



LET'S DISCUSS YOUR SITE



+64 21 294 0054



bobby@mercuryarchitecture.co.nz



www.mercuryarchitecture.co.nz



22 Applewood Drive, Henderson, AKL



BOBBY BANERJEE Director

M.Arch.(NZ), mADNZ (Professional)
Licensed Building Practitioner

Regulations evolve . Costs Fluctuate . Markets shift.

The difference between success and setback is knowing before you build,
because the best developments begins with the right information



MERCURY
ARCHITECTURE

PRE - DEVELOPMENT

RISK & PROFIT ANALYSIS



DISCOVER

- ✓ What's possible?
- ✓ What's required?
- ✓ What's profitable?
- ✓ What's next?





WHY DO YOU NEED THIS REPORT?



Planning rules have become more restrictive.
(A single non-compliance could cost months & thousands)



Upfront project estimate.
(Not knowing this at an early stage could adversely affect the project's profitability)



Not everything online or from AI is accurate.
(One wrong assumption can derail an entire project)



Understanding realistic sale values.
(Helps you strategically plan your next move)

One wrong decision can cost you time, money & energy.

YOUR OPTIONS

INITIAL RISK ANALYSIS REPORT
Best for early-stage decisions

- 1. Zone rules / compliance (zoning, overlays, risks)
- 2. Site constraints overview (slope, trees, location infringement)
- 3. High-Level Development Plan (potential unit fitment)
- 4. Planner & Civil Engineer Feedback (based on overlays, designation check)
- 5. Recommended Plan of Action (tailormade for your project)

\$ 2500

+ GST

PROJECT PROFITABILITY REPORT
Best before development commitment

- 6. All five points in Initial Risk Analysis Report
- 7. Cost Estimate (based on sketch)
- 8. Real Estate Appraisal (sale/rent feasibility)
- 9. Recommendation for Funding (Optional)

\$ 6000

+ GST

THE EXPERTS BEHIND YOUR REPORT

Most Developers are guessing and paying the price.
Unlike typical consultants, this report is curated by a team of experts for you.

