

INTEGRATIVE PLANNING PROCESS

BUILDING SITE DEVELOPMENT



PROCESS MANAGEMENT
Development, management, cost management



FACILITATION/MEDIATION/COMMUNICATION
Publicity work, marketing



REAL ESTATE ECONOMICS
Development mix, profitability, financing



URBAN-/OPEN SPACE PLANNING/ARCHITECTURE
Basic evaluation, design, planning law



TAXATION ADVICE*
Fiscal policy, taxation, allowances
*externally conducted by fiduciary office
Fiduciaire Müller & Associés



**REAL ESTATE ECONOMICS
CONSULTANCY, STRATEGY
AND MEDIATION FOR BUILDING
SITE DEVELOPMENT**



ARCHITECTURE | URBAN DESIGN | PROJECT MANAGEMENT

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STRATEGY + MEDIATION + CONSULTANCY
in real estate

STRATEGY + MEDIATION + CONSULTANCY
in real estate

REAL ESTATE ECONOMICS CONSULTANCY, STRATEGY AND MEDIATION FOR BUILDING SITE DEVELOPMENT REAL ESTATE ECONOMICS

PROCESS MANAGEMENT

- OVERALL PROCESS MANAGEMENT
 - _ Processing of overall development strategy
 - Idea / vision
 - Strategy
 - Initiation
 - Methodology
 - _ Composition of development team
 - Steering-group**
 - Interface role towards contracting entity
 - Ongoing information
 - Preparation for decision-making
 - Planning team**
 - _ Coordination / Organisation planning team
 - Specialist planners**
 - Urban planner - PAG-Mod. / PAP
 - Infrastructure planning
 - Exterior space planning
 - Contaminated site remediation
 - Surveyor – remembrement
 - Other specialist planners
 - Specialist planners**
 - Jurist
 - Fauna & flora expert
 - _ Ministry / public administration interface
 - _ Troubleshooting
 - Presentation of development options
 - Unblocking planning processes
 - Unblocking plots of land

- MANAGEMENT PROCUREMENT OF BUILDING PERMITS
- MANAGEMENT LOTS SERVICING
- MANAGEMENT BUILDING SITE DEVELOPMENT
- COST MANAGEMENT / TIME MANAGEMENT
- REAL ESTATE ALLOCATION PROCEDURE

FACILITATION/MEDIATION/COMMUNICATION

- FACILITATION
- MEDIATION
 - _ Conflict avoidance / Conflict management
- PUBLICITY WORK / COMMUNICATION
- MARKETING
- PARTICIPATION PROCESS
 - _ Charrette process
 - _ Perspective workshop

REAL ESTATE ECONOMICS

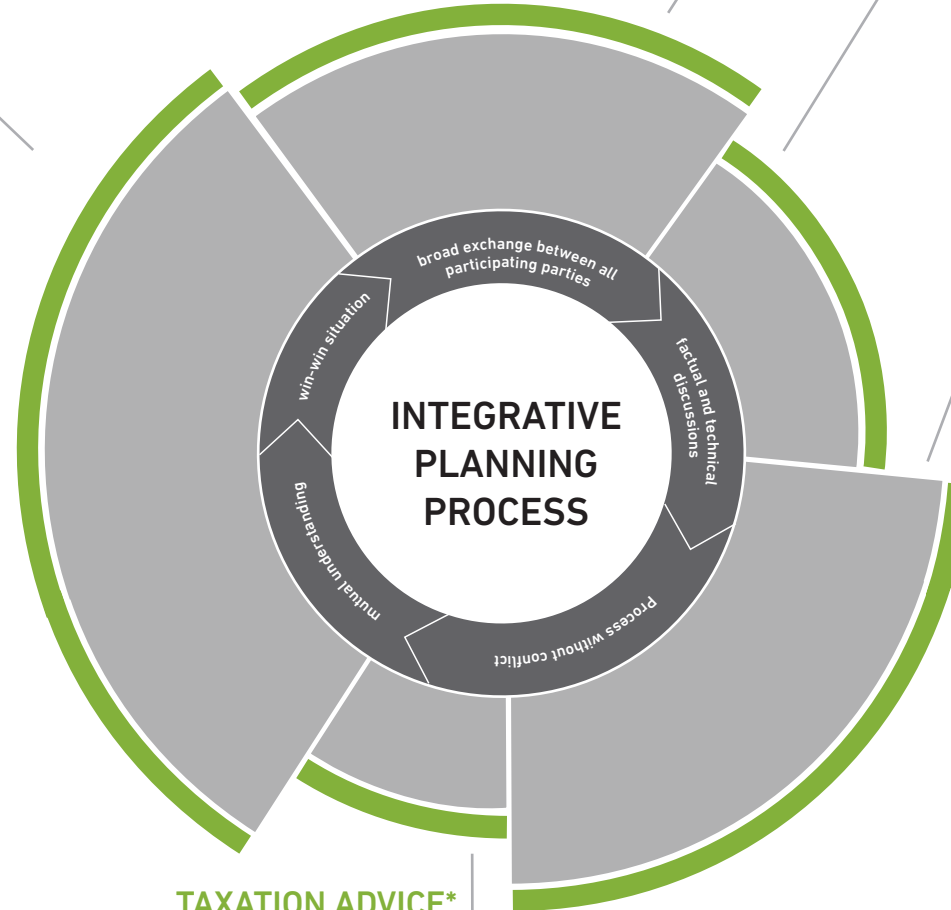
- ECONOMIC ANALYSIS OF PAG* / OUTLINE SCHEMES
- DEVELOPMENT MIX
- PROFITABILITY CALCULATION
 - _ Costs
 - _ Revenue
 - _ Profitability
- DEVELOPMENT MIX
- PROFITABILITY CALCULATION

URBAN PLANNING/ARCHITECTURE/ OPEN SPACE PLANNING

- BASIC EVALUATION
 - LOCATION DETERMINATION
 - LOCATION ANALYSIS
 - _ Analysis of starting situation in terms of planning regulations
 - _ Evaluation of plan sectoriel
 - _ Evaluation of PAG*
 - _ Potential evaluation (étude préparatoire)
 - _ Observatoire de l'Habitat
 - _ Previous projects
- URBAN PLANNING DESIGN
 - _ Schéma Directeur
 - _ Master plan / Plan Directeur
 - _ Optimisation of external planning
 - Conceptual
 - Financial
 - _ Cost estimate
 - Exterior space
 - Building
 - Infrastructures
 - _ If necessary plan modification (change of urban density)

- PLANNING LAW
 - _ Initiation PAG* - Mod. / outline schemes-mod.
 - _ Formulation of PAPH**
 - _ If necessary architectonic concept
 - Open space planning concept

* PAG / Plan d'Aménagement Général
** PAP / Plan d'Aménagement Particulier



TAXATION ADVICE*

- FISCAL QUESTIONS
 - _ Public property developer
 - _ Private property developer
- COMPANY FORMATION
- TAXATION OF REAL ESTATE TRANSACTIONS
- TAX ALLOWANCES