

QCT

MANAGEMENT

IF GOOD QUALITY MATTERS



QCT

Project
management
services

Turnkey Services For Real Estate Projects In The Residential Sector



00. THE BUSINESS CASE



SELECTION OF THE PLOT

- Plot searching within prime locations

BUSINESS CASE ANALYSIS

- Urbanistic and technical viability
- Economic viability: based on relevant data, prices and m²

INVESTORS COLLABORATION

- Negotiation purchase contracts
- Financing alternatives
- Legal service provided by PWC

01. PRE CONSTRUCTION I



DESIGN TEAM SELECTION

ENGINEERS TEAM SELECTION

PROJECT DEVELOPMENT & AUDIT

More functional, energy efficient and economically profitable.

LICENSES

- Supply provisional licenses (water / electricity)
- Approval of fire department
- Medioambiental authorizations (tree cutting, rivers actuations, regional & government validations.)
- Construction license



02. PRE CONSTRUCTION II



RISK MANAGEMENT

TARGET:

Avoid cost overruns and delays.

CHECKING ALL PROJECT MEASUREMENTS

- Analysing external management factors (local government, community)
- Analysing international market factors (supply chain)
- Analysing company's solvency
- Fees management
- Sourcing study
- Supporting action
- Create time buffers
- Create contingency reserves

03. CONTRACT MANAGEMENT



TENDERING

We evaluate the Contractors suitability using multicriteria tools and techniques.

We evaluate capacity and solvency, unique qualification, prices, workforce, time maintenance response, commitment, technology quote, etc.

BENCH MARKING

We'll compare and regularise proposals.



DRAW UP CONTRACTS

- Technical contract (architects, engineering, security & health coordinator, oct, quality control)
- Main contractor & subcontractors.
- Non technical contracts (insurances)

04. CONSTRUCTION PROJECT MANAGEMENT I



MANAGING CONTRACTS

We manage and monitor: Main Contractor, subcontractors, suppliers, designers and seller contracts, paying attention so they deliver as agreed. Specific reporting and insurance requirements, attendance at site meetings and actions when needed.

We ensure our suppliers have all the information needed during the developing and construction process.

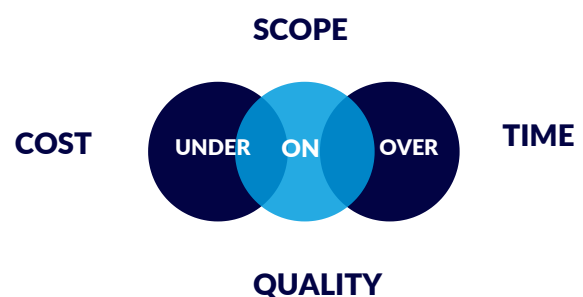
MONITORING & CONTROLLING

Gather performance data: Cost, Time, Quality.

Target: Project on track by program & budget.

CHANGES

- Managing environmental, external or client changes.
- Taking actions to balance and protect cost and time.



05. CONSTRUCTION PROJECT MANAGEMENT II



MONTHLY REPORTS

I. EXECUTIVE REPORT

A summary of the monthly reports.

II. TECHNICAL REPORT

- Status of licenses
- Construction works executed
- Technical directors report summary
- Acquirements
- Quality control status
- Health and security status
- Photo report
- Status of OCT reports

III. ECONOMICAL REPORT

- Status of the program
- Cash flow budget
- Planning
- Change control board
- Invoicing control before payments

FINAL LICENSES

- First occupancy licence from Townhall
- Controlling all involved parties complies with Spanish regulations
- Final approval from water and electricity company
- Book of house

06. AFTER SALE



GUARANTEED PERIOD MANAGEMENT

One year period: for internal issues managed by - suppliers guarantee.

Three year period: water proofing managed by suppliers guarantee.

Ten year period: structure collapse by ten year compulsory insurance.



PROPERTY MANAGEMENT

We provide three months free caretaking services to the end user.



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