

John Amoore - Details



Contact Details

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Introduction

I have had 38 years property experience working for myself and various organisations and in the last 12 years for my own company. This covers involvement in New Town development in Hong Kong, commercial portfolio management and development management for a broad spectrum of properties.

My specialities are in resource consents, valuation, design, marketing co-ordination, negotiation, documentation and development management.

I am a registered Valuer, have studied Town Planning and have recently become licensed under the Real Estate 2008 Act. Certification under ISO 9001 has recently been granted to facilitate accreditation with Land Information New Zealand and other governmental agencies.

More specific details follow:

Education Profile

2011	ISO Certified	Accreditation in progress to carry out Land Information Work under the Public Works Act
2010	Licensed Agent	2008 Real Estate Act
1993	Associate, NZ Institute of Valuers	
1974	Registered, NZ Institute of Valuers	
1972 - 74	Studied post graduate Town Planning	Auckland University
1969 - 72	Diploma in Urban Valuation	Auckland University
1968	University Entrance	St Kentigern College

Work Experience

1970 - 1974

Employed as **Trainee Valuer** in the Auckland City Council Valuation Department.

Tasks included:

- Each Valuer was allocated a designated area of the city to oversee quarterly valuation updates for improvements and new buildings plus carry out general revision work every number of years.
- In my last year I was responsible for the Central Business District area.
- Purposes of the valuation work was for rating, resumptions and acquisitions.

1974 - 1976

- Spent overseas mostly on the yachting circuit working semi-professionally which included trials for 1975 Admirals Cup and deliveries.
- During an off season worked as a Credit Controller for a London company.

1976 - 1978

Employed as the **Property Manager** for National Mutual Auckland office.

Tasks included:

- Commercial lease renewals and rent reviews.
- Co-ordinations of releasings when required.
- Co-ordinating branch office refurbishments.
- Carry out feasibility studies for redevelopment of selected existing holdings.
- Report to the Board on various property matters.

1978 - 1985

Employed by the Hong Kong Government Lands Department as an **Estate Surveyor**. The role was working mostly in the New Towns responsible for land disposal under the Auction and Tender programmes.

Tasks included:

- Liaising with the Consultancy companies responsible for land formation and supply.
- Putting together sales documents for public disposal after circulation to all the Government Agencies requiring input. Most documentations required inclusions of detailed control drawings and performance time tables.
- Types of land for disposal was mostly for high rise residential, commercial and mixed use which could include such things as incorporating public utilities e.g. train stations and Government offices which were required to be built by the developer and handed back on completion.
- From 1982 I acted as a **Senior Valuer** overseeing a number of land staff.
- For my last year in Hong Kong I was assigned to putting together the tender for the Hong Kong/China Ferry Terminal. This was a large basically full time task working to strict time schedules. It included a five level commercial podium which incorporated the Ferry Terminal and associated Government offices with twelve high rise towers above.

1985 - 1989

After returning to New Zealand I was employed by Baker Corporation as a **Development Manager** putting together mostly low rise commercial type ventures. I took a very "hands on" approach with attention to detail to ensure projected profitability critical to the company. All my acquisitions were profitable and on time despite the down turn in 1987.

My projects in the four years I worked for Bakers were:

- Twelve commercial units plus a 2000 m2 warehouse, Roma Road, Mt Roskill.
- Design build for Foodstuffs Head Office , Mt Roskill.
- Ten story commercial building Ellerslie roundabout.
- Carbine Road design build for Benchmark Head Office.
- Negotiating a joint venture with a Land Owner in Walls Road to develop twelve commercial units.
- I was successful in putting together a tender to the Auckland City Council for what is now known as the ex Telecom complex, corner Hereford Street and Karangahape Road. I went to Hong Kong and sourced a substantial joint venture partner to assist in carry out this large project. After the demise of Baker Corporation I lost association with the project.

1989 - 1999

This period in my life is what I call my *Consultancy Time* basically working in a difficult market.

Tasks included:

- Worked with Receivers for Landmark Corporation to assist in selling and leasing their portfolios.
- Contracted by Turners and Growers to co-ordinate leasing and ideas for their downtown city markets when the leasehold was still Harbour Board. Coming up with the name 'Harbour City', it was an interesting assignment.
- Worked as a Consultant to McLeod Group to co-ordinate leasing and sales of its portfolio.
- Worked for Developer to achieve Resource Consent for the lease and sales of the development of two large sites in the Ti Rakau Centre, Botany.
- Myself, and two others, put together a Housing Company which I subsequently resigned from due to other commitments.
- Through my company ABM Ltd, I provided other property assistance and advice to various individuals and organisations on negotiated terms during this time. This included a part time assignment co-ordinating property transactions for the Manukau City Council where I was also instrumental in identifying and negotiating the purchase of the Sir Barry Curtis Park and Flat Bush site.

1999 to Present

Myself, and two other partners, formed Project Consultancy Group. We put together a number of projects, brought in joint venture partners for each project and consulted back to the company formed to progress each development.

Typical tasks we undertook included:

- a) Recognising best form of concept. That is, affordable price, use and size to suit the Target Market.
- b) Prepare feasibility studies, cash flow requirements and construction timetables.
- c) Liaise with Council on Territorial Authority issues including planning, traffic, site services, contamination, etc.
- d) Liaise with appropriate agencies, consultants and others for all information regarding drainage, fire requirements, geotechnical, environmental matters, etc
- e) Coordinate pre-planning and the submission of Resource Consent applications.
- f) Prepare job briefs for associated project disciplines including marketing, resource consent, design, construction, survey, legal etc.
- g) Arrange for, coordinate and evaluate tender submissions for the construction of the project.
- h) Prepare a comprehensive funding package for the development, and liaise with Financier.
- i) Prepare and put into effect a Marketing Plan - to advertise and promote the property to prospective purchasers and/or tenants.
- j) Coordinate legal issues with project's Solicitors to assist with sale and lease documentation.
- k) Liaise with Agents over sale and leasing matters.
- l) Meet with interested parties (from Agents or direct contacts) for leasing/purchasing enquiries, coordinate and have input into appropriate documentation and look at the best ways to be effective.
- m) Prepare monthly update of costs against budgets, arrange finance drawdowns and liaise with the Quantity Surveyor.
- n) Arrange regular Client meetings and liaison with Construction Manager and oversee critical path schedules.
- o) Oversee 224C and Compliance Certificates from Council.
- p) Follow up on all issues to effect settlement for purchases and leases.

Given my background and experience, I found my forte was knowing my Target Market, carrying out the drawings for bulk and location, progressing the Resource Consents, documentation, negotiation, marketing co-ordination and project management.

Property Projects carried out by PCG

Ti Rakau Business Studios	175 Harris Road, Botany	17 mixed use unit development
Huntington Business Centre	Ti Rakau Drive	large pet store plus 18 commercial units
Solicitors Head Office	Ti Rakau Drive	1000 m2 design build two storey retail and office
Bishopsgate Centre	Ti Irirangi Drive	large 1.2 hr site, two storey 45 unit commercial concept
Commercial Premises	169 Harris Road, Botany	21 Small Business showroom/storage units
Kudos Business Centre	Auckland Airport proximity	40 unit development
G2 Distribution Centre	Carbine Road, Mt Wellington	Freshmax Coolstore and main distribution centre supplying Foodstuff's vegetables
Robinson Road	Mangere	Co-ordinated the resource consent for a 46 unit concept

Purchased a 12.5ha site corner of Whitford and Beachlands Road, Beachlands. Ran various resource consent concepts for commercial and residential . Subsequently sold to Progressive Enterprises.

In the last 18 months or so I have been venturing into some consultancy which includes:

- Advising alternative ideas, feasibilities and layouts for the Stonefields commercial sites in St Johns.
- Coming up with a layout, design, feasibility and marketing plan for a 10 unit retail and office concept in Rosebank Road on behalf of Southside Group. This has yet to be progressed.
- Co-ordinating concepts and marketing for a large commercial site in Oneroa, Waiheke which was subsequently sold to Progressive Enterprises.
- Ongoing consultancy work.