

# PROJECT CHARTER

## 1. Project Description

The project is the construction of villa in Urla, Izmir province. Villa will be one floor with 130 sqm of living space with 250 sqm land size. It will include 2 bedrooms, 2 bathrooms, 1 kitchen, and 1 living room. Private garden will be enclosed with fence and the access to the garden will be controlled. The villa is to be constructed with smart home system, energy friendly, and luxuriously.

## 2. Business Case

We, AYHAN LTD., have performed several villa and residential projects before in İzmir. However, we would like to build a private villa meeting the luxury with technology while providing energy efficiency on the land we own for our prospective customers. The main reason of this project is to build something unique and special for city of Izmir and be one of the top-notch residential companies in the city. The project will be our commercial face and will be proof of our abilities. Our slogan will be “what we did is the proof of what we will do” at the end of this project.

## 3. Measurable Project Objectives:

The top priority of this project is the prospective customer satisfaction. The villa is to be constructed with A quality. Project completion target is before the summer season next year, in order to be able to sell it during high season.

Summary Project Milestone: Due no later than May 1, 2019

Summary Budget: \$80,000

The project financial will be met by company assets.

## 4. Project Risks

The current political and financial situations are critical in Turkey. Fluctuations in currency may result with money loss. It may end up with project cancellation. Obtaining “residency permit” may take longer than expected. If “public affairs” delays the project, we may miss the high sales season. If project is completed successfully, it will increase the demands from public and so our sales and reputation.

## 5. Project Manager

The project manager will be decided Mehmet Çavuş. His role will be to find and manage the project team. He can determine the final project budget.

## **6. Resource Assigned**

Handan Durukan will lead the design phase of the project. Project manager may use any company owned equipment available, or he can reserve the equipment in advance. Other resources will be defined by the project manager.

## **7. Stakeholders**

COMAS will provide construction management service as required. The project must include utilizing the data available from Quality Control.

## **8. Project Approval Requirements**

Any material to be used in the villa is to be approved by the company owner. The design is to be approved by COMAS Company. Final project approval will be provided by COMAS and the Owner.

## **9. Project Authorization:**

Date:

Sign:

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Volkan AYHAN, Owner

AYHAN LTD. ŞTİ.