

**The Project Pipeline**

Projects are being managed to ensure that a *pipeline* of development projects that will deliver a smooth and reliable flow of development and development returns.

The pipeline is structured in four parts which correspond to the four stages of the property development facilitation process.

The pipeline is envisaged as a tapering system which recognises that due to complexities in the development process, a larger number of properties need to be prepared and packaged to ensure successful appointment of developers, and that a number of development contracts need to be secured to ultimately ensure delivery of those projects.

A reduced number of projects are thus targeted at each consecutive stage.

