



Australian
Institute of
Architects



THE RETURN ON INVESTMENT ROADMAP

Our Return On Investment Roadmap (ROI Roadmap) helps developers who want to maximise the return on investment for their property.

They go from not being sure of all the site controls and possibilities of a property to feeling confident that the maximum development envelope has been evaluated and potential risks are minimised.

Using the ROI Roadmap we research all aspects of a property to inform decisions so that you can achieve the development permit you need to move forward. Your ROI Roadmap will provide innovative ideas some of which you may not have considered.

For example: our client wanted to build a multi-level carpark on the podium of a highrise CBD development. The planning authority would not allow a carpark façade facing the street requesting an active use.

The ROI Roadmap came up with the idea of an indoor rockclimbing centre being very tall and narrow to conceal 6 levels of parking. The centre is a huge success and very visible from the street.

Do you have a site with an existing permit which does not stack up? Using the ROI Roadmap we can reconfigure existing layouts to optimise yield and increase returns. Typically our space planning efficiency targets a minimum of 80% net saleable to lettable gross building area.

Your ROI Roadmap will provide you with

- the three best outcomes for your site
- a ball park range of the likely cost of each of those options
- the likely market value of each outcome based on an independent real estate agents valuation

Contact Martyn Tribe Architect to discuss the special set of proprietary steps we have developed from years of making money for developers. and they work every time.





THE MAGIC BANK ACCOUNT

Imagine that you had won this following PRIZE in a contest:

Each morning your bank would deposit \$86,400 in your private account for your use. However, this prize has rules:

1. The bank takes away everything that you didn't spend during each day.
2. You may not simply transfer money into some other account.
3. You may only spend it.
4. Each morning upon awakening, the bank opens your account with another \$86,400 for that day.
5. The bank can end the game without warning; at any time it can say, "Game Over!" It can close the account and you will not receive a new one.

What would you do?

You would buy anything and everything you wanted right now? Not only for yourself, but for all the people you love and care for. (Even for people you don't know, because you couldn't possibly spend it all on yourself, right?)

You would try to spend every penny and use it all, because you knew it would be replenished in the morning, right?

In fact, this game is real...

Each of us is already a winner of this 'prize'. This prize is TIME.

1. Each morning we awaken to receive 86,400 seconds as a gift of life.
2. And when we go to sleep at night, any remaining time is NOT credited to us.
3. What we haven't used up that day is forever lost.
4. Yesterday is gone.
5. Each morning the bank refills your account, but the bank can dissolve your account at any time WITHOUT WARNING...

So, what will YOU do with your 86,400 seconds? Those seconds are worth so much more than the same amount in dollars. Think about that and enjoy every second of your life, because time races by much quicker than you think.

Take care of yourself, be happy, love deeply and enjoy life!

Here's to wishing you a wonderful and beautiful day.

Start spending...

ICONIC BUILDING OF THE MONTH

The Leaning Tower of Pisa is one of the most remarkable architectural structures in Europe.

Most famous for its tilt, the tower began to lean during construction. The tilt happened when soft ground on one side was unable to properly support the structure's weight. Building work on the tower began in 1173 and went on for over a whopping 300 years.

There has been much controversy surrounding the true identity of the architect behind the tower. The design was originally attributed to artist Bonanno Pisano. But, studies have also implicated architect Diotisalvi.



NEED HELP WITH YOUR NEXT DEVELOPMENT PROJECT?

GET YOUR PROJECT PLANNING PACK BEFORE YOU START YOUR DEVELOPMENT PROJECT
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ESTABLISH A NEEDS & OPTIONS REVIEW FOR YOUR PROJECT - FREE VIDEO
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“Definiteness of purpose is the starting point of all achievement.”

W. Clement Stone



Martyn is well known as an architect of quality, style and efficiency. His portfolio spans more than 35 years of intense involvement with the problems and solutions peculiar to the CBD environment both in Australia as well as in the United Kingdom and Asia.

Martyn has extensive urban design experience both in Australia and particularly in Melbourne where he was significant in the emergence of medium and high density residential developments in the CBD, he specialises in balancing complex design constraints and requirements to achieve elegant and commercially viable built form solutions.

HOW MANY FAMOUS ARCHITECTS CAN YOU FIND?

GEHRY
HADID
LLOYD-WRIGHT
GAUDI
WREN
PEI

G U W G Z W F W T T G E H R Y
B P O W Q X T D W D M F N W V
V B R Z D W B Z J V X G T F W
Y E C R O N A S T O W E R S H
U R C F S M R N T Q A G P L W
B Y R H G A U D I Q B G A T R
J C V A M L U R J R Q M N M E
C O L D S S E U M X Q P T S N
A E Q I B Q W Y A S E X H M O
J G W D N J R H H K G W E L U
L Q L D A W P P A P J C O N S
C L P V J R Q O L E Q W N Z E
N B L L O Y D W R I G H T S O
D I B T J F L Y X O N R R O K
N S C B M T A K J H G T A Z O



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