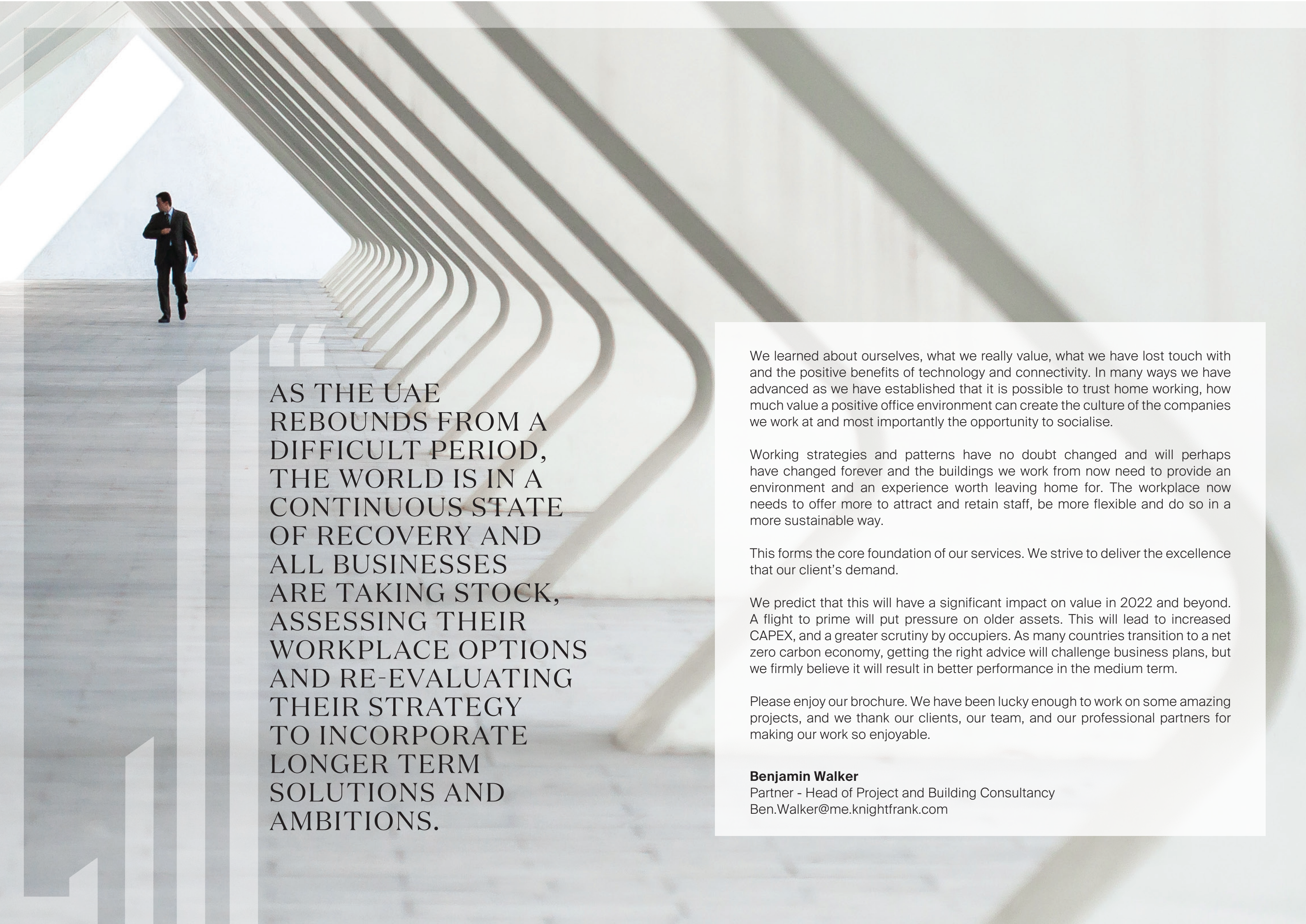




PROJECT AND BUILDING CONSULTANCY



“
AS THE UAE
REBOUNDS FROM A
DIFFICULT PERIOD,
THE WORLD IS IN A
CONTINUOUS STATE
OF RECOVERY AND
ALL BUSINESSES
ARE TAKING STOCK,
ASSESSING THEIR
WORKPLACE OPTIONS
AND RE-EVALUATING
THEIR STRATEGY
TO INCORPORATE
LONGER TERM
SOLUTIONS AND
AMBITIONS.

We learned about ourselves, what we really value, what we have lost touch with and the positive benefits of technology and connectivity. In many ways we have advanced as we have established that it is possible to trust home working, how much value a positive office environment can create the culture of the companies we work at and most importantly the opportunity to socialise.

Working strategies and patterns have no doubt changed and will perhaps have changed forever and the buildings we work from now need to provide an environment and an experience worth leaving home for. The workplace now needs to offer more to attract and retain staff, be more flexible and do so in a more sustainable way.

This forms the core foundation of our services. We strive to deliver the excellence that our client's demand.

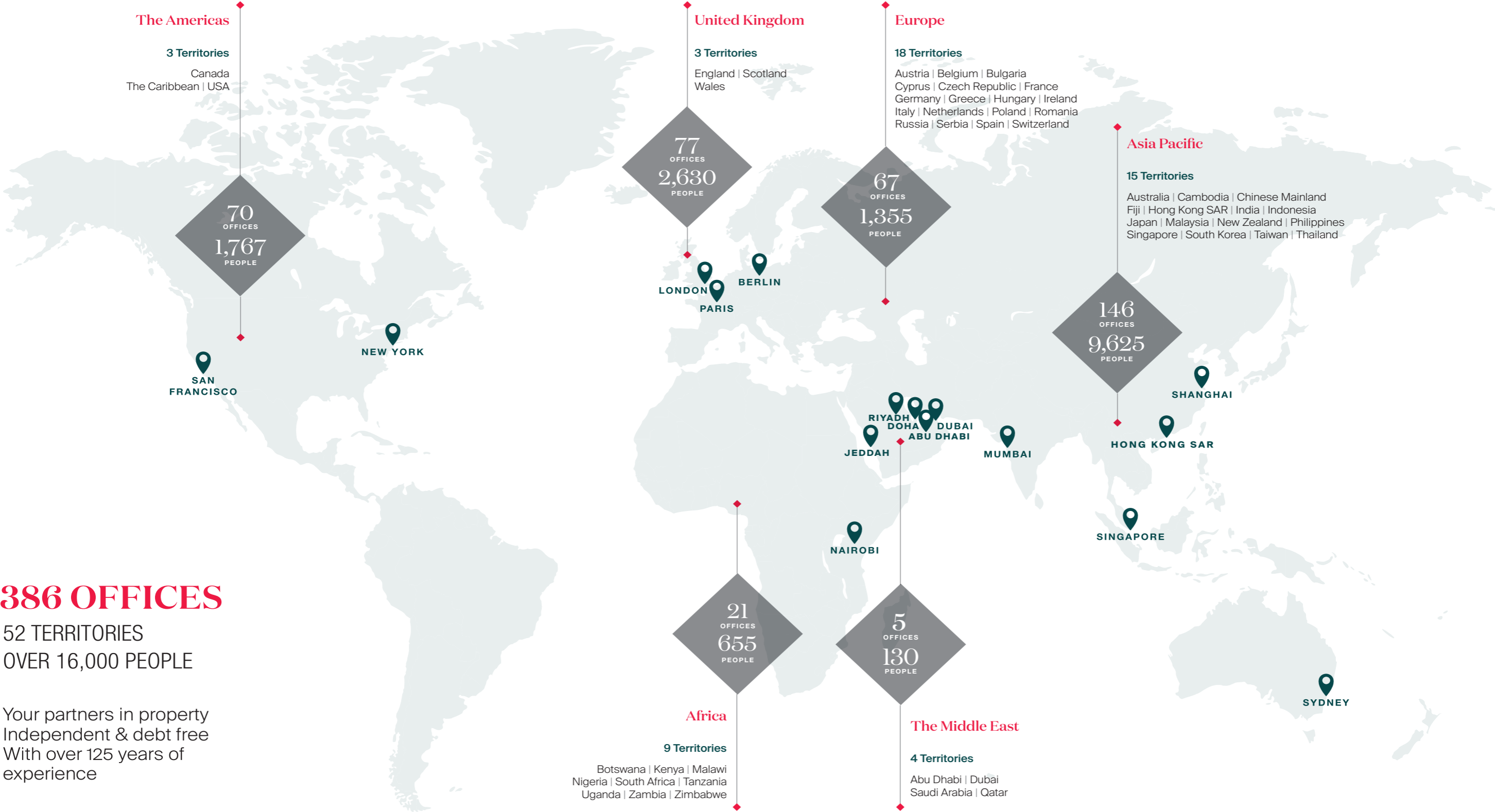
We predict that this will have a significant impact on value in 2022 and beyond. A flight to prime will put pressure on older assets. This will lead to increased CAPEX, and a greater scrutiny by occupiers. As many countries transition to a net zero carbon economy, getting the right advice will challenge business plans, but we firmly believe it will result in better performance in the medium term.

Please enjoy our brochure. We have been lucky enough to work on some amazing projects, and we thank our clients, our team, and our professional partners for making our work so enjoyable.

Benjamin Walker

Partner - Head of Project and Building Consultancy
Ben.Walker@me.knightfrank.com

KNIGHT FRANK GLOBAL FOOTPRINT



386 OFFICES

52 TERRITORIES
OVER 16,000 PEOPLE

Your partners in property
Independent & debt free
With over 125 years of
experience



OUR SERVICES

Working with developers, investors, landlords, funds and tenants, we provide a wide range of project management and professional building surveying services, associated with the practical aspects of owning, leasing, maintaining, developing and investing in commercial property. We drive property values and manage risk in changing and uncertain times.

Our experienced Project and Building Consultancy team comprises chartered building surveyors, project managers and MEP engineers. We operate from 5 offices with full coverage across the whole of the GCC, and operate across all commercial property sectors including offices, industrial, hotels, healthcare, retail, education, residential, student property and institutional properties.

We are proud of our different approach to our competitors:

- We use research to guide our decision making and inform our advice
- We adopt a challenger mentality to drive better results
- We have a laser like attention to detail
- We work closely with our colleagues to understand market nuances

As part of the Knight Frank network we are committed to providing efficient and environmentally sustainable solutions that reduce waste and energy consumption and that minimise costs for our clients.



WHAT WE DO

We have extensive experience across all of the below services, and we believe in honest and transparent communication, and always strive to understand the bigger picture.

Offering practical and pragmatic commercial building surveying advice is what we do.

- PROJECT MANAGEMENT
- DEVELOPMENT MONITORING
- CONTRACT ADMINISTRATION
- TECHNICAL DUE DILIGENCE
- DILAPIDATIONS
- ANCILLARY SERVICES

PROJECT MANAGEMENT

Project Management is more than a managing process. It is providing leadership for the design team and advice and support to the client. It is providing a single point of contact to the client at all times. It is taking a holistic view of the entire project, whether single phase or a long-term programme.

WHAT WE DO

Knight Frank Project Management provides end-to-end project expertise and advice to our clients.

To achieve this, we focus our attention on our clients' unique objectives and requirements. Clearly defining these into a complete and robust brief in the early stages is a priority. We understand that project delivery is integral to our clients' business strategies. We also understand the importance of the nature and configuration of the workplace as a platform for business transformation and operation, in terms of productivity, creativity and staff retention. To ensure that client aspirations can be fully delivered, we are able to develop and test the brief in the early stages through our Workplace Consultancy.

Our team pride themselves on detail. Our clients like that we do their worrying for them; managing the detail so they can clearly understand their financial liabilities and aspirations at all stages of the project.

We live our projects, from conception to completion. We ensure the right people are committed at every stage, maintaining senior-level management throughout.

Operating within a commercial real estate environment allows our team to deliver excellent technical advice, delivered within the commercial context that you – our client – require. This approach sets us apart from traditional Project Managers and ensures our advice is always relevant.

PROJECT MANAGEMENT

WHAT WE OFFER

- BUILDING SELECTION ADVICE AND DUE DILIGENCE
- WORKPLACE CONSULTANCY INCLUDING:
 - SPACE / TECHNICAL REQUIREMENT AND SPACE AUDIT
 - SPACE PLANNING AND FEASIBILITY STUDIES
- STRATEGIC BRIEFING
- PROJECT MANAGEMENT
- PROGRAMME MANAGEMENT
- CONTRACTOR / CONSULTANT PROCUREMENT AND MANAGEMENT
- RELOCATION AND MOVE ADVICE
- FURNITURE RE-USE, PROCUREMENT AND RECYCLING MANAGEMENT

WHY KNIGHT FRANK

We don't just push paper - we challenge change at every step; ensuring value for money and achieving successful projects.

We don't accept the norm or recommend any option just because it makes our life easier.

We use our research to help inform and guide clients. This helps us ensure that our clients are well informed, and that current and future occupier requirements are considered to drive the project brief.

We build successful project teams which lead to successful projects by ensuring we have:

- A well informed and professionally advised client
- A clearly defined strategic brief with open & realistic delivery parameters
- Our dedicated and passionate Project Managers who challenge the brief/design to make sure the people/employees are at the heart of the scheme

The key to us maximising benefits for our clients is being involved at the outset of a requirement - our input in combination with the agents will provide a detailed and encompassing approach on their property requirements, that will not only factor in the transaction but all aspects relating to cost, time, quality, risk, the environment etc.

CONTRACT ADMINISTRATION

Our Contract Administration services are an integral part of our project services, all focused on ensuring that the competing aspects of construction projects are managed to the optimum outcome.

WHAT WE DO

Our Contract Administration services are delivered across a wide range of projects across all property sectors including; refurbishments, occupier fit-outs, and maintenance and repair projects. Our core objectives are to ensure that the competing aspects of construction projects – cost, quality and programme – are managed to the optimum outcome. productivity, creativity and staff retention. To ensure that client aspirations can be fully delivered, we are able to develop and test the brief in the early stages through our workplace consultancy.

WHAT WE OFFER

- DESIGN SERVICES (SPECIFICATIONS AND DRAWINGS)
- OBTAINING COMPETITIVE TENDERS, TENDER ANALYSIS AND TENDER REPORTS
- PREPARATION OF CONTRACT DOCUMENTS
- MONITORING THE PROGRESS AND QUALITY OF THE WORK ON SITE
- ADMINISTERING THE TERMS OF THE BUILDING CONTRACT DURING THE PROGRESS OF THE WORK
- CERTIFYING STAGE PAYMENTS, ANY SECTIONAL COMPLETION AND PRACTICAL COMPLETION

WHY KNIGHT FRANK

- ENSURING ADHERENCE TO SPECIFICATION AND QUALITY CONTROL
- APPROPRIATE SPECIFICATION – SCOPE OF WORKS AND MATERIALS SELECTION
- APPROPRIATE FORM OF BUILD CONTRACT AND WARRANTY PROVISION
- WORKS ON SITE ADHERE TO SPECIFICATION – MATERIALS USED AND QUALITY OF WORKMANSHIP
- RIGOROUS COST CONTROL
- PROGRAMME IS MAINTAINED
- TIMELY RESOLUTION OF ANY DISPUTES
- REGULAR REPORTING

TECHNICAL DUE DILIGENCE

We undertake detailed technical appraisals, providing easy to understand reports which highlight any risks that should be resolved/ considered in the transaction, along with suggestions on asset enhancement where appropriate.

WHAT WE DO

A Technical Due Diligence survey is a detailed technical report on the building or leased demise, to assess the varied risks that can impact on investment value or suitability for occupation / intended use. This type of survey is essential to inform the decision-making process.

Our concise (yet comprehensive) reports include an executive summary, condition assessment of each building element, advice upon life expectancy / likely performance, and budget repair costs. We provide a detailed 10 year cost plan to help the investor to understand the cost of ownership in relation to the major CAPEX costs anticipated over the reporting period.

WHAT WE OFFER

- THOROUGH DOCUMENT AUDIT TO HIGHLIGHT ANY INCOMPLETE OR MISSING INFORMATION
- COMPREHENSIVE SITE INSPECTION AND SURVEY OF FULL PROPERTY
- BENCHMARKING OF COSTS FOR REQUIRED REMEDIAL WORKS AND MAJOR ASSET REPLACEMENT
- ASSESSMENT OF PROPERTY AGAINST CURRENT LOCAL BUILDING CODE
- LIFECYCLE COST ANALYSIS TO HELP THE CLIENT UNDERSTAND THE CAPEX LIABILITIES OVER THE NEXT 10 YEAR PERIOD

WHY KNIGHT FRANK

- WE PROVIDE AN IMPARTIAL TECHNICAL ASSESSMENT TAILORED TO YOUR INTERESTS
- WE SUPPORT STRESS FREE DECISION MAKING ON THE ACQUISITION OR TRANSACTION
- WE PROVIDE A DETAILED REPORT WITH LONG-TERM BUDGET COST AND LIABILITY GUIDANCE
- WE CONFIRM SUITABILITY OF THE PROPERTY FOR ITS INTENDED USE
- WE INFORM NEGOTIATIONS FOR AN IMPROVED SET OF TERMS FOR A TRANSACTION
- YOU WILL RECEIVE ADVICE AND GUIDANCE FROM A HIGHLY EXPERIENCED AND WELL-RESPECTED TEAM

DILAPIDATIONS

Dilapidations claims are essentially contract disputes; we aim to resolve claims in an efficient/pragmatic manner, robustly protecting our client's financial interests, recognising wider commercial objectives, and avoiding dispute escalation.

WHAT WE DO

We have extensive experience of providing dilapidations consultancy across the full range of commercial property use types. We advise landlords and tenants on the often complex assessment of dilapidations related building works and the costs involved.

We efficiently negotiate and agree dilapidations claim settlements using defined professional and legal protocols, but retaining focus on clients' commercial objectives.

With our full understanding of lease obligations and background legislation, our dilapidations surveyors will deliver significant value.

WHAT WE OFFER

- COMPREHENSIVE DILAPIDATIONS COST ASSESSMENT REPORTS TO DEFINE TENANT'S EXIT STRATEGIES
- PREPARATION OF DETAILED SCHEDULES/ CLAIMS ON BEHALF OF LANDLORDS
- NEGOTIATE AND AGREE INTERIM WORKS OR LEASE TERMINATION SETTLEMENTS
- ADMINISTER THE IMPLEMENTATION OF DILAPIDATIONS WORKS WHERE APPROPRIATE
- LIAISE WITH SPECIALIST ENGINEERS OR VALUERS, WHERE REQUIRED
- EXPERT WITNESS, WHERE A DISPUTE HAS ESCALATED

WHY KNIGHT FRANK

- MAXIMISING COST RECOVERY FOR LANDLORDS, ENSURING THAT ASSET VALUE IS MAINTAINED
- MINIMISING EXIT AND INTERIM LIABILITIES FOR TENANTS
- BRINGING ROBUST ADVICE, DELIVERED WITH COMMERCIAL ACUMEN AND PRAGMATISM

ANCILLARY SERVICES

SNAGGING SURVEYS

We undertake detailed inspections of various new developments and recently completed high end residential units to assess the property prior to occupation being taken. We then produce a detailed report outlining all the elements of poor workmanship, incomplete finishes, incorrect selection of materials etc so that the new owner/occupier can present this report for rectification prior to the official handover and final payment stage.

FIRE RISK ASSESSMENTS

We undertake a full document review and complete a detailed survey, followed by a comprehensive report of an existing building or premises to help the owner/occupants to understand what level of fire risk the building is subject to. The report takes into consideration; construction materials, means of escape, firefighting (suppression) equipment, alarm systems, correct signage/emergency lighting, travel distances, ignition sources etc. and provides a detailed list of necessary remedial works to meet minimum standards and also suggested remedial works to enhance the current system and reduce the overall risk to the building and occupants.

REINSTATEMENT COST ASSESSMENTS

We undertake reinstatement cost assessments for building insurance purposes of many different property types ranging from typical office, industrial and healthcare buildings to some of the UAE's landmark property. Our clients include financial institutions, funds, owners associations, portfolio managers, master communities and private individuals

LIFECYCLE COSTING / MAINTENANCE PLANS

We undertake lifecycle costing studies to look at the CAPEX spending requirements of an asset over a set period of time (usually 10 years) to allow the client to adequately budget for major overhaul, repairs or replacement of significant assets. Maintenance planning will also extend the life of the asset components, materials and equipment, avoiding any unexpected and expensive reactive maintenance.

TRACK RECORDS

PROJECT MANAGEMENT



Refurbishment and alteration to HQ building for a leading health food manufacturer and retailer in order for them to deal with organic growth plans.



Turnkey fit-out of multiple floors (72,000 sq.ft) of Grade A office space for a US tech company.



New purpose built HQ for a global haulage vehicle manufacturer and retailer looking to move operations into a new jurisdiction.

CONTRACT ADMINISTRATION



Fit-out of one full floor within grade A tower in CBD location for global property firm.



Refurbishment of various schools under a government Imposed upgrade scheme.

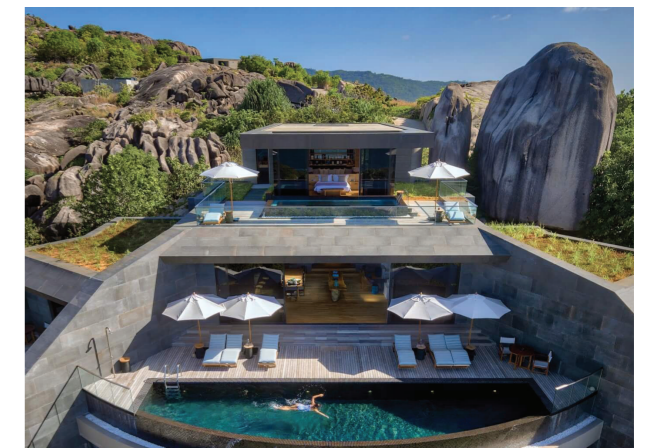


Full refurbishment of CBD office block for HNW Investor.

TECHNICAL DUE DILIGENCE



Technical Due Diligence for new 5* hotel in Dubai prior to acquisition.



Technical Due Diligence for luxury resort prior to acquisition.



Technical Due Diligence for portfolio of office towers prior to acquisition.

KEY CONTACTS

Benjamin Walker *MRICS*

Partner

Head of Project & Building Consultancy

Ben.Walker@me.knightfrank.com

+971 50 245 6659



OUR SERVICES

Advisory Services

Project and Building Consultancy
Valuation and Advisory
KSA & UAE Real Estate Strategy and Consultancy
Hospitality, Tourism & Leisure Advisory
Retail Advisory
Education Consultancy
Healthcare Consultancy
Data Centre Consultancy
Property Asset Management
Mortgage Advisory
Residential Valuations

Commercial Transactional Services

Global Capital Markets/Investment
Industrial and Logistics
Occupier Strategy & Solutions

Residential Transactional Services

U.S. Prime Residential
Private Office
London International Project Sales
Prime Residential
Residential Project Sales & Marketing

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