

Development Process Comparison

Scenario 01A: Subdivision Of Land Only (No Notification Required)		Scenario 01B: Subdivision Of Land Only (Notification Required)		Scenario 02: Land Development With Subdivision Of Land, Building Construction And Sale		
Land Subdivision Consent with: - No Notification Required - No Land Use Consent Requirements		Land Subdivision Consent with: - Public / Limited Notification Required - Land Use Consent Requirements		Land Subdivision & Building Consent with: - Public / Limited Notification Required - Land Use Consent Requirements - Developer Applies For Building Consent		
<b>1.0 Project Initiation- Feasibility Assessment</b>		<b>1.0 Project Initiation- Feasibility Assessment</b>		<b>1.0 Project Initiation- Feasibility Assessment</b>		
1.1 Identify Suitable Sites For Development		1.1 Identify Suitable Sites For Development		1.1 Identify Suitable Sites For Development		
1.2 Establish Development Potential & Business Fit		1.2 Establish Development Potential & Business Fit		1.2 Establish Development Potential & Business Fit		
1.3 SWOT Analysis		1.3 SWOT Analysis		1.3 SWOT Analysis		
1.4 Risk Analysis (Establish Risk Appetite)		1.4 Risk Analysis (Establish Risk Appetite)		1.4 Risk Analysis (Establish Risk Appetite)		
1.5 Project Feasibility & Analysis		1.5 Project Feasibility & Analysis		1.5 Project Feasibility & Analysis		
1.6 Review & Analyse - Project Feasibility		1.6 Review & Analyse - Project Feasibility		1.6 Review & Analyse - Project Feasibility		
1.7 Project Pursuit Determination (Yes / No)		1.7 Project Pursuit Determination (Yes / No)		1.7 Project Pursuit Determination (Yes / No)		
<b>2.0 Project Delivery Investigation &amp; Due Diligence</b>		<b>2.0 Project Delivery Investigation &amp; Due Diligence</b>		<b>2.0 Project Delivery Investigation &amp; Due Diligence</b>		
2.1 Identify Preferred Site		2.1 Identify Preferred Site		2.1 Identify Preferred Site		
2.2 Develop Project Delivery Plan & Programme		2.2 Develop Project Delivery Plan & Programme		2.2 Develop Project Delivery Plan & Programme		
2.3 Develop Business Case		2.3 Develop Business Case		2.3 Develop Business Case		
2.4.1 Development Options - Subdivision Consideration		2.4.1 Development Options - Subdivision Consideration		2.4.2 Development Options - Building Typology Consideration		
2.5 Review & Refine Project Delivery Strategy		2.5 Review & Refine Project Delivery Strategy		2.5 Review & Refine Project Delivery Strategy		
2.6 Prepare Stakeholder Consultation (If Applicable)		2.6 Prepare Stakeholder Consultation (If Applicable)		2.6 Prepare Stakeholder Consultation (If Applicable)		
2.7 Stakeholder Consultation - Community (If Applicable)		2.7 Stakeholder Consultation - Community (If Applicable)		2.7 Stakeholder Consultation - Community (If Applicable)		
2.8 Confirm Council - Interest		2.8 Confirm Council - Interest		2.8 Confirm Council - Interest		
2.9 Due Diligence - Other		2.9 Due Diligence - Other		2.9 Due Diligence - Other		
<b>3.0 Land Tenure &amp; Planning Investigations - Check</b>		<b>3.0 Land Tenure &amp; Planning Investigations - Check</b>		<b>3.0 Land Tenure &amp; Planning Investigations - Check</b>		
3.1 Land Tenure Review (Easements, Restrictive & Covenants)		3.1 Land Tenure Review (Easements, Restrictive & Covenants)		3.1 Land Tenure Review (Easements, Restrictive & Covenants)		
3.2 Land Title Search (i.e. Easement, Restrictive & Covenant)		3.2 Land Title Search (i.e. Easement, Restrictive & Covenant)		3.2 Land Title Search (i.e. Easement, Restrictive & Covenant)		
3.3 Area Plan		3.3 Area Plan		3.3 Area Plan		
3.4 Land Acquisition - Requirement & Strategy		3.4 Land Acquisition - Requirement & Strategy		3.4 Land Acquisition - Requirement & Strategy		
<b>4.0 Finalise Project Scope &amp; Deliverables</b>		<b>4.0 Finalise Project Scope &amp; Deliverables</b>		<b>4.0 Finalise Project Scope &amp; Deliverables</b>		
4.1 Establish Project Scope & Deliverables		4.1 Establish Project Scope & Deliverables		4.1 Establish Project Scope & Deliverables		
4.2 Investigations & Draft Gap Analysis Report		4.2 Investigations & Draft Gap Analysis Report		4.2 Investigations & Draft Gap Analysis Report		
4.3 Review - Project Scope & Delivery Plan		4.3 Review - Project Scope & Delivery Plan		4.3 Review - Project Scope & Delivery Plan		
4.4 Final Gap Analysis Report		4.4 Final Gap Analysis Report		4.4 Final Gap Analysis Report		
4.5 Finalise - Project Scope & Delivery Plan		4.5 Finalise - Project Scope & Delivery Plan		4.5 Finalise - Project Scope & Delivery Plan		
<b>5.0 Land Acquisition</b>		<b>5.0 Land Acquisition</b>		<b>5.0 Land Acquisition</b>		
5.1 Preliminary Site Feasibility Study		5.1 Preliminary Site Feasibility Study		5.1 Preliminary Site Feasibility Study		
5.2 Preliminary Town Planning, Subdivision & Road Design		5.2 Preliminary Town Planning, Subdivision & Road Design		5.2 Preliminary Town Planning, Subdivision & Road Design		
5.3 Place A Formal Offer On Property		5.3 Place A Formal Offer On Property		5.3 Place A Formal Offer On Property		
5.4 Negotiate Price, Term And Conditions On Property		5.4 Negotiate Price, Term And Conditions On Property		5.4 Negotiate Price, Term And Conditions On Property		
5.5 Finalise Contract		5.5 Finalise Contract		5.5 Finalise Contract		
5.6 Acquisition - Finalised & Obtained		5.6 Acquisition - Finalised & Obtained		5.6 Acquisition - Finalised & Obtained		
<b>6.0 Project Planning</b>		<b>6.0 Project Planning</b>		<b>6.0 Project Planning</b>		
<b>6.1 Project Planning - Delivery Finalisation</b>		<b>6.1 Project Planning - Delivery Finalisation</b>		<b>6.1 Project Planning - Delivery Finalisation</b>		
6.1.1 Site Analysis		6.1.1 Site Analysis		6.1.1 Site Analysis		
6.1.2 Site Development Capability Assessment		6.1.2 Site Development Capability Assessment		6.1.2 Site Development Capability Assessment		
<b>6.2 Project Management - Gap Analysis</b>		<b>6.2 Project Management - Gap Analysis</b>		<b>6.2 Project Management - Gap Analysis</b>		
6.2.1 Procurement & Engagement		6.2.1 Procurement & Engagement		6.2.1 Procurement & Engagement		
6.2.2 Preparation of Scope		6.2.2 Preparation of Scope		6.2.2 Preparation of Scope		
6.2.3 Investigations & Draft Gap Analysis Report		6.2.3 Investigations & Draft Gap Analysis Report		6.2.3 Investigations & Draft Gap Analysis Report		
6.2.4 Delivery Gap Report & Review		6.2.4 Delivery Gap Report & Review		6.2.4 Delivery Gap Report & Review		
6.2.5 Project Re-Alignment		6.2.5 Project Re-Alignment		6.2.5 Project Re-Alignment		
6.2.6 Subdivision Finalised		6.2.6 Subdivision Finalised		6.2.6 Subdivision Finalised		
6.2.7 Development Capability Assessment		6.2.7 Development Capability Assessment		6.2.7.1 Site Development Capability Assessment - Building Typology		
<b>6.3 Risk Management</b>		<b>6.3 Risk Management</b>		<b>6.3 Risk Management</b>		
6.3.1 Develop Project Risk Register		6.3.1 Develop Project Risk Register		6.3.1 Develop Project Risk Register		
6.3.2 Develop Project Risk Management Plan		6.3.2 Develop Project Risk Management Plan		6.3.2 Develop Project Risk Management Plan		
<b>7.0 Design - Town Planning (Requirement and Approval)</b>		<b>7.0 Design - Town Planning (Requirement and Approval)</b>		<b>7.0 Design - Town Planning (Requirement and Approval)</b>		
<b>7.1 Subdivision Design</b>		<b>7.1 Subdivision Design</b>		<b>7.1 Subdivision Design</b>		<b>7.3 Preliminary Building Design</b>
<b>7.1.1 Procure Planning &amp; Land Surveyor Consultants</b>		<b>7.2.1 Procure Engineering &amp; Land Surveyor Consultants</b>		<b>7.2.1 Procure Engineering &amp; Land Surveyor Consultants</b>		<b>7.3.1 Procure Building Design Consultants</b>
7.1.1.1 Project Scope & Outcome Analysis		7.2.1.1 Project Scope & Outcome Analysis		7.2.1.1 Project Scope & Outcome Analysis		7.3.1.1 Project Scope & Outcome Analysis
7.1.1.2 Consultant Need Analysis		7.2.1.2 Consultant Need Analysis		7.2.1.2 Consultant Need Analysis		7.3.1.2 Consultant Need Analysis
7.1.1.3 Develop Design - Scope of Services		7.2.1.3 Develop Design - Scope of Services		7.2.1.3 Develop Design - Scope of Services		7.3.1.3 Develop Design - Scope of Services
7.1.1.4 Develop Procurement/Tender Documents		7.2.1.4 Develop Procurement/Tender Documents		7.2.1.4 Develop Procurement/Tender Documents		7.3.1.4 Develop Procurement/Tender Documents
7.1.1.5 Select Tender - Consultants		7.2.1.5 Select Tender - Engineering Consultants		7.2.1.5 Select Tender - Engineering Consultants		7.3.1.5 Select Tender - Engineering Consultants
7.1.1.6 Tender Assessment & Evaluation Report		7.2.1.6 Tender Assessment & Evaluation Report		7.2.1.6 Tender Assessment & Evaluation Report		7.3.1.6 Tender Assessment & Evaluation Report
7.1.1.7 Negotiation		7.2.1.7 Negotiation		7.2.1.7 Negotiation		7.3.1.7 Negotiation
7.1.1.8 Appoint Consultants		7.2.1.8 Appoint Consultants		7.2.1.8 Appoint Consultants		7.3.1.8 Appoint Consultants
<b>7.2 Design - Subdivision</b>		<b>7.2.2 Design - Infrastructure</b>		<b>7.2.2 Design - Infrastructure</b>		<b>7.3.2 Design - Building</b>
7.2.1 Subdivision - Startup Meeting		7.2.2.1 Civil Design & Land Survey - Startup Meeting		7.2.2.1 Civil Design & Land Survey - Startup Meeting		7.3.2.1 Building - Startup Meeting
		7.2.2.2 Land Survey - Survey & Document		7.2.2.2 Land Survey - Survey & Document		
7.1.2.2 Government Services - Pre Design Master Plan Consultation (If Applicable)		7.2.2.3 Government Services - Pre Design Master Plan Consultation		7.2.2.3 Government Services - Pre Design Master Plan Consultation		7.3.2.2 Government Services - Pre Design Consultation
7.1.2.3 Subdivision Concept 25%		7.2.2.4 Civil Concept 25%		7.2.2.4 Civil Concept 25%		7.3.2.3 Building - Concept Design (5%)
7.1.2.4 Subdivision Schematic 50%		7.2.2.5 Civil Schematic 50%		7.2.2.5 Civil Schematic 50%		7.3.2.4 Building - Preliminary Design (25%)
7.1.2.5 Peer Review - Internal		7.2.2.6 Peer Review - Internal		7.2.2.6 Peer Review - Internal		7.3.2.5 Building - Develop Design (50%)
7.1.2.6 Subdivision Developed Design 75%		7.2.2.7 Civil Developed Design 75%		7.2.2.7 Civil Developed Design 75%		7.3.2.6 Peer Review - Internal
7.1.2.7 Peer Review - Internal		7.2.2.8 Peer Review - Internal		7.2.2.8 Peer Review - Internal		7.3.2.7 Building - Detailed Design & Construction Documentation (75-100%)
7.1.2.8 Subdivision Design - 100%		7.2.2.9 Civil Design - 100%		7.2.2.9 Civil Design - 100%		
<b>7.1.3 Master Plan Subdivision Package</b>		<b>7.2.3 Civil Design &amp; Land Survey Package</b>		<b>7.2.3 Civil Design &amp; Land Survey Package</b>		<b>7.3.3 Building Design Package</b>
7.1.3.1 Finalise Design for Review & Approval		7.2.3.1 Finalise Design for Review & Approval		7.2.3.1 Finalise Design for Review & Approval		Finalise Design for Review & Approval
7.1.3.2 Subdivision Consent Document Completed		7.2.3.2 Infrastructure Consent Document Completed		7.2.3.2 Infrastructure Consent Document Completed		Building Consent Document Completed
<b>8.1 Subdivision &amp; Infrastructure Design For Consent</b>		<b>8.2 Land Use - Resource Consent Required</b>		<b>8.2 Land Use - Resource Consent Required</b>		<b>8.3 Building Design- Building Consent</b>
8.1.1 Preparation of Subdivision Application - Master Plan & Staged Plan		8.2.1 Land Use - Resource Consent Application		8.2.1 Land Use - Resource Consent Application		8.3.1 Preparation of Building Consent Application
8.1.2 Lodge Subdivision Application And Preliminary/Concept Infrastructure Design		8.2.2 Develop Assessment of Environmental Effects (AEE)		8.2.2 Develop Assessment of Environmental Effects (AEE)		8.3.2 Lodge Application - CCC
8.1.3 Assessment Of Application		8.2.3 Submit AEE		8.2.3 Submit AEE		<b>8.3.3 CCC Review &amp; Approval Process</b>
8.1.3.1 Cleared By All Agencies: City Council, Power, Water, Stormwater, Sewer, Road, Communication,		8.2.4 Identify Affected Parties		8.2.4 Identify Affected Parties		8.3.4 Building Consent Review / Assessment
8.1.4 Subdivision Application Approved		8.2.5 Consultation With Affected Parties (If Applicable)		8.2.5 Consultation With Affected Parties (If Applicable)		8.3.5 Clearance Of Consent Conditions - Relevant Service Agency
8.1.5 Detailed Engineering Design & Approval (Development Consent Conditions Issued)		8.2.6 Lodge Application		8.2.6 Lodge Application		8.3.6 Building Consent Approved
		8.2.7 Council Considers/Deliberate Application		8.2.7 Council Considers/Deliberate Application		8.3.7 Conditions Of Building Consent Provided
		8.2.8 Council Hearing		8.2.8 Council Hearing		
		8.2.9 Public Notification / Letters To Affected Parties		8.2.9 Public Notification / Letters To Affected Parties		
		8.2.10 Public Submission Period		8.2.10 Public Submission Period		
		8.2.11 Pre-Hearing Meeting		8.2.11 Pre-Hearing Meeting		
		8.2.12 Hearing		8.2.12 Hearing		
		8.2.13 Council Considers/Deliberate Application		8.2.13 Council Considers/Deliberate Application		
		8.2.14 Decision (Approved/Denied)		8.2.14 Decision (Approved/Denied)		
		8.2.15 Appeal Period (15 days min.)		8.2.15 Appeal Period (15 days min.)		
		8.2.16 Appeal Period Close		8.2.16 Appeal Period Close		
		8.2.17 Resource Consent Finalised / Approved		8.2.17 Resource Consent Finalised / Approved		
		8.2.18 Development Consent/Permit Conditions Issued		8.2.18 Development Consent/Permit Conditions Issued		
<b>9.1 Construction - Infrastructure</b>		<b>10.0 Marketing</b>		<b>9.2 Construction - Building</b>		
9.1.1 Tender Document - Collate & Prepare		10.1 Marketing Strategy (Target Market etc.)		9.2.1 Tender Document - Collate & Prepare		
9.1.2 Release to market		10.2 Expression Of Interest Campaign		9.2.2 Release to market		
9.1.3 Tender To Market - Responses Period				9.2.3 Tender To Market - Responses Period		
9.1.4 Assessment				9.2.4 Assessment		
9.1.5 Final Negotiation & Approval				9.2.5 Final Negotiation & Approval		
9.1.6 Award Contractor				9.2.6 Award Contractor		
9.1.7 Civil Construction - Start Up Meeting				9.2.7 Building Construction - Start Up Meeting		
9.1.8 Civil Construction - Commence				9.2.8 Building Construction - Commence		
9.1.9 Civil Construction - Practical Completion				9.2.9 Building Construction - Practical Completion		
<b>11.1 Post Civil Work - Development Approval</b>				<b>11.2 Post Building Construction - Approval</b>		
11.1.1 Civil Contractor - Provide All Relevant Consent Document				11.2.1 Building Contractor - Provide All Relevant Consent Document		
11.1.2 Lodge Final Subdivision Consent & Pay Development Contribution				11.2.2 Prepare & Lodge Document - Certificate Code Of Compliance/ Occupancy With Permit		
11.1.3 Post Construction Certification And Approval						
11.1.4 Prepare Land Title Application						
11.1.5 Land Title Issued						
<b>12.0 Land Transaction</b>		<b>9.1 Construction - Infrastructure</b>		<b>10.0 Marketing</b>		
12.1 Buyer Place A Formal Offer On Property		9.1.1 Tender Document - Collate & Prepare		10.1 Marketing Strategy (Target Market etc.)		
12.2 Negotiate Price, Term And Conditions On Property		9.1.2 Release to market		10.2 Expression Of Interest Campaign		
12.3 Finalise Contract		9.1.3 Tender To Market - Responses Period				
12.4 Title Transfer - Finalised & Obtained		9.1.4 Assessment		10.3 Sales Of Land		
		9.1.5 Final Negotiation & Approval		10.3.1 Land Valuations		

Development Process Comparison

Scenario 01A: Subdivision Of Land Only (No Notification Required)	Scenario 01B: Subdivision Of Land Only (Notification Required)	Scenario 02: Land Development With Subdivision Of Land, Building Construction And Sale
Land Subdivision Consent with: - No Notification Required - No Land Use Consent Requirements	Land Subdivision Consent with: - Public / Limited Notification Required - Land Use Consent Requirements	Land Subdivision & Building Consent with: - Public / Limited Notification Required - Land Use Consent Requirements - Developer Applies For Building Consent
	9.1.6 Award Contractor 9.1.7 Civil Construction - Start Up Meeting 9.1.8 Civil Construction - Commence 9.1.9 Civil Construction - Practical Completion	11.1.3 Post Construction Certification And Approval 11.1.4 Prepare Land Title Application 11.1.5 Land Title Issued 11.2.3 Receive - Certificate Code of Compliance 11.2.4 Handover
<b>13.0 Building Design</b>	<b>11.1 Post Civil Work - Development Approval</b>	<b>15.0 Unit Title Scheme Statement (If Applicable)</b>
<b>13.1 Procure Building Design Consultants</b>	11.1.1 Civil Contractor - Provide All Relevant Consent Document 11.1.2 Lodge Final Subdivision Consent & Pay Development Contribution 11.1.3 Post Construction Certification And Approval	15.1 Prepare Unit Title Scheme Statement 15.2 Final Land & Design Survey
13.1.1 Project Scope & Outcome Analysis 13.1.2 Consultant Need Analysis 13.1.3 Develop Design - Scope of Services	11.1.4 Prepare Land Title Application 11.1.5 Land Title Issued	15.3 Review Unit Scheme Statement - Internal 15.4 Lodge - Unit Title Scheme Statement
13.1.4 Develop Procurement/Tender Documents 13.1.5 Select Tender - Engineering Consultants 13.1.6 Tender Assessment & Evaluation Report 13.1.7 Negotiation	<b>12.0 Land Transaction</b>	15.5 Approval - Development Consent Authority 15.6 Unit Lot Title - Issued 15.7 Preparation of Title and Building Handover 15.8 Handover
<b>13.2 Design - Building</b>	12.1 Buyer Place A Formal Offer On Property 12.2 Negotiate Price, Term And Conditions On Property 12.3 Finalise Contract	<b>16.0 Building &amp; Land Transaction</b>
13.2.1 Building - Startup Meeting 13.2.2 Government Services - Pre Design Consultation	12.4 Title Transfer - Finalised & Obtained	16.1 Buyer Place A Formal Offer On Property 16.2 Negotiate Price, Term And Conditions On Property 16.3 Finalise Contract 16.4 Title Transfer - Finalised & Obtained
13.2.3 Building - Concept Design (5%) 13.2.4 Building - Preliminary Design (25%) 13.2.5 Building - Develop Design (50%)	<b>13.0 Building Design</b>	<b>17.0 Defect Liability Period</b>
13.2.6 Building - Detailed Design & Construction	<b>13.1 Procure Building Design Consultants</b>	17.1 Defect Liability Period - 1 year
<b>13.3 Building Design Package</b>	13.1.1 Project Scope & Outcome Analysis 13.1.2 Consultant Need Analysis 13.1.3 Develop Design - Scope of Services	
13.3.1 Finalise Design for Review & Approval 13.3.2 Building Consent Document Completed	13.1.4 Develop Procurement/Tender Documents 13.1.5 Select Tender - Engineering Consultants 13.1.6 Tender Assessment & Evaluation Report 13.1.7 Negotiation	
<b>13.4 Building Design- Building Consent</b>	13.1.8 Appoint Consultants	
13.4.1 Preparation of Building Consent Application 13.4.2 Lodge Application - CCC	<b>13.2 Design - Building</b>	
<b>13.4.3 CCC Review &amp; Approval Process</b>	13.2.1 Building - Startup Meeting 13.2.2 Government Services - Pre Design 13.2.3 Building - Concept Design (5%)	
13.4.3.1 Building Consent Review / Assessment 13.4.3.2 Clearance Of Consent Conditions - Relevant Service Agency 13.4.3.3 Building Consent Approved 13.4.3.4 Conditions Of Building Consent Provided	13.2.4 Building - Preliminary Design (25%) 13.2.5 Building - Develop Design (50%) 13.2.6 Building - Detailed Design & Construction Documentation (75-100%)	
<b>14.0 Construction - Building</b>	<b>13.3 Building Design Package</b>	
<b>14.1 Procure Building Contractor</b>	13.3.1 Finalise Design for Review & Approval 13.3.2 Building Consent Document Completed	
14.1.1 Tender Document - Collate & Prepare 14.1.2 Release to market	<b>13.4 Building Design- Building Consent</b>	
14.1.3 Tender To Market - Responses Period 14.1.4 Assessment 14.1.5 Final Negotiation & Approval 14.1.6 Award Contractor	13.4.1 Preparation of Building Consent Application 13.4.2 Lodge Application - CCC	
<b>14.2 Construct Building</b>	<b>13.4.3 CCC Review &amp; Approval Process</b>	
14.2.1 Building Construction - Start Up Meeting 14.2.2 Building Construction - Commence 14.2.3 Building Construction - Practical Completion	13.4.3.1 Building Consent Review / Assessment 13.4.3.2 Clearance Of Consent Conditions - Relevant Service Agency 13.4.3.3 Building Consent Approved 13.4.3.4 Conditions Of Building Consent Provided	
14.2.4 Building Contractor - Provide All Relevant Consent Document 14.2.5 Prepare & Lodge Document - Certificate Code Of Compliance/ Occupancy With Permit 14.2.6 Receive - Certificate Code of Compliance 14.2.7 Handover	<b>14.0 Construction - Building</b>	
<b>15.0 Unit Title Scheme Statement (If Applicable)</b>	<b>14.1 Procure Building Contractor</b>	
15.1 Prepare Unit Title Scheme Statement 15.2 Final Land & Design Survey	14.1.1 Tender Document - Collate & Prepare 14.1.2 Release to market	
15.3 Review Unit Scheme Statement - Internal 15.4 Lodge - Unit Title Scheme Statement	14.1.3 Tender To Market - Responses Period 14.1.4 Assessment	
15.5 Approval - Development Consent Authority 15.6 Unit Lot Title - Issued 15.7 Preparation of Title and Building Handover 15.8 Handover	14.1.5 Final Negotiation & Approval 14.1.6 Award Contractor	
<b>16.0 Defect Liability Period</b>	<b>14.2 Construct Building</b>	
16.1 Defect Liability Period - 1 year	14.2.1 Building Construction - Start Up Meeting 14.2.2 Building Construction - Commence 14.2.3 Building Construction - Practical Completion	
	14.2.4 Building Contractor - Provide All Relevant Consent Document 14.2.5 Prepare & Lodge Document - Certificate Code Of Compliance/ Occupancy With Permit 14.2.6 Receive - Certificate Code of Compliance 14.2.7 Handover	
	<b>15.0 Unit Title Scheme Statement (If Applicable)</b>	
	15.1 Prepare Unit Title Scheme Statement 15.2 Final Land & Design Survey 15.3 Review Unit Scheme Statement - Internal 15.4 Lodge - Unit Title Scheme Statement 15.5 Approval - Development Consent Authority 15.6 Unit Lot Title - Issued 15.7 Preparation of Title and Building Handover 15.8 Handover	
	<b>16.0 Defect Liability Period</b>	
	16.1 Defect Liability Period - 1 year	

Development Process Comparison

Scenario 03A: Comprehensive Land Use & Subdivision Consent Only (No Notification Required)		
Land Subdivision & Building Consent with: - No Notification Required - Land Use Consent Required - Developer Applies For Building Design Resource Consent		
<b>1.0 Project Initiation- Feasibility Assessment</b>		
1.1 Identify Suitable Sites For Development		
1.2 Establish Development Potential & Business Fit		
1.3 SWOT Analysis		
1.4 Risk Analysis (Establish Risk Appetite)		
1.5 Project Feasibility & Analysis		
1.6 Review & Analyse - Project Feasibility		
1.7 Project Pursuit Determination (Yes / No)		
<b>2.0 Project Delivery Investigation &amp; Due Diligence</b>		
2.1 Identify Preferred Site		
2.2 Develop Project Delivery Plan & Programme		
2.3 Develop Business Case		
2.4.1 Development Options - Subdivision Consideration	2.4.2 Development Options - Building Typology Consideration	
2.5 Review & Refine Project Delivery Strategy		
2.6 Prepare Stakeholder Consultation (If Applicable)		
2.7 Stakeholder Consultation - Community (If Applicable)		
2.8 Confirm Council - Interest		
2.9 Due Diligence - Other		
<b>3.0 Land Tenure &amp; Planning Investigations - Check</b>		
3.1 Land Tenure Review (Easements, Restrictive & Covenants)		
3.2 Land Title Search (i.e. Easement, Restrictive & Covenant)		
3.3 Area Plan		
3.4 Land Acquisition - Requirement & Strategy		
<b>4.0 Finalise Project Scope &amp; Deliverables</b>		
4.1 Establish Project Scope & Deliverables		
4.2 Investigations & Draft Gap Analysis Report		
4.3 Review - Project Scope & Delivery Plan		
4.4 Final Gap Analysis Report		
4.5 Finalise - Project Scope & Delivery Plan		
<b>5.0 Land Acquisition</b>		
5.1 Preliminary Site Feasibility Study		
5.2 Preliminary Town Planning, Subdivision & Road Design		
5.3 Place A Formal Offer On Property		
5.4 Negotiate Price, Term And Conditions On Property		
5.5 Finalise Contract		
5.6 Acquisition - Finalised & Obtained		
<b>6.0 Project Planning</b>		
<b>6.1 Project Planning - Delivery Finalisation</b>		
6.1.1 Site Analysis		
6.1.2 Site Development Capability Assessment		
<b>6.2 Project Management - Gap Analysis</b>		
6.2.1 Procurement & Engagement		
6.2.2 Preparation of Scope		
6.2.3 Investigations & Draft Gap Analysis Report		
6.2.4 Delivery Gap Report & Review		
6.2.5 Project Re-Alignment		
6.2.6 Subdivision Finalised		
6.2.7 Development Capability Assessment	6.2.7.1 Site Development Capability Assessment - Building Typology	
<b>6.3 Risk Management</b>		
6.3.1 Develop Project Risk Register		
6.3.2 Develop Project Risk Management Plan		
<b>7.0 Design - Town Planning (Requirement and Approval)</b>		
<b>7.1 Subdivision Design</b>	<b>7.2 Infrastructure Design (Road Network &amp; Services)</b>	<b>7.3 Preliminary Building Design</b>
7.1.1 Procure Planning & Land Surveyor Consultants	7.2.1 Procure Engineering & Land Surveyor Consultants	7.3.1 Procure Building Design Consultants
7.1.1.1 Project Scope & Outcome Analysis	7.2.1.1 Project Scope & Outcome Analysis	7.3.1.1 Project Scope & Outcome Analysis
7.1.1.2 Consultant Need Analysis	7.2.1.2 Consultant Need Analysis	7.3.1.2 Consultant Need Analysis
7.1.1.3 Develop Design - Scope of Services	7.2.1.3 Develop Design - Scope of Services	7.3.1.3 Develop Design - Scope of Services
7.1.1.4 Develop Procurement/Tender Documents	7.2.1.4 Develop Procurement/Tender Documents	7.3.1.4 Develop Procurement/Tender Documents
7.1.1.5 Select Tender - Consultants	7.2.1.5 Select Tender - Engineering Consultants	7.3.1.5 Select Tender - Engineering Consultants
7.1.1.6 Tender Assessment & Evaluation Report	7.2.1.6 Tender Assessment & Evaluation Report	7.3.1.6 Tender Assessment & Evaluation Report
7.1.1.7 Negotiation	7.2.1.7 Negotiation	7.3.1.7 Negotiation
7.1.1.8 Appoint Consultants	7.2.1.8 Appoint Consultants	7.3.1.8 Appoint Consultants
<b>7.2 Design - Subdivision</b>	<b>7.2.2 Design - Infrastructure</b>	<b>7.3.2 Design - Building (Up To Preliminary Stage)</b>
7.2.2.1 Subdivision - Startup Meeting	7.2.2.1 Civil Design & Land Survey - Startup Meeting	7.3.2.1 Building - Startup Meeting
	7.2.2.2 Land Survey - Survey & Document	7.3.2.2 Government Services - Pre Design Consultation (If Applicable)
7.2.2.2 Government Services - Pre Design Master Plan Consultation (If Applicable)	7.2.2.3 Government Services - Pre Design Master Plan Consultation	7.3.2.3 Subdivision Preliminary / Concept 25%
7.2.2.3 Subdivision Concept 25%	7.2.2.4 Civil Concept 25%	
7.2.2.4 Subdivision Schematic 50%	7.2.2.5 Civil Schematic 50%	
7.2.2.5 Peer Review - Internal	7.2.2.6 Peer Review - Internal	
7.2.2.6 Subdivision Developed Design 75%	7.2.2.7 Civil Developed Design 75%	
7.2.2.7 Peer Review - Internal	7.2.2.8 Peer Review - Internal	
7.2.2.8 Subdivision Design - 100%	7.2.2.9 Civil Design - 100%	
<b>7.3 Master Plan Subdivision Package</b>	<b>7.3.3 Civil Design &amp; Land Survey Package</b>	
7.3.3.1 Finalise Design for Review & Approval	7.3.3.1 Finalise Design for Review & Approval	
7.3.3.2 Subdivision Consent Document Completed	7.3.3.2 Infrastructure Consent Document Completed	
<b>8.1 Subdivision &amp; Infrastructure Design For Consent</b>	<b>8.2 Land Use - Resource Consent Required</b> Building Design Consent Included	
8.1.1 Preparation of Subdivision Application - Master Plan & Staged Plan	8.2.1 Land Use - Resource Consent Application	
8.1.2 Lodge Subdivision Application And Preliminary/Concept Infrastructure Design	8.2.2 Develop Assessment of Environmental Effects (AEE)	
8.1.3 Assessment Of Application	8.2.3 Submit AEE	
8.1.3.1 Cleared By All Agencies: City Council, Power, Water, Stormwater, Sewer, Road, Communication, Parks & Other	8.2.4 Identify Affected Parties	
8.1.4 Subdivision Application Approved	8.2.5 Consultation With Affected Parties (If Applicable)	
8.1.5 Detailed Engineering Design & Approval (Development Consent Conditions Issued)	8.2.6 Lodge Application	
	8.2.7 Council Considers/Deliberate Application	
	8.2.8 Resource Consent Finalised / Approved	
<b>9.1 Construction - Infrastructure</b>	<b>10.0 Marketing</b>	
9.1.1 Tender Document - Collate & Prepare	10.1 Marketing Strategy (Target Market etc.)	
9.1.2 Release to market	10.2 Expression Of Interest Campaign	
9.1.3 Tender To Market - Responses Period		
9.1.4 Assessment	<b>10.3 Sales Of Land</b>	
9.1.5 Final Negotiation & Approval	10.3.1 Land Valuations	
9.1.6 Award Contractor	10.3.2 Sales Strategy - Land Sale Methodology	
9.1.7 Civil Construction - Start Up Meeting	10.3.3 Pre-Sales	
9.1.8 Civil Construction - Commence		
9.1.9 Civil Construction - Practical Completion		
<b>11.1 Post Civil Work - Development Approval</b>		
11.1.1 Civil Contractor - Provide All Relevant Consent Document		
11.1.2 Lodge Final Subdivision Consent & Pay Development Contribution		
11.1.3 Post Construction Certification And Approval		
11.1.4 Prepare Land Title Application		
11.1.5 Land Title Issued		
<b>12.0 Land Transaction</b>		
12.1 Buyer Place A Formal Offer On Property		
12.2 Negotiate Price, Term And Conditions On Property		
12.3 Finalise Contract		

Scenario 03B: Comprehensive Land Use & Subdivision Consent Only (Notification Required)		
Land Subdivision & Building Consent with: - No Notification Required - Land Use Consent Required - Developer Applies For Building Design Resource Consent		
<b>1.0 Project Initiation- Feasibility Assessment</b>		
1.1 Identify Suitable Sites For Development		
1.2 Establish Development Potential & Business Fit		
1.3 SWOT Analysis		
1.4 Risk Analysis (Establish Risk Appetite)		
1.5 Project Feasibility & Analysis		
1.6 Review & Analyse - Project Feasibility		
1.7 Project Pursuit Determination (Yes / No)		
<b>2.0 Project Delivery Investigation &amp; Due Diligence</b>		
2.1 Identify Preferred Site		
2.2 Develop Project Delivery Plan & Programme		
2.3 Develop Business Case		
2.4.1 Development Options - Subdivision Consideration	2.4.2 Development Options - Building Typology Consideration	
2.5 Review & Refine Project Delivery Strategy		
2.6 Prepare Stakeholder Consultation (If Applicable)		
2.7 Stakeholder Consultation - Community (If Applicable)		
2.8 Confirm Council - Interest		
2.9 Due Diligence - Other		
<b>3.0 Land Tenure &amp; Planning Investigations - Check</b>		
3.1 Land Tenure Review (Easements, Restrictive & Covenants)		
3.2 Land Title Search (i.e. Easement, Restrictive & Covenant)		
3.3 Area Plan		
3.4 Land Acquisition - Requirement & Strategy		
<b>4.0 Finalise Project Scope &amp; Deliverables</b>		
4.1 Establish Project Scope & Deliverables		
4.2 Investigations & Draft Gap Analysis Report		
4.3 Review - Project Scope & Delivery Plan		
4.4 Final Gap Analysis Report		
4.5 Finalise - Project Scope & Delivery Plan		
<b>5.0 Land Acquisition</b>		
5.1 Preliminary Site Feasibility Study		
5.2 Preliminary Town Planning, Subdivision & Road Design		
5.3 Place A Formal Offer On Property		
5.4 Negotiate Price, Term And Conditions On Property		
5.5 Finalise Contract		
5.6 Acquisition - Finalised & Obtained		
<b>6.0 Project Planning</b>		
<b>6.1 Project Planning - Delivery Finalisation</b>		
6.1.1 Site Analysis		
6.1.2 Site Development Capability Assessment		
<b>6.2 Project Management - Gap Analysis</b>		
6.2.1 Procurement & Engagement		
6.2.2 Preparation of Scope		
6.2.3 Investigations & Draft Gap Analysis Report		
6.2.4 Delivery Gap Report & Review		
6.2.5 Project Re-Alignment		
6.2.6 Subdivision Finalised		
6.2.7 Development Capability Assessment	6.2.7.1 Site Development Capability Assessment - Building Typology	
<b>6.3 Risk Management</b>		
6.3.1 Develop Project Risk Register		
6.3.2 Develop Project Risk Management Plan		
<b>7.0 Design - Town Planning (Requirement and Approval)</b>		
<b>7.1 Subdivision Design</b>	<b>7.2 Infrastructure Design (Road Network &amp; Services)</b>	<b>7.3 Preliminary Building Design</b>
7.1.1 Procure Planning & Land Surveyor Consultants	7.2.1 Procure Engineering & Land Surveyor Consultants	7.3.1 Procure Building Design Consultants
7.1.1.1 Project Scope & Outcome Analysis	7.2.1.1 Project Scope & Outcome Analysis	7.3.1.1 Project Scope & Outcome Analysis
7.1.1.2 Consultant Need Analysis	7.2.1.2 Consultant Need Analysis	7.3.1.2 Consultant Need Analysis
7.1.1.3 Develop Design - Scope of Services	7.2.1.3 Develop Design - Scope of Services	7.3.1.3 Develop Design - Scope of Services
7.1.1.4 Develop Procurement/Tender Documents	7.2.1.4 Develop Procurement/Tender Documents	7.3.1.4 Develop Procurement/Tender Documents
7.1.1.5 Select Tender - Consultants	7.2.1.5 Select Tender - Engineering Consultants	7.3.1.5 Select Tender - Engineering Consultants
7.1.1.6 Tender Assessment & Evaluation Report	7.2.1.6 Tender Assessment & Evaluation Report	7.3.1.6 Tender Assessment & Evaluation Report
7.1.1.7 Negotiation	7.2.1.7 Negotiation	7.3.1.7 Negotiation
7.1.1.8 Appoint Consultants	7.2.1.8 Appoint Consultants	7.3.1.8 Appoint Consultants
<b>7.2 Design - Subdivision</b>	<b>7.2.2 Design - Infrastructure</b>	<b>7.3.2 Design - Building (Up To Preliminary Stage)</b>
7.2.2.1 Subdivision - Startup Meeting	7.2.2.1 Civil Design & Land Survey - Startup Meeting	7.3.2.1 Building - Startup Meeting
	7.2.2.2 Land Survey - Survey & Document	7.3.2.2 Government Services - Pre Design Consultation (If Applicable)
7.2.2.2 Government Services - Pre Design Master Plan Consultation (If Applicable)	7.2.2.3 Government Services - Pre Design Master Plan Consultation	7.3.2.3 Subdivision Preliminary / Concept 25%
7.2.2.3 Subdivision Concept 25%	7.2.2.4 Civil Concept 25%	
7.2.2.4 Subdivision Schematic 50%	7.2.2.5 Civil Schematic 50%	
7.2.2.5 Peer Review - Internal	7.2.2.6 Peer Review - Internal	
7.2.2.6 Subdivision Developed Design 75%	7.2.2.7 Civil Developed Design 75%	
7.2.2.7 Peer Review - Internal	7.2.2.8 Peer Review - Internal	
7.2.2.8 Subdivision Design - 100%	7.2.2.9 Civil Design - 100%	
<b>7.3 Master Plan Subdivision Package</b>	<b>7.3.3 Civil Design &amp; Land Survey Package</b>	
7.3.3.1 Finalise Design for Review & Approval	7.3.3.1 Finalise Design for Review & Approval	
7.3.3.2 Subdivision Consent Document Completed	7.3.3.2 Infrastructure Consent Document Completed	
<b>8.1 Subdivision &amp; Infrastructure Design For Consent</b>	<b>8.2 Land Use - Resource Consent Required</b> Building Design Consent Included	
8.1.1 Preparation of Subdivision Application - Master Plan & Staged Plan	8.2.1 Land Use - Resource Consent Application	
8.1.2 Lodge Subdivision Application And Preliminary/Concept Infrastructure Design	8.2.2 Develop Assessment of Environmental Effects (AEE)	
8.1.3 Assessment Of Application	8.2.3 Submit AEE	
8.1.3.1 Cleared By All Agencies: City Council, Power, Water, Stormwater, Sewer, Road, Communication, Parks & Other	8.2.4 Identify Affected Parties	
8.1.4 Subdivision Application Approved	8.2.5 Consultation With Affected Parties (If Applicable)	
8.1.5 Detailed Engineering Design & Approval (Development Consent Conditions Issued)	8.2.6 Lodge Application	
	8.2.7 Council Considers/Deliberate Application	
	8.2.8 Council Hearing	
	8.2.9 Public Notification / Letters To Affected Parties	
	8.2.10 Public Submission Period	
	8.2.11 Pre-Hearing Meeting	
	8.2.12 Hearing	
	8.2.13 Council Considers/Deliberate Application	
	8.2.14 Decision (Approved/Denied)	
	8.2.15 Appeal Period (15 days min.)	
	8.2.16 Appeal Period Close	
	8.2.17 Resource Consent Finalised / Approved	
	8.2.18 Development Consent/Permit Conditions Issued	
<b>9.0 Construction - Infrastructure</b>	<b>10.0 Marketing</b>	
9.1 Tender Document - Collate & Prepare	10.1 Marketing Strategy (Target Market etc.)	
9.2 Release to market	10.2 Expression Of Interest Campaign	
9.3 Tender To Market - Responses Period		
9.4 Assessment	<b>10.3 Sales Of Land</b>	
9.5 Award Contractor	10.3.1 Land Valuations	
9.6 Civil Construction - Start Up Meeting	10.3.2 Sales Strategy - Land Sale Methodology	
9.7 Civil Construction - Commence	10.3.3 Pre-Sales	
9.8 Civil Construction - Practical Completion		
<b>11.1 Post Civil Work - Development Approval</b>		
11.1.1 Civil Contractor - Provide All Relevant Consent Document		
11.1.2 Lodge Final Subdivision Consent & Pay Development Contribution		
11.1.3 Post Construction Certification And Approval		

Development Process Comparison

Scenario 03A: Comprehensive Land Use & Subdivision Consent Only (No Notification Required)	Scenario 03B: Comprehensive Land Use & Subdivision Consent Only (Notification Required)
<p>Land Subdivision &amp; Building Consent with:                      - No Notification Required                      - Land Use Consent Required                      - Developer Applies For Building Design Resource Consent</p> <p>12.4 Title Transfer - Finalised &amp; Obtained</p> <p><b>13.0 Building Design</b></p> <p><b>13.1 Procure Building Design Consultants</b></p> <p>13.1.1 Project Scope &amp; Outcome Analysis</p> <p>13.1.2 Consultant Need Analysis</p> <p>13.1.3 Develop Design - Scope of Services</p> <p>13.1.4 Develop Procurement/Tender Documents</p> <p>13.1.5 Select Tender - Engineering Consultants</p> <p>13.1.6 Tender Assessment &amp; Evaluation Report</p> <p>13.1.7 Negotiation</p> <p>13.1.8 Appoint Consultants</p> <p><b>13.2 Design - Building</b></p> <p>13.2.1 Building - Startup Meeting</p> <p>13.2.2 Government Services - Pre Design Consultation</p> <p>13.2.3 Building - Concept Design (5%)</p> <p>13.2.4 Building - Preliminary Design (25%)</p> <p>13.2.5 Building - Develop Design (50%)</p> <p>13.2.6 Building - Detailed Design &amp; Construction Documentation</p> <p><b>13.3 Building Design Package</b></p> <p>13.3.1 Finalise Design for Review &amp; Approval</p> <p>13.3.2 Building Consent Document Completed</p> <p><b>13.4 Building Design- Building Consent</b></p> <p>13.4.1 Preparation of Building Consent Application</p> <p>13.4.2 Lodge Application - CCC</p> <p><b>13.4.3 CCC Review &amp; Approval Process</b></p> <p>13.4.3.1 Building Consent Review / Assessment</p> <p>13.4.3.2 Clearance Of Consent Conditions - Relevant Service Agency</p> <p>13.4.3.3 Building Consent Approved</p> <p>13.4.3.4 Conditions Of Building Consent Provided</p> <p><b>14.0 Construction - Building</b></p> <p><b>14.1 Procure Building Contractor</b></p> <p>14.1.1 Tender Document - Collate &amp; Prepare</p> <p>14.1.2 Release to market</p> <p>14.1.3 Tender To Market - Responses Period</p> <p>14.1.4 Assessment</p> <p>14.1.5 Final Negotiation &amp; Approval</p> <p>14.1.6 Award Contractor</p> <p><b>14.2 Construct Building</b></p> <p>14.2.1 Building Construction - Start Up Meeting</p> <p>14.2.2 Building Construction - Commence</p> <p>14.2.3 Building Construction - Practical Completion</p> <p>14.2.4 Building Contractor - Provide All Relevant Consent Document</p> <p>14.2.5 Prepare &amp; Lodge Document - Certificate Code Of Compliance/ Occupancy With Permit</p> <p>14.2.6 Receive - Certificate Code of Compliance</p> <p>14.2.7 Handover</p> <p><b>15.0 Unit Title Scheme Statement (If Applicable)</b></p> <p>15.1 Prepare Unit Title Scheme Statement</p> <p>15.2 Final Land &amp; Design Survey</p> <p>15.3 Review Unit Scheme Statement - Internal</p> <p>15.4 Lodge - Unit Title Scheme Statement</p> <p>15.5 Approval - Development Consent Authority</p> <p>15.6 Unit Lot Title - Issued</p> <p>15.7 Preparation of Title and Building Handover</p> <p>15.8 Handover</p> <p><b>16.0 Defect Liability Period</b></p> <p>16.1 Defect Liability Period - 1 year</p>	<p>Land Subdivision &amp; Building Consent with:                      - No Notification Required                      - Land Use Consent Required                      - Developer Applies For Building Design Resource Consent</p> <p>11.1.4 Prepare Land Title Application</p> <p>11.1.5 Land Title Issued</p> <p><b>12.0 Land Transaction</b></p> <p>12.1 Buyer Place A Formal Offer On Property</p> <p>12.2 Negotiate Price, Term And Conditions On Property</p> <p>12.3 Finalise Contract</p> <p>12.4 Title Transfer - Finalised &amp; Obtained</p> <p><b>13.0 Building Design</b></p> <p><b>13.1 Procure Building Design Consultants</b></p> <p>13.1.1 Project Scope &amp; Outcome Analysis</p> <p>13.1.2 Consultant Need Analysis</p> <p>13.1.3 Develop Design - Scope of Services</p> <p>13.1.4 Develop Procurement/Tender Documents</p> <p>13.1.5 Select Tender - Engineering Consultants</p> <p>13.1.6 Tender Assessment &amp; Evaluation Report</p> <p>13.1.7 Negotiation</p> <p>13.1.8 Appoint Consultants</p> <p><b>13.2 Design - Building</b></p> <p>13.2.1 Building - Startup Meeting</p> <p>13.2.2 Government Services - Pre Design Consultation</p> <p>13.2.3 Building - Concept Design (5%)</p> <p>13.2.4 Building - Preliminary Design (25%)</p> <p>13.2.5 Building - Develop Design (50%)</p> <p>13.2.6 Building - Detailed Design &amp; Construction Documentation (75-100%)</p> <p><b>13.3 Building Design Package</b></p> <p>13.3.1 Finalise Design for Review &amp; Approval</p> <p>13.3.2 Building Consent Document Completed</p> <p><b>13.4 Building Design- Building Consent</b></p> <p>13.4.1 Preparation of Building Consent Application</p> <p>13.4.2 Lodge Application - CCC</p> <p><b>13.4.3 CCC Review &amp; Approval Process</b></p> <p>13.4.3.1 Building Consent Review / Assessment</p> <p>13.4.3.2 Clearance Of Consent Conditions - Relevant Service Agency</p> <p>13.4.3.3 Building Consent Approved</p> <p>13.4.3.4 Conditions Of Building Consent Provided</p> <p><b>14.0 Construction - Building</b></p> <p><b>14.1 Procure Building Contractor</b></p> <p>14.1.1 Tender Document - Collate &amp; Prepare</p> <p>14.1.2 Release to market</p> <p>14.1.3 Tender To Market - Responses Period</p> <p>14.1.4 Assessment</p> <p>14.1.5 Final Negotiation &amp; Approval</p> <p>14.1.6 Award Contractor</p> <p><b>14.2 Construct Building</b></p> <p>14.2.1 Building Construction - Start Up Meeting</p> <p>14.2.2 Building Construction - Commence</p> <p>14.2.3 Building Construction - Practical Completion</p> <p>14.2.4 Building Contractor - Provide All Relevant Consent Document</p> <p>14.2.5 Prepare &amp; Lodge Document - Certificate Code Of Compliance/ Occupancy With Permit</p> <p>14.2.6 Receive - Certificate Code of Compliance</p> <p>14.2.7 Handover</p> <p><b>15.0 Unit Title Scheme Statement (If Applicable)</b></p> <p>15.1 Prepare Unit Title Scheme Statement</p> <p>15.2 Final Land &amp; Design Survey</p> <p>15.3 Review Unit Scheme Statement - Internal</p> <p>15.4 Lodge - Unit Title Scheme Statement</p> <p>15.5 Approval - Development Consent Authority</p> <p>15.6 Unit Lot Title - Issued</p> <p>15.7 Preparation of Title and Building Handover</p> <p>15.8 Handover</p> <p><b>16.0 Defect Liability Period</b></p> <p>16.1 Defect Liability Period - 1 year</p>