



Real Estate Property Maintenance

Condition assessments for real estate

The key to preserving real estate value is the regular logging of information regarding property conditions and ensuring that regular property maintenance is carried out. Almenna Consulting offers consultation services connected with real estate, including assessment of required maintenance and appraisal of real estate value upon the completion of these works.

Almenna Consulting has been providing consultation to real estate owners for nearly 40 years. Consequently, the company has valuable experience in assisting in a wide range of maintenance projects. All work at Almenna adheres to a quality management system accredited by ISO 9001. This standard supports the use of certified methodology for planning and supervising the maintenance work for buildings.

SERVICE

The first step for real estate owners when starting a maintenance work on their building is to have the condition of the property assessed and the need for repairs analyzed. Almenna offers a so-called preliminary study, where the maintenance work necessary is prioritized and cost is estimated. As such, real property owners are able to get an overview of the extent of maintenance work required and housing cooperatives can then make informed decisions concerning future maintenance work.

The preliminary study is divided in two parts:

Preliminary survey and estimation

A technician surveys the building with the owner or his/her real estate representative. He then estimates and records the maintenance work which he considers essential and which is also requested by the owner.

Based on this, he then estimates the cost for the project and further consultation work.

Preliminary report

The preliminary report summarizes the findings of the preliminary survey and estimation. This report plays an integral role in the decision-making of completing maintenance work. The report can also be used in presentations in housing co-op meeting and when contractors submit their tender offers for the project.

The preliminary report includes:

- Data acquisition: drawings, previous maintenance work and photos.
- Evaluation of property condition, essential maintenance work, and quantity calculations.
- Anticipated maintenance work which is considered necessary and a potential plan of implementation. The plan of implementation also includes a prioritization of the necessary maintenance work.
- Cost estimation for the maintenance project.
- Cost estimation for consultation services.
- Consultation regarding special solutions.

Following the preliminary study, the real estate owner decides what maintenance work, if any, should be carried out. The conclusions from the preliminary study can be a powerful guiding tool for the owner in making informed decisions on the extent of maintenance work to be undertaken. Upon the completion of the preliminary study, Almenna can offer further consultation services in such areas as preparation of tender documents, supervision of tendering process, supervision and management of contracted work and development of a long-term maintenance plan.

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