

COMPASS CYPRUS Independent Chartered Surveyors

PROFESSIONAL SERVICES

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NEW BUILD PROPERTIES

Purchasing advice - construction monitoring - snagging report

If you are considering having a property built, Stuart could keep you honestly informed on the construction as it progresses. Having a professional insight into the construction process and his knowledge of local working practices, Stuart is a most suitable person to provide help and advice, even with simple things like looking at Architects drawings of a proposed scheme and suggesting alterations that could improve the use and quality of the property no end.

Stuart would be acting for you when visiting the site at regular intervals; he would understand your requirements without any of the misunderstandings that can occur through translation and would identify any shortcomings in the build process, which if identified early can usually be rectified simply. Even if you haven't instructed Stuart from the outset, it's never too late, he may be able to help you overcome those niggling obstacles that seem impossible to overcome when you are not local.

Some companies refer to this service as Project Management but unless they are in total control of the overall scheme this cannot be the case. Stuart is happy to act as a Project Manager when the total brief is in his control but in the majority of instances this would not be possible. He can however advise on progress and standards as well as identify shortfalls to be rectified, a small hitch can become a major tangle if you are not here to sort it out. You may have to fly out to resolve it, and by then it has become a real crisis. It's at times like these that you are reminded the estate agent is representing the vendor or developer and probably too busy to do anything on your behalf,



for a very small percentage of the purchase price Stuart can keep you regularly informed of progress and act as your representative when things need to happen in your absence, saving you time, heartache.... and a lot of money.

Even if you have not employed Stuart's services from the outset he would be happy to accept your instructions and help resolve any issues you may now be experiencing.

Completion day does not always happen when expected or promised and this is normal in Cyprus so there are two things you need to do. One, don't worry. Two, let Stuart take on the hassle. You'll find step one comes much easier if you take step two! Use his local knowledge and experience and he will take care of everything. When the builder tells you your house is completed, how do you know? If you have to fly out to take possession of a house that is not ready maybe you will incur costs for accommodation etc. which you haven't budgeted for.

Stuart can prepare a report for you and if works are not completed satisfactorily you can present this to your builder. Stuart can inspect your property and provide a Report on Construction Quality and Schedule of Outstanding Works, this is along the lines of a building survey you might commission in the UK and is a comprehensive list of works required prior to completion. If you are satisfied with works that have gone on to date and are just looking for a simple snagging report listing visual defects, then Stuart can help with this too although a snagging report is not a survey only a service providing a simplified report of what is left for the builder to complete or rectify. Stuart will always try to put ongoing pressure on the developer to deliver as promised, to a quality as promised, to a timescale as promised.



Compass Cyprus is the trading name of Northern Compass Property Services Limited

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