

PROJECT MANAGEMENT | NEW BUILDS | SUBDIVISION



◀ **Menara**
Construction

An Introduction

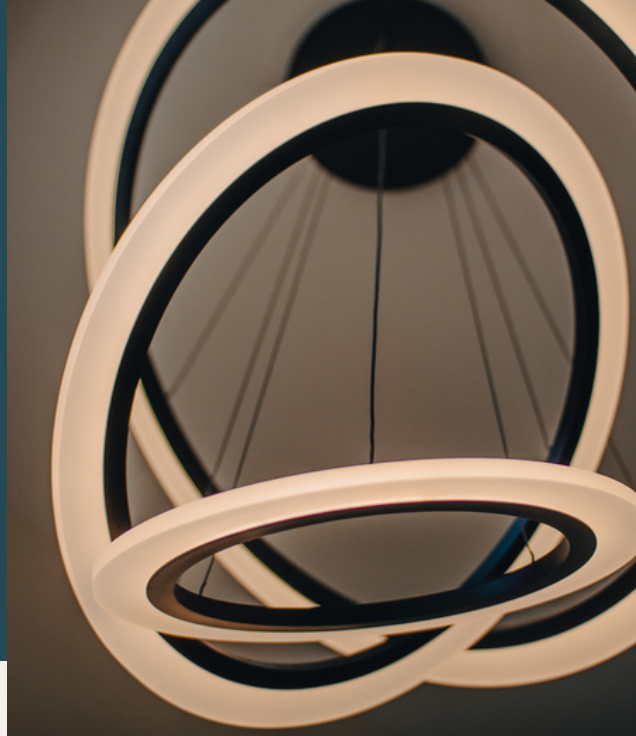
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We are your go-to for all things:
project management,
renovations,
new builds, and
subdivision



Our STORY



Small enough to care, big enough to deliver.

Going with Menara will mean that you are gaining access to our 20+ years of local building experience. Our finely tuned project management processes and highly adaptable construction methodologies are designed to minimise as many systematic risks as possible, right from the start, while expertly managing site-specific challenges. We will guide you through every stage of the project.

We believe that great, productive communications across the board deliver great results, translating to greater savings and quicker turnaround time for you. We know what is the interest of the council, tradies, and stakeholders alike, and we know what works, or don't work for them. As we deal with a multitude of people, we find that the nature of our work revolves around human management, and we are great at it.

Engaging us in your project management role will mean you assume the role of a developer.

It also becomes our obligation to ensure that you know where your money is going, and how it is spent. As such, transparency becomes our No.1 principle here, and we will show you how we do it in a minute.

As a proud member of the New Zealand Certified Builders (NZCB) Association, you will have peace of mind that only up to date certified and licensed builders are working on your home.

All our new builds come with Halo Guarantee - NZ's comprehensive 10-Year Residential Guarantee. With an in-house building team, we can remove external variabilities. This results in far better control of our cost and delivery time, and we don't mind passing on those great savings to you!

We take away your hassle as a developer and achieve what matters most to you. All at a competitive price.

We simply deliver great value.

Proudly A Member Of



BEATING THE MARKET PRICE

Our new build cost are generally
15-20% cheaper than the market.

We build cheaper in 5 main ways



1 Open Book, At Cost

Transparent culture with no double margins, no hidden costs, even for fixed* price contracts. All Purchase Orders (POs) can be viewed on Buildertrend with a login provided.

2 Build at "Developer's Price"

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



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!



4 In-house Builders and Low Setup Cost

Our high-performing, licensed builders are packed with 70 plus years of combined experience. We know the A-Zs of the trade and prefer to do most things in-house to drastically reduce setup cost and induction time while ensuring that quality is consistent and up to our standards.



5 Strict Variation Order Terms with Subcontractors

We act in your interest by using our established bargaining power to negotiate the best terms with subcontractors. We have an eye for tricky terms and will iron them out on your behalf throughout the build, thereby reducing costly risks.



THE MENARA DIFFERENCE

Our Guarantee

100% Operation Transparency

As our client, you will be given a log-in to our project management software (Buildertrend) to check on your site's progress real time, anytime, anywhere. This exclusive access will keep you updated daily and provide you peace of mind about your investment's progress. Buildertrend is currently the world's No.1 construction software. There, you can easily access your project's schedule, finances, daily diaries, photos, and many more.



15% Flat Rate Fees

Generally, we charge 15% of the cost price, such as design, subdivision, and construction costs.

The total fees shall be derived from the estimated cost based on the feasibility studies or the signed contract. This figure will then be divided and paid equally over the estimated number of managed months.

70+ Years Combined Building Experience

Our Lead Builder and Construction Managers are Licensed Building Practitioner with over 70+ years of combined local experience. We know the nooks and cranny of the building code and legislation. With vast industry knowledge and connections, we will be able to build your properties with supersonic speed and excellent finishing.

Halo 10-Year Residential Guarantee

All new builds by us are qualified for Halo's 10-Year Residential Guarantee.



It provides much greater protection than both the Building Act and Consumer Guarantees Act.

It helps to add value to your investment, and even finance the development more easily, as many banks prefer that a guarantee be present – it's peace of mind, guaranteed.



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.

NEW BUILDS OR

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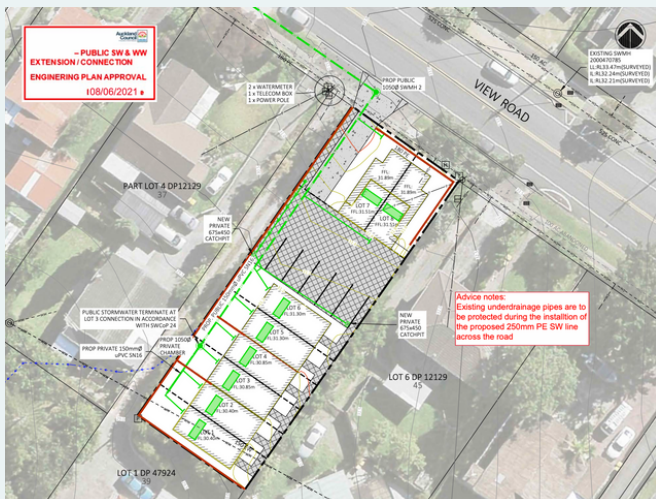
Feasibility and Strategy (1-2 weeks)

This stage is all about exploring and understanding your vision, requirements, budgets, and objectives -- from subdividing your backyard, to achieving your next investment goal in a multi-unit development. We will schedule a no obligation meet up at your property to discuss ideas and design multiple feasibility studies for your comparisons.

We will also be drafting bulk and location site layouts based on the current unitary plan to bring the concept to life. More importantly, we will discuss site specific issues, consenting, subdivision, and build methodologies, along with all their estimated costs to assist in your decision making.

[illegible]

2



We will recommend you the appropriate "overlaps" to speed up the consenting process.

Design and Consenting (6-9 months)

Once the bulk and location site layout is confirmed, and you are happy with the feasibility studies, we will then enter into a project management agreement to cover our turn-key management services. We will introduce you to your dedicated project manager, and our trusted team of consultants.

We will follow our tried and tested strategy to liaise with consultants and Auckland Council to deliver you all the coveted consented plans, such as the Resource Consent, Engineering Planning Approval (EPA) and Building Consent, in the most efficient way possible.

While the consultation consenting is happening, we will walk you through to make the exciting final decisions about colour and materials that truly make your house a home!

SUBDIVISION

A Project Timeline

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The Build Phase (4-6 months)

After receiving all relevant consented plans, we will then provide you with a final quote or estimate. At this stage, you may proceed with the physical build with either a "Fixed Price" or a "Cost Plus Margin" contract.

Throughout the build, there will be 100% operational transparency. We will provide you with the login credentials of our project management software. You will be able to track in real-time, the scheduling, project spending (if the contract is a "Cost Plus Margin"), all consultants' and subbies' correspondences, daily site dairies, photos, and videos.

Concurrently, we would project manage closely and work towards complying with all Resource Consent conditions as early into the development as possible, to ensure timely title issuance from Land Information New Zealand (LINZ) later on.

We will keep you informed of every step throughout the subdivision and building process. In a nutshell, we will take care of everything and make sure we deliver your project on time and within budget.



Our record: 3 standalones built in 3.5 months!

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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 development.

As an affiliate with two of the largest Construction Association - Master Builders' and New Zealand Certified Builders, all builds will include a 10-year residential guarantee for peace of mind!



BETTER QUALITY

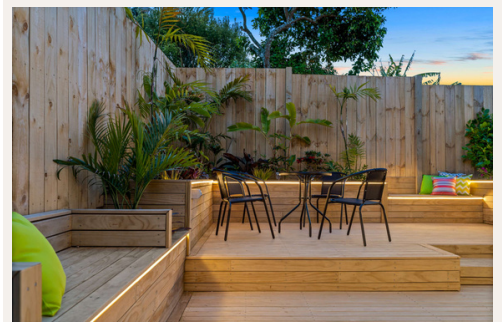
same cost

Expensive often does not equate to quality. Likewise, quality does not mean it has to be expensive. We go through the extra mile to ensure we source the best material at the best price. We forge excellent long term relationships with our suppliers and contractors. All the great savings are then passed on to you. It's a win-win for all.



AUCKLAND WIDE

Past Projects



"We are seasoned developers and noticed that Kai and his team adopt various innovative, but often overlooked, principles on efficiencies and value engineering to his builds on an otherwise "just another development" project. His team is friendly, quick to respond, and takes pride in their workmanship — all while keeping the cost low. We loved to be able to track our investment through their online platform, and our project was delivered ahead of time. Thank you team Menara!" - Grace Mount Properties

AUCKLAND WIDE

Past Projects





Team Trusted By

G.J. Gardner.
HOMES

Haydn + Rollett

 **Fletcher**

 **Generation**
HOMES

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.



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