.
- Competitive premiums.
- If issues arise post-completion and terms are met, your Guarantee covers it, allowing us to step in to resolve agreed problems or provide a cash settlement for resolution.
- Adds value to your property.
- Fully transferable upon sale.
- Facilitates financing, as many banks prefer having a guarantee in place.
- Costs less than 1% of the total build cost to protect your significant investment.

for more information



halo.nz

OUR POSITIONING

in the market

Which would you go for:

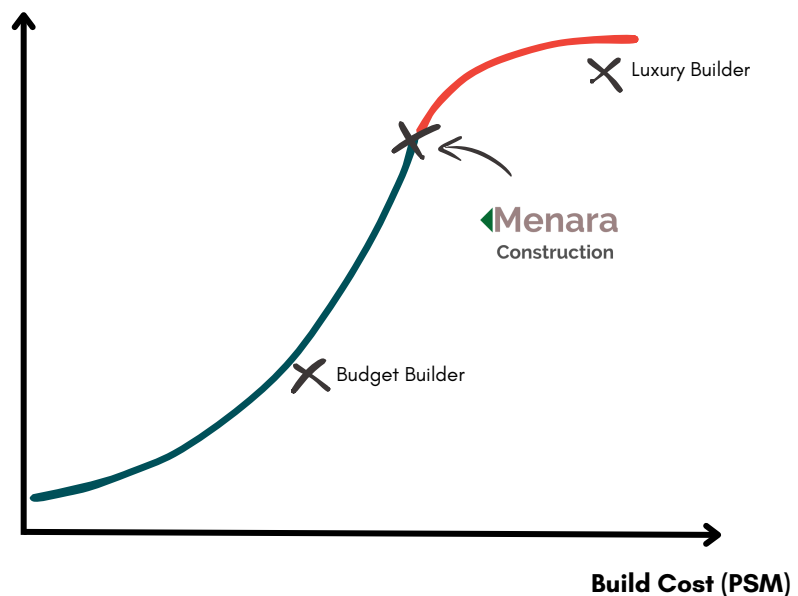
- A) \$300 Tap that cost \$100 to manufacture, or
- B) \$320 Tap that cost \$250 to manufacture?

At Menara, we prefer the latter.

Our dedicated team constantly searches for the best products at the best prices from a multitude of suppliers. While we may not always be the cheapest option, we certainly provide the best value for your investment. Stand out from the crowd in the most efficient way with Menara.

Our goal is to be Auckland's most value-engineered construction company.

Value (Visual Impact, Quality, Comfort)



BEATING THE MARKET PRICE

Price first, quality first, too.

We build cheaper in 5 main ways



2 Build at "Tier 1 Price"

Make use of our existing connections with suppliers and contractors providing special, developer prices.



4 Price Feedback System

We are selective with our subcontracted tradespeople to ensure that quality, speed, and delivery never turn into costly bottlenecks. Periodically, we provide honest feedback to adjust their pricing down, while maintaining uncompromised quality.



1 In-house Builders and Extremely Low Failure Rates

Our high-performing, licensed builders bring over 70 years of combined experience to every project. We know the A-Zs of the trade and prefer to handle most tasks in-house, drastically reducing setup costs and ensuring exceptionally low inspection failure rates.



3 Lean Planning and Speed Building

We over plan to make sure we can adopt a "factory line" setting on site, which has proven to significantly reduce costly idling time as well as set up cost. 3 standalone new builds in 3.5 months? We have done it!



5 Strict Variation Order Terms with Subcontractors

Occasional variations from contractors due to site-specific challenges are inevitable. We leverage our bargaining power to negotiate favourable terms with subcontractors, addressing tricky clauses on your behalf. This proactive approach helps minimise variation costs during the build process, if it ever occur.

THE MENARA DIFFERENCE

Our Guarantee

100% Operation Transparency

As our client, you will receive access to our project management software, Buildertrend, allowing you to monitor your site's progress in real time from anywhere, at any time.

Through Buildertrend, you can easily view your project's schedule, inspections, daily diaries, photos, and more. Additionally, every Saturday by 4pm, our project manager will upload a progress report detailing site challenges, solutions implemented, and plans for the upcoming week.

This exclusive access ensures you stay updated daily and provides peace of mind regarding your investment's progress. Buildertrend is globally recognized as the No.1 construction software and is designed to be user-friendly for homeowners.



70+ Years Combined Building Experience

Our Lead Builder and Construction Managers are Licensed Building Practitioners with over 70 years of combined local experience. They possess intimate knowledge of building codes and legislation, ensuring meticulous attention to detail. Leveraging extensive industry expertise and connections, we deliver properties with exceptional speed and superior finishing.

Providing Tailored Solutions to You

Menara Construction takes pride in offering tailored solutions to meet your needs. Whether you need to meet conditions set by financial institutions, face time constraints, or wish to explore diverse specifications for building your dream home, we pause, listen, and align our management strategies accordingly.



Excellent Working Attitude

We understand what's at stake for you.



On Time, On Budget

Doing most part in house means better control of your budget and time.



Guaranteed Success

Over 20+ years of local experience.



Value-Centric

We will tell you where you can save, and where you can't.

SUBDIVISION

A Project Timeline

3

The Build Phase (6-9 months)

Depending on whether subdivision is required or if civil work is necessary, the duration of the build phase typically ranges from 1 to 2 months for civil work followed by 5 to 7 months for house construction.

Throughout the construction process, you will enjoy full transparency of progress. You will receive access to our project management software, allowing you to track schedules, site diaries, photos, videos, and more in real time.

Concurrently, we will meticulously project manage to ensure early compliance with all Resource Consent conditions, aiming for timely title issuance from Land Information New Zealand (LINZ).

During different stages of construction, we'll organize vibrant sessions to brainstorm and explore captivating color schemes, innovative kitchen designs, and all the imaginative elements that will bring your vision to life!



Our record: 3 standalones built in 3.5 months!

4

Receiving Titles and CCC (1-2 months)

Perhaps the most exciting part! We will have a final inspection with Auckland Council, review all relevant documents and inspections history, and finally obtain the certificate of code compliance (CCC) and title for your build/development.

All new builds will also include a 10-year residential guarantee for peace of mind!



ALREADY HAVE APPROVED PLANS? GREAT!

If you have an approved plan already, feel free to send it to us for a quick estimate. Here's an overview of our typical 5-step quoting process:

Step 1: Email Plans

Any plans, Consents, and Reports are sent to admin@menaraltd.com

Step 2: Estimate

Menara Construction will provide an estimate build price range base off the plans provided (2-3 working days).

Build price will include foundation, through to final finishings of the house. Including private drainages, excluding all civil/landscape.

Step 3: Quote

You are happy with the estimated pricing range, and now would like to proceed to a full quote.

At this stage you are required to pay a \$300+GST quoting deposit to proceed. Quote will take approximately 5-10 working days.

Step 4: Contract

Once you are happy with the quoted price, we will then enter into a standard New Zealand Certified Builder (NZCB) or Masterbuild contract.

Step 5: Engage

Once Menara is engaged as a builder, the quoting deposit will be credited to your first deposit bill for the build.

BETTER QUALITY

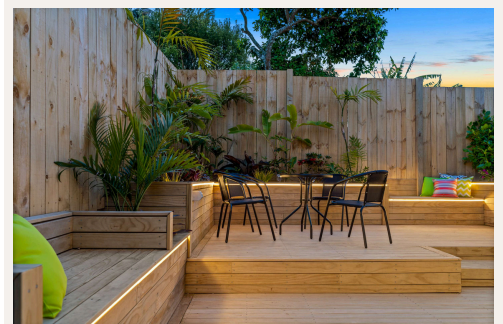
better returns

Cost does not always reflect quality. Conversely, quality doesn't necessarily come with a high price tag. We diligently search for the finest materials at competitive prices, fostering enduring partnerships with our suppliers and contractors. These savings translate directly to you, creating a mutually beneficial outcome for everyone involved.



AUCKLAND WIDE

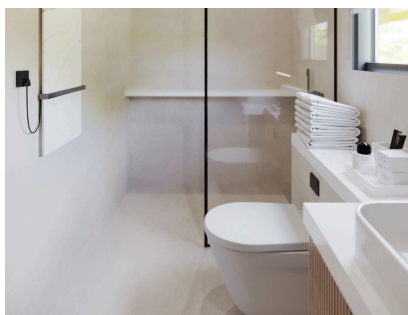
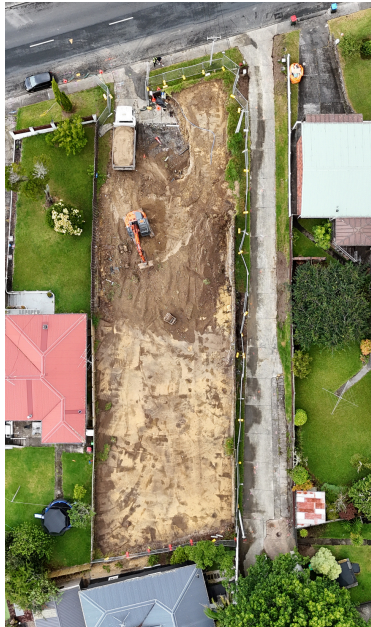
Past Projects



"We're seasoned developers who've seen Kai and his team implement innovative, often overlooked efficiencies and value engineering into their projects, elevating what could have been ordinary into something exceptional. They're responsive, friendly, and committed to high-quality workmanship while keeping costs low. Tracking our investment through their online platform was seamless, and they delivered ahead of schedule. Thank you, Team Menara!"

AUCKLAND WIDE

Past Projects



Menara
mə'narə

Experience the Menara difference –
where exceptional value is our standard.



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