



*Cost Effective,  
Timely and  
Affordable*



**CETA Management**  
Subdivision and Compliance Specialists



## ABOUT CETA MANAGEMENT

CETA Management are experts in subdivision and compliance, offering an end-to-end service for development projects. Whether you're unsure of your next steps or need guidance from concept to completion, our team is here to manage every aspect of the process. From land acquisition to handing over the keys, we'll ensure your project is efficient, affordable, and fully compliant, so you avoid delays.

We understand that property development can be complex, even for us. To simplify the process, we've refined it into a clear, 10-step management cycle for our clients.

With our in-house consultants, quantity surveyors, licensed building practitioners, and an extensive network of designers, planners, engineers, and marketing agents, we provide a tailored approach to successful property developments. If you have land or a project you're subdividing, we can help.

If you want to know about how CETA can help with your property desires, please get in touch with us to learn more.

We look forward to hearing from you.

Ceta Management Team

## OUR TEAM



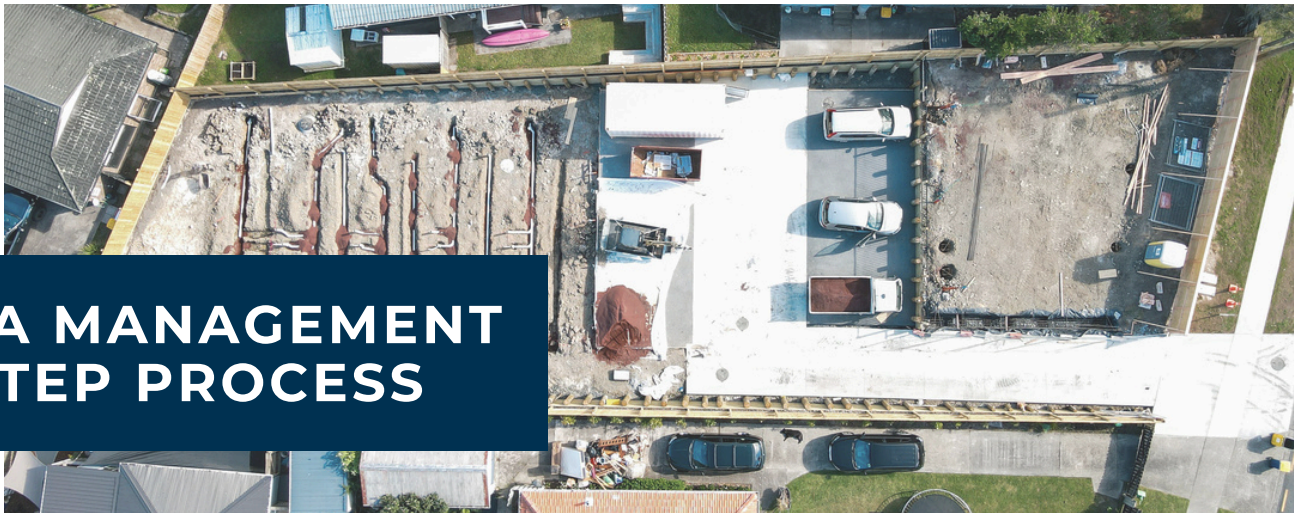
**JASON DONNELLY**

Jason completed his first project as a 17 year old, and since then has always been involved in some way shape or form in the property industry. He completed a double Bachelor in Property Valuation & Management and Marketing Communication. From 2008-2018 Jason offered Development and Project Management services to a range of clients and housing providers, running their projects from land acquisition to completion. For the last six years, Jason has continued this work, alongside undertaking his own developments.



**JONATHAN KUMAR**

Jonathan made the transition from Pharmaceutical Research to property in 2016. He was able to seamlessly transfer his skillset of following FDA regulations to following RMA legislation. He has delivered a range of developments since 2016, from low level apartments to terraced housing developments, as well as managing large scale terraced and Greenfields developments. Jonathan's experience in property enables a development to progress from land acquisition through to hand over to purchasers. He is excited to be a part of the growth and ever evolving foot print of New Zealand.



# CETA MANAGEMENT 10-STEP PROCESS

01

## **Site details - Location, Zoning**

Does the site have development potential? The initial planning, engineering and subdivision assessment.

02

## **Due Diligence, Concepts and Market Analysis**

Deeper dive into the information needed to assess development risks and issues associated with the site.

03

## **Feasibility and Funding Assessments**

Determining financial viability of a range of development opportunities and identifying preferred and recommended approach.

04

## **Consultant, Regulatory and Planning Process**

Building the development team and obtaining the necessary planning and engineering consents.

05

## **Funding and Finance**

Full financial plans with supporting valuations and working with financial institutions to enable project funding.

06

## **Marketing and Sales**

Confirming marketing plan and creating content and collateral, working with agents to sell product.

07

## **Building Consents and Contractor Tendering**

Managing the building consent process and securing the right delivery partners for the civil and build works.

08

## **Civil and Infrastructure Works (Demolition if required)**

Coordinating the civil contractors and consultants to complete the necessary civil and engineering works to the 224c requirements.

09

## **Construction - Build**

Managing contractors and builders to deliver the build elements of the project, ensuring it's delivered to desired time, budgets and quality standards.

10

## **Compliance - Settlements**

Obtaining all compliance required by the regulatory consents and delivering of new titles and Code Compliance Certificate.

# PREVIOUS PROJECTS

## Private Client Projects:

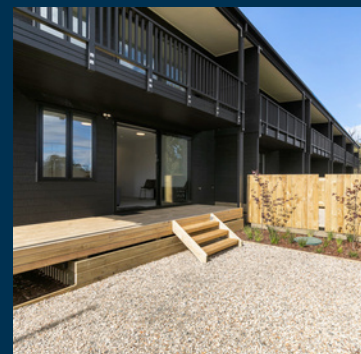
- Swaffield Road, Papatoetoe - 7 homes
- Kinross Street, Blockhouse Bay - 6 homes
- Rosebank Rd, Avondale - 12 homes
- Sunnyhills - 25 homes
- Parnell, Apartment Block - 40 apartments
- Remuera, High end homes - 4 homes
- Papatoetoe, Apartment Block - 12 apartments
- Kingsland, Apartment Block - 80 apartments
- Remuera - 2 lot subdivision and 2 new homes

## Community Housing Providers:

- Otahuhu - 7 units
- Otahuhu - 15 units
- Fenchurch Street, Glen Innes - 24 homes
- Fenchurch Street, Glen Innes - 70 homes
- Alamein Rd, Point England - 14 homes
- Scotts Rd, Hobsonville - 18 homes

## Own Projects:

- Mangere - 18 homes
- Avondale - 14 homes
- New Lynn - 28 homes
- Whangaparaoa - 20 homes
- Westgate - 37 (currently in construction)
- Manurewa - 9 (currently in construction)
- Mangere - 80 (currently in civil works)
- Manurewa - 15 (currently in design & consenting)
- Northcross - 106 (currently in design & consenting)



## WHAT HAPPENS NEXT?

### **1- Contact Us:**

If you'd like to know more, please contact us via the Contact Us page on our website, email [enquiries@cetahomes.co.nz](mailto:enquiries@cetahomes.co.nz) or contact Jason/Jonathan directly.

### **2- Review:**

We'll need the proposed project address, then Ceta can complete step one of the 10 step process.

### **3- Consult:**

If the site has development potential we'll be in touch to organise a free one hour consult, where we'll talk through the proposal for your site in more detail.

## WHY PARTNER WITH US?

### **Why do I need a Development Manager on my project?**

Property developing can be long, complex and expensive and it's crucial you are aware of all the compliance pathways and financial commitments. Ceta Management have refined this process over the years, and have a proven track record of reducing project timelines and meeting budgets.

### **How much will Development Management cost?**

Development and Project Management typically cost around 2-3% of the total project cost, depending on the size.

### **Management fees might seem expensive...**

Our focus is on budgets and timelines. We use our extensive industry knowledge to cost control each step. An example might be in the case your architect uses an expensive building material or incorporates tricky design elements, whereby increasing your build costs. Ceta Management would be able to value engineer the architectural drawings and bring our current industry knowledge and conduct a high-level costing exercise with our in-house quantity surveyor. This would ensure we effective control of costs to mitigate potential budget blowouts.

### **What agreement would I have to enter into?**

Ceta Management use a simple consultancy agreement with flexible terms that work best for the project and our client. This is charged at a fixed monthly rate.

### **How involved do I have to be in the project?**

Given our long history of delivering projects for clients and ourselves, we are able to tailor a package which suits your circumstance and level of interest in the project.

