

## **SUPERVISION OF BUILDING WORKS FOR CONSTRUCTION AND ALTERATIONS**

Instructing Peter Maksymuk Surveying Limited, Chartered Surveyors, will help to achieve your aim with a minimum of expense and fuss, and help to avoid building disputes. Due to recent changes in the Building Regulations the Approved Inspectors or Local Authority Building Control Inspector is now only required to carry out two statutory inspections to commencement and completion. This provides an increased emphasis on the contractor with regard to design and construction and often is not covered by the contractor's insurance or by his ability to provide a construction design.

The instruction of Peter Maksymuk Surveying as Contract Administrators or Project Managers can provide the following benefits:

**1. CML Certificates**

If new works or alterations are carried out where it is likely the property is to be sold then mortgage lenders will require a CML certificate otherwise they will not advance on any funds with regard to the property. CML certificates provide a certificate for compliance with Building Regulations and can be issued by Peter Maksymuk Surveying.

**2. The Tendering Process**

Peter Maksymuk Surveying have worked with a number of quality contractors in the locality and are able to recommend and to use the clients preferred builders in the tendering process to obtain the best price possible on the property.

**3. Specification and Supervision of Works**

Specification can be provided on the National Building Specification (NBS), provide preliminaries and specification obtaining competitive tenders and provide a documented framework for the works to be undertaken and list of works.

**4. Drawings**

PMS can instruct individual architectural technicians and architects to provide the Building Regulation and Planning drawings on your behalf.

**5. Supervision of Works During Construction**

PMS will carry out regular inspections to provide certificates for payment during the process during the periods agreed with a view to providing a retention on completion and the payment of the final retention on final completion. They can also advise with regard to penalty clauses on non compliance and completion within a specified date and organise JCT contracts, provision for regular payment and performance from the contractor of the works.

**6. Provision of Certificates**

The provision of CML certificates and RICS payment certificates and practical completion certificates can be provided.

**7. Expertise**

Expertise with regard to previously operating as Senior Building Inspector for Swindon Borough Council and supervision of a number of historical and previous works can often highlight alternative cheaper options and alternative design to reduce the final cost of the contractor.

**8. Monitoring of Works and Payment**

Making sure the Contractor does not over sail their original estimated cost or where additional costs are necessary that these are as economical as possible so the client is not left with a substantially inflated bill at the end of the project. The provision of a JCT contract clause for damages per week can be installed for non completion on specified times, there is also a retention made until final completion some time after the original practical completion.

**9. What Local Authority Approvals are Needed**

Local Authority Building Regulation and Planning approvals will be obtained and the use of qualified technicians and architects under the control of PMS.

**10. Paperwork**

At the end of the project the client is left with all relevant certificates and paperwork required under a single document obtained from the builder and paperwork obtained.

**11. Party Wall Notices**

PMS are able to provide Notice and Awards under the 1996 Party Wall Act, required where building close to or adjoining a neighbouring building.

**General**

The use of a qualified surveyor with sufficient knowledge and expertise can substantially reduce the time and cost of construction, and provide a constraint on the contractor to reduce poor workmanship and to provide a cost efficient service which will include reducing the overall cost of the project. It will reduce any direct contact with the contractor and disputes arising as a consequence.