

littlefish
property developments 



development
management
specialists

Property development requires in-depth local knowledge. Planning regulations and requirements are changing all of the time, so having a finger constantly on the pulse is critical to achieving the maximum value from your project.

We can help determine the viability of your project so you know whatever decisions you make are made with confidence.

Our experience and knowledge of both planning and the local markets will help you leverage the huge potential that developing property offers while navigating the many pitfalls.



we do what we know and we do it well

We are the Little Fish in a big pond, and we know it. We are not a large property development group with national exposure, nor are we trying to be.

We simply hold exceptional execution standards in what we do: working with the guidelines of what we know works, time and time again.

We have extensive experience executing small to medium size residential property developments within Melbourne's inner west.

We have built an iron clad network of industry operators throughout the years.

This is what we live and breathe, and we have a winning formula.





who we help

- Property buyers
- Property investors
- Owner-occupiers
- Property developers
- Property sellers
- Real estate agents
- Financial advisors
- Buyers advocates
- Builders

what we do

We understand that no two projects are the same. Let us tailor a development management solution to suit your project.

Site acquisition - identify and present highly sort after residential development opportunities.

Site feasibilities studies - complete detailed site-specific forecasting and estimating for the entire development process from inception to completion.

Due-diligence - conduct site-specific risk analysis with consideration to local planning requirements, limitations and environmental factors.

Highest and best use analysis - complete in-depth market and project research to determine the best use of your development site ensuring maximum ROI.

Procurement - we procure all the required service providers, vendors, suppliers and contractors needed to complete the project via our extensive network.

Project funding - leverage our knowledge, experience and network within the development funding space.

Design management - assist in managing the entire design process including the initial concept and preliminary drawings right through to the eventual construction drawings, energy report and engineering.

Construction management - we assume responsibility for every aspect of the construction process from the permits, abolishments and demolition to the budget, progress and quality.

Plan of sub division - management of this process throughout the entire duration of the project to ensure a seamless and timely sub-division approval.

Service Management - management of all services requirements and works including power, water, gas, NBN and telecommunications.

Marketing - design and execution of an innovative and effective marketing strategy.

our **process**

- Step 1** Initial consultation - in-depth discussion to determine what you're looking to achieve.
 - Step 2** Detailed proposal - based on the initial consultation and your specific project desires and outcomes.
 - Step 3** We get to work - leveraging both our local planning know-how and extensive network.

Our job is to ensure your experience is both profitable and enjoyable.

our **network**

We have an abundance of industry contacts that we have built over many years to introduce you to.



communication & transparency

We believe in clear communication and transparency at all times, which is why we invest heavily in digital technology, providing custom project management systems that enhance our customers overall experience. Our managing partners understand the importance of peace of mind. We strive for it at every opportunity when dealing with our network of contractors, suppliers, educated industry advisors and professionals.

See next page for an example of our customer project portal.

What if I have no experience in property development?

We keep you informed every step of the way. Our management systems and processes provide investors with the ability to be able to review every stage of development and important progress updates in real time on your smartphone, tablet device or computer.

Does that mean as a customer there will be a lot of work to do?

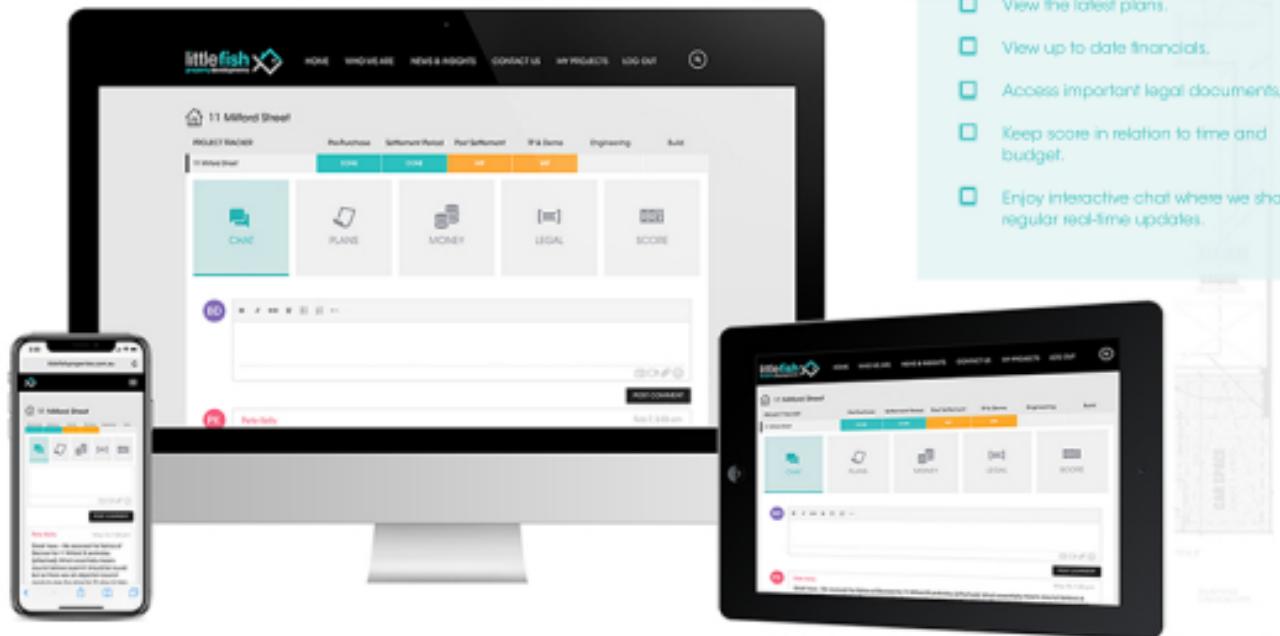
As a customer you can be involved as little or as much as you like, but always rest assured that critical information is readily available. Our custom-built interface was designed to breakdown each development process into progress stages, making complete transparency possible for every customer regardless of experience.

So why can't even the most inexperienced customers have a complete understanding of every step of the development process? **They can.**

customer project portal

enjoy the experience every step of the way.

www.littlefishproperties.com.au



- Access your personal portal 24/7.
- Follow along as much or as little as you like.
- Setup phone & email notifications.
- View the latest plans.
- View up to date financials.
- Access important legal documents.
- Keep score in relation to time and budget.
- Enjoy interactive chat where we share regular real-time updates.

Contact us today to discuss your project.



 **Peter Kelly**
Director | Project Manager
0400 334 746
pete@littlefishproperties.com.au

 **Ben Drohan**
Director | General Manager
0412 852 442
ben@littlefishproperties.com.au