

We offer a complete property development service to our clients from finding the site, developing it and, finally, selling the property. We are here to manage your project, keep our clients informed and ensure maximum returns.

Consultancy

At Visionary Property Group, we take pride in our personalised approach to each project. Client satisfaction is the driving force behind everything we do. Individual service is a distinction we believe results in a strong network of client referrals.

We conduct an exhaustive requirements phase for each project using all our creative resources to identify your motivations and ambitions. Our consultation services are included in:

- ▶ Property development
- ▶ Joint Ventures with landowners
- ▶ Wholesale property purchases
- ▶ Visionary Property Group partner projects
- ▶ We're passionate about making your investment vision a financial reality.

Site Finding, Analysis and Feasibility

To determine whether a project is viable, Visionary Property Group analyses all potential development sites taking into account market research, demographics, and site checking in order to maximise the best yield for the land.

Once our analysis is completed, we produce a feasibility study that including development costs and projected sales figures (based on current valuations) in an easy-to-follow format. We present this report to our clients and review each detail with them. This fully transparent way of operating enables our clients and partners to assess the profitability of a project.

Finance Liaison

Structuring the right finance package can be as daunting as finding the right property. Visionary Property Group can put you in touch with finance professionals or arrange joint venture partners in order to get your project off the ground. Joint Venture contracts clearly state roles and responsibilities, project requirements and profit share entitlements. Contact us for more information.

Disclaimer: Visionary Property Group is not a financial advisor and cannot give advice on specific financing options.

Planning & Design

The planning phase of a Visionary Property Group project involves working with a talented team of experts including town planners, designers, surveyors, architects and engineers ensuring each property is used to maximum benefit. Invoking our comprehensive network of industry professionals guarantees we work in accordance with the local councils to minimise any delays in the project. All planning and building approvals are organised in advance to reduce holding costs. To help us identify suitable builders, all aspects of the construction and subdivision process are submitted to a tender process.

One hallmark of Visionary Property Group is the importance we place on design. Style and quality are driving forces in our developments. Incorporating our signature style, our homes are suited to the modern lifestyle. Most importantly, we work hard to provide a property that our clients want that also suit the needs of the market. In other words, we build quality, liveable houses that are easy to sell.

Construction Liaison

At Visionary Property Group, we are actively involved in the day-to-day running of the business.

During the construction phase, we project manage and liaise between builders, contractors and subcontractors ensuring each project stays on schedule. We personally visit our sites on a regular basis as an added support to the building supervisor. This regular contact allows us to monitor the workmanship from all angles and provide an additional quality control when and where needed.

We maintain effective communication between all parties. Importantly, we are in a position to begin pre-sales and marketing of the property ensuring your investment is generating a return as quickly as possible.

Marketing & Selling

At Visionary Property Group, marketing commences at the beginning of the project. By getting an early start, your investment will start generating a return as quickly as possible.

We engage project marketers and real estate agents to sell our developments “off plan” to encourage sales before the development is complete. We also work with our database of investors and regularly market our properties to them.

Our goal is to maximise your investment yield by reducing the sales cycle on each property.

Your Profit

Profits or property stock are distributed in accordance with agreed terms once the project has been completed and all costs have been paid. We celebrate the success of the project with our clients and look forward working with them in the future.