



TURN KEY REAL ESTATE PROJECT MANAGEMENT

Investor or Developer. Private or Public sektor. Greenfield or Brownfield.
Your partner in real estate project management any type of real estate investment.

As your strategic partner, we'll give you all the support you need to hit the ground running. We'll advise you on everything from project initiation and planning to design, construction and closeout to ensure that your project aligns with your master plans for future growth.

You will gain instant access to a team selected specifically to meet your objectives. We are armed with expertise in interior build-out, commercial real estate operations, occupancy planning, engineering, architecture and construction.

01 Site Selection & Multi-Site Analysis

We provide site selection consulting services to our clients. Our services benefit firms seeking locations for new facilities or relocating operations, as well as those managing existing location decisions, such as expansions or contractions. In addition, our services provide value to firms faced with the complex mix of location decisions resulting from planned or executed mergers and acquisitions. We will identify and evaluate a wide array of factors, including, but not limited to the following:

- location▪price level▪costingness and legal preparation of the area▪feasibility study▪local plane▪risks▪
- labor markets (availability, quality, costs)▪education▪competition saturation▪utility infrastructure▪
- location prediction▪transportation infrastructure▪economic incentives▪

02 Land Acquisition & Law Services

Based on the actual property we select the most effective manner and strategy to prepare them for acquisition in order to minimize cost and possible risks. With our partner law office we prepare all necessary documents for property rights settlement.

- dealing with land plot owners▪contracts preparation▪plat maps▪sales agreements closing▪
- land plot lease▪sale-leasebacks▪dealing with cadastre▪

03 Cost Calculation

Cost estimating is one of the most important steps in project management. A cost estimate establishes the base line of the project cost at different stages of development of the project. A cost estimate at a given stage of project development represents a prediction provided by our cost engineer and estimator. Construction cost estimates may be viewed from different perspectives because of different institutional requirements. In spite of the many types of cost estimates used at different stages of a project, cost estimates can best be classified into three major categories according to their functions. A construction cost estimate serves one of the three basic functions: design, bid and control.

- construction costs prediction▪funding set-up▪construction calculations▪invoicing for performed activities▪

04 Pre-construction & Design Works

In reference to your instructions we take over to coordinate and control of design preparation in all stages. We ensure project development to meet your ideas and needs. We also strive already at the design stage to optimize the future building and thus minimize your future costs.

- establishing of project team▪check points organisation▪quality control▪master plan▪
- layout optimisation▪engineering▪architectural study▪EIA▪planning and building permit▪bid documentation▪

05 Construction Management

Success of the project to great extent depends on what will happen after land acquisition a transfer of the property rights to the new owner. Our project management effectively coordinates all site and off-site activities. We focus on quality control, time schedule and efficiency of subcontractors in the course of construction. We will keep you up-dated on the status of the project.

- suppliers and subsuppliers selection▪check points organisation▪quality control▪observance of terms▪
- invoicing control▪quality control▪operative solution of unexpected problems▪product hand-over▪

06 Grants & Incentives

Economic incentives are important to any capital investment decision, whether it's over a new location, expansion or consolidation. Since the economic health of a region depends upon taxes, wages, and job creation, it's natural for development agencies to offer programs that promote retention and recruitment. With our partners we professionally facilitate and guide you through the identification, analysis, negotiation and administration of all economic incentives to ensure you benefit from these programs.

- tax abatements and credits▪fast track permitting▪direct and indirect incentives▪
- infrastructure improvements▪recruiting▪screening and training aid▪

07 Energy Performance Certificate

In acquiescence with the European Directive for the Energy Performance of Buildings, all countries of the EU now have to introduce EPC's as a way to stop adverse ecological consequences. Hence, the governments now require the developers and sellers to provide EPC's as a part of Properties Information Packs. Property-owners, who are planning to approve or sell their property, can either access EPC's by seeking the services of our Energy Assessors, Home Inspectors. Home Inspectors undertake absolute analysis of the property, its assorted assets including accessories and fixtures to aggregate accordant details for the arising the certificate. An accepted Energy Assessor may also carry out all of the all-important checks and complete the Energy Performance Certificate.

The satisfaction of our clients is the basis of long-term and beneficial cooperation.

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