

A unique construction solution opportunity with Eris Properties Mw Limited



Stage 0 - Project Initiation

1. Receipt of customer request
2. Eris undertakes preliminary KYC
3. Development Management Service (DMS) certifies customer based on minimum acceptance criteria



Stage 1 – Inception (Briefing)

1. Review of land Issues, plans & cost estimates



Stage 2 – Concept and Viability

1. Assessment of the budget for the project
2. Advisory of project size based on assessed budget
3. Signing of Development Management Agreement (DMA) with customer



Stage 3 – Design Development

1. Detailed project design and cost approval
2. Off the plan market value valuation
3. Contractor Tendering – on risk basis
4. Bid security guarantee
5. Obtain planning permission within town planning areas
6. Approval of total project structure

For more information, please contact us on the following:



Lilongwe:
Yankho – 0999 397 674
Blantyre:
Andrew – 0883 216 521



Stage 4 – Documentation and Procurement

1. Contract – Consulting Team & ERIS
2. Construction Contract – Contractor and building owner
3. Mortgage Agreement – Building Owner & Financier if loan is involved
4. Mortgage Life Cover on borrower



Stage 5 – Construction

1. Eris monitors construction progress
2. Eris prepares/vets all interim payments
3. Financier registers charge on land
4. Bid security guarantee revoked once contractor signs contract document after the offer is done



Stage 6 – Close Out

1. Issuance of works completion certificate
2. Property valuation on completed building
3. Eris undertakes Estate Agency and Property Management service in line with customer request.
4. Arrange for mortgage protection cover where loan financing was used.
5. Discharge of contractor's performance bond.
6. Payment of half of handover and the other after defects liability period.

Parties interested in the construction solution are invited to visit our offices in Blantyre – Michiru House or Lilongwe – Nico Centre.



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