



## Why choose GJS Dillon?

Led by Mark Davies, a fully qualified member of the Chartered Institute of Building with over 20 years experience, the Building Surveying Services team has developed something of an expertise for carrying out building surveys - both commercial and residential on a variety of projects in Worcestershire, Herefordshire and the wider West Midlands area.

### Offering the right survey

We have a number of different options including building surveys, pre-purchase surveys and defect analysis reports.

### Value for money

We offer competitive rates and offer great value for money. Can you afford not to have a building survey?

### Efficiency

When time is a constraint we strive to provide quick turnaround times.

### Clarity

We endeavour to produce reports that are clear, concise and straightforward.

### Contactable

Communication is important, we are on hand to answer any of your

questions at any time, whilst also keeping you up-to-date of progress.

### Fully Regulated

The firm is fully regulated by the Royal Institution of Chartered Surveyors.

### Location

We have three strategically placed offices - our Head Office in Droitwich with satellite offices in Bromsgrove and Worcester providing easy access across the region.

### Ethos

The underlying ethos of GJS Dillon is to provide invaluable local knowledge and property expertise, together with an uncompromising personal service. We feel that nobody knows the regional property market better than we do.

## Work undertaken

- ▼ Building Conservation
- ▼ Defect Investigation
- ▼ Detailed Building Surveys
- ▼ Repairs & Maintenance
- ▼ Dilapidations
- ▼ Schedules of Condition
- ▼ Development Monitoring
- ▼ Project Management
- ▼ Refurbishment
- ▼ Party Wall etc. Act 1996

## What our clients say

"GJS Dillon were highly recommended to me to action a structural survey on a very special Grade II listed property that I wanted to buy. The survey needed to be done at very short notice and there were some particular aspects that needed to be considered.

"We are delighted with the service and found the cost to be extremely reasonable"

"Mark Davies surveyed the property and took account of all of the aspects queried. He telephoned immediately to report on his findings and also provided a very thorough written report. Overall we were delighted with the service provided and also found the cost to be extremely reasonable."

**Jill Fieldhouse, Private Client**



# Why choose GJS Dillon?

## Types of work undertaken



### Building Conservation

Expertise in dealing with refurbishment, repair and maintenance works to historic buildings.



### Defect Investigation

Investigating building defects, identifying symptoms, causes and necessary remedial works and if appropriate arranging for repairs to be carried out.



### Detailed Building Surveys

Preparation of detailed building surveys prior to the purchase of freehold or leasehold interests in commercial and residential property.



### Repairs & Maintenance

Preparation of planned maintenance programmes for individual properties or property portfolios and dealing with all pre-and post-contract services relating to repair and maintenance projects.



### Dilapidations

Preparation of interim and final schedules of dilapidations on behalf of landlords. Representing tenants where interim or final schedules have been served.



### Schedules of Condition

Preparation of schedules of condition to accurately record the condition of leasehold premises at the lease commencement date.



### Development Monitoring

Monitoring major construction projects on behalf of freehold investors, funding institutions or tenants ensuring that the works are designed and constructed in accordance with the development brief.



### Project Management

Management of the design and overseeing the construction process on new build and major refurbishment projects from inception through to completion.



### Refurbishment

Managing the construction process from inception through to completion including all pre-and post-contract services, financial control and dealing with any necessary statutory approvals.



### Party Wall etc. Act 1996

Framework for preventing or resolving disputes in relation to party walls, party structures, boundary walls and excavations near neighbouring buildings.

## What our clients say

"A special thanks to Mark Davies who negotiated the lease end dilapidations with Siemens so well. He quietly and efficiently went about acting for me. He avoided prolonged negotiation, securing a deal that I was more than happy with but that remained fair to all parties. We will definitely use him again."

**Jim Weston, The First Class Pet Company**

"Very quick and efficient service from the Building Surveying team this week culminating in a comprehensive and accurate report. Thank you and I would highly recommend."

**Charlie Richards**

## Get in touch with our other teams for:

Sales, Lettings & Acquisitions



Professional Services & Valuations



Property Management



## Building Surveying Services



- ▼ Building surveys (commercial and residential properties)
- ▼ Schedules of condition and dilapidations reports
- ▼ Costings for commercial development
- ▼ Planned maintenance schedules

Call our Surveys Team

**01905 676169**



**GJS | Dillon**

The Commercial Property Consultants

Embedded in the business community, we are experts in our field: changing the way commercial property is perceived in our region

