



## **Building Surveys**

We carry out Measured Surveys for the production of survey drawings in connection with proposed extension, refurbishment and reinstatement work. Our Condition Surveys establish the current condition of a building prior to any works being carried out on it or on an adjoining building.

Our Purchase Surveys provide a potential purchaser with detailed information on the condition and possible risks pertaining to the purchase of a particular property. These inspections are visual only and opening up works where permitted, may be required to allow more detailed inspection.

## **Disability Access certificates, Fire Safety Applications Building Law, Building Regulations & Planning. BCAR 2014 Design Certifiers and Assigned Certifiers**

We act as Design Certifiers, Assigned Certifiers under the new BC(A)R 2014. We also advise on Planning, Fire Safety and DAC. We prepare Planning Applications, Disability Access Certificates, and Fire Safety Certificate Applications for proposed residential, commercial and industrial developments. We are familiar with the central issues pertaining to Building Law with regard to planning and construction and will ensure compliance with the Building Regulations at all stages of the development

## **Project Management**

In our role as Project Manager we establish the client's objectives, appoint the design team, prepare contract documentation, co-ordinate the activities of the design and construction teams, monitor progress against programmes of construction and expenditure, and ultimately, procure a facility which fully satisfies the client's requirements, within an approved time and cost.

Property Concepts regularly act as a Project Manager / Employers Agent for larger projects, co-ordinating the design team and providing strategic advice on all construction issues. We can also act on behalf on investment funds and banks to appraise the work monitor its progress and authorize payments.

## **New Build, Extensions, Design and Refurbishment.**

New build will incorporate feasibility, design, planning and costing through the procurement process, awarding of a tender and the construction and completion a project. It involves the development of the clients needs to a coherent brief that translates to the finished building on site. This is a core function of Property Concepts work and we have a wide range of experience in Residential, Commercial and Leisure projects. Other areas we specialise in are extensions to existing and restoration and refurbishment of properties.



## **Schedule of Dilapidations**

On behalf of either the landlord or the tenant, we compile Schedules of Dilapidations on industrial and commercial premises to establish the wants of repairs which have accrued and which require to be remedied under the terms of the lease by the landlord and/or the tenant.

## **Insurance Re-instatement Valuations**

We provide property valuations on large-scale residential developments for the purpose of re-instatement insurance. These valuations take into account the overall size of the building, the type of construction, the standard of finishes, any special features and site conditions.

## **Property Appraisal and Feasibility Studies**

A feasibility study is intended to establish whether or not a project can be undertaken in order to satisfy a client requirement and how best it should be undertaken. The study will evaluate the selected site economically, geometrically and environmentally in terms of the proposed use. Other issues such as access, constructional difficulties and constraints which may be imposed by local authorities are examined.

## **Building Pathology, Diagnosis and Remedy**

We identify, investigate and diagnose defects in existing buildings. Based on our findings we make recommendations for the most appropriate course of action having regard to the building, its future and resources available. We will also design, implement and supervise the remedial works, and evaluate their performance in use.

## **Building Refurbishment, Restoration and Conservation Works**

Our work involves us in the overhaul of existing buildings in order to meet current functional standards. In the case of protected structures the emphasis may be on restoring the original physical and decorative condition of the building and taking steps to prolong the life of the building.

## **Commercial and Retail Fit Outs**

We co-ordinate the fit-out of commercial and retail developments from design stage through planning and fire safety certificate application, if required, tender procurement and analysis, appointment of contractor and on-site supervision to completion and compliance certification.



# SERVICES

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## **Planned Building Maintenance, Assessment and Costs**

Under our building maintenance services we carry out a comprehensive condition survey of the existing building, establish user's requirements and the life cycle of individual building components, prepare schedule of works, produce estimate of costs and supervise the carrying out of the works in order to restore the building to state in which it can perform the required function.

## **Off Licence - Licensing Applications.**

We prepare and submit lease plans and deeds for all License applications. We also prepare off licence maps for Certification or Declaration purposes for the grocery trade and attend court to give evidence. Property Concepts has considerable experience in relation to every aspect of the Licensing system with an in-depth knowledge of all aspects of the Licensing Acts and a clear understanding how the Acts operate in practice.

## **Snag Lists**

We carry out comprehensive snag lists for the handover of properties, common areas, or commercial projects to the end user. These are list based with photographic records.

## **Defect Investigation and Maintenance Advice**

We provide advice on the existing condition of a property and its future maintenance liability. This review the effect on maintenance of life cycle costing, comparing the current cost against the future maintenance and replacement costs to match the anticipated building life and expenditure. Property Concepts can also prepare a planned maintenance programme and encourage preventative cost effective maintenance.

## **Insurance Assessment and Claims**

Property Concepts can prepare an assessment of the cost of replacing a building in accordance with a clients' insurance policy. If a client needs to make a claim, Property Concepts can liaise with the insurer and loss adjuster.

## **Property Legislation**

Advice can be provided on many areas of property legislation such as planning, public health, historic buildings, boundary disputes and fire precautions and means of escape. Property Concepts can also act as an expert witness or an arbitrator in the case of a dispute arising.



# SERVICES

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## Miscellaneous Services

- Approval of plans submitted by lessees and inspection of the building works
- Acting as an advisor, examining building or proposed plans and work on site to ensure that they comply with the Fire Services Act and Building Regulations.
- Monitoring Fit-out works for Land-lords
- Surveying a property to see if it meets the requirements of the Disability Discrimination Act
- Providing energy efficiency advice.