Characteristic

Unlike all other manufactured products, buildings:

1/take a long time to put together

2.are not (normally) factory assembled

3.involve many individuals and skills

4.require substantial financing

5.are individually often unique

6.enjoy a relatively long life although they require periodic maintenance and repair or renewal to stave off premature

opportunities

**a bank or financier provides cash to a developer then developer pays the cash when project is completed and sold along with a share of the profits .*

**basic model has not changed for hundreds of years but since the financial crisis of 2008(mortgage), it changed.*

Impacts:

1. *The banking sector : the supply of funds dried up. Banks had over lent and could not recover their money. The availability of loans to genuine and reliable borrowers restricted. Developers need loans to develop, but no loans. 2010 onwards, supply of loans started to increase and money is now flowing again*
2. *.Confidence in property is weak. Banks are lending again but require higher deposits and higher rates of interest. Money is not flowing properly into the development industry and so markets are only just beginning to recover, thanks in part to government schemes such as 'Help to Buy' which, in 2013, offered help to first time buyers purchasing new properties. This will be rolled out in 2014 to cover second hand properties, and the concern is, that, if this incentive is not matched by an increase in house building, then there will be an unsustainable rise in house prices, leading to a further economic downturn*

Feasibility

To develop land, they have identified the land having development potential.

Several tasks must be undertaken:

1..Assembling suitable sites. large development may need the purchase of several adjoining sites or developing in partnership with adjacent owners.

2.A design brief to set main criteria against which the development project can be evaluated in terms of time, cost, quality and performance.

3.Production of sketch schemes and outline costing to set a 'cost limit'. The design philosophy will be set early on so that structural, electrical and mechanical design engineers can progress harmoniously but within a realistic cost limit:

4.Public permissions outline planning permission and adherence to the building regulations to be applied for later.

5.Preliminary site investigations to determine suitability of the sub-soil for foundations, possible contaminants, boundary and access issues, legal covenants and easements. The unexpected discovery of ancient archaeological remains while excavating foundations is a sure way to slow progress.

6.Environmental impact assessment -ensure that likely effects of a new development on the environment are fully understood before the development proceeds. The assessment describes the nature of such effects on the environment and proposes mitigation measures to reduce the impact. Its contents must be taken into account by local planning authorities before granting planning consent