

PROJECT PROFILES



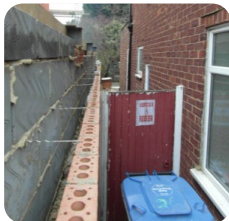
FOR FURTHER INFORMATION AND ADVICE, PLEASE CONTACT:
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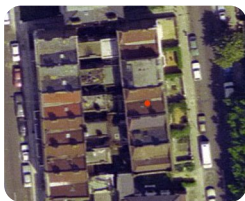
Dispute Resolution & Expert Witness Service



Beetham Tower, Birmingham: Acted initially as an independent expert for claimant and later as joint expert in respect to construction defects arising in an off plan purchase of two apartments in the current tallest building in Birmingham. Court judgment in favour of, our client, the claimant.



Sudbury, London: Appointed by an owner served with an injunction notice to stop construction works relating to lack of Party Wall etc Act notification and boundary encroachment issues. Court judgment in favour of the defendant, my appointing party. Honorable **Judge Saggerson** in his judgment stated - **I unambiguously and firmly prefer the evidence of Mr Halai [Si Property] to that of the other surveyor**



Hammersmith, London: Appointed by a large housing association to investigate and advise on the history of an illegal structure having been discretely constructed causing trespass. We reviewed specialist aerial photos from 1970 to 2000 to establish strong evidence. Court judgment in favour of the claimant, my client. Honorable **Judge Nicholson** in his judgment stated - **the expert evidence of Mr Ramesh Halai [Si Property]; has answered questions and he has produced.. a very helpful number of aerial photographs.**

Party Wall & Boundary Disputes



Station Road, Harrow: We were appointed by three adjoining owners under the Party Wall etc Act 1996 for a demolition of a 1900's church building and a redevelopment of a modern church. We checked the validity of information and intend design to ensure that the proposals met statutory guidelines. Schedule of conditions and Party Wall awards were agreed for the deep pile foundations proposed and the raising of and alterations at the party walls.

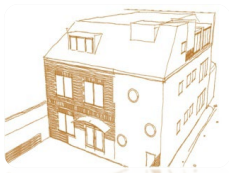


Finchley Road, London: Party Wall Notices were served upon our appointing owner, an adjoining freehold investor. The building owner intended works were to demolish a disused garage area and develop a three storey (inc. basement) residential accommodation in a confined area between the adjoining buildings. We checked the validity of information and intended design to ensure that the proposals met statutory guidelines.

Design & Contract Service



Various UK Wide Racecourses: We were requested to formulate designs and specifications meet the new Disability Discrimination Act for twelve UK wide racecourses. Works included installation of new disabled lifts, ramps, WC provisions, viewing platforms, handrail modifications, door adaptations, car park provisions, signage, etc. Value of works administered £1,200,000.



Edgware, Middx: Appointed initially to project manage the demolition of the 300sq.m warehouse, we were subsequently appointed to develop designs for a three storey office block, seek statutory approvals and contract administer the construction through to completion. Project valued in excess of £1,100,000.



Warehouse, Greenford: A Europe wide entertainment lighting company required various alterations, subdivisions and mezzanine floor installations to be undertaken to the 4,500sq.m (48,500sq.ft) warehouse facility. We provide initial design assistance, considered statutory implication and assisted in the tendering process.



Melville House, Finchley: Appointed on a limited role to produce designs and specification, complete the tendering process and provide consultancy service during construction process for the conversion of a three storey office block into 16 residential flats. Project valued at £950,000.



Various, Swiss Cottage: Appointed to formulate designs and specifications for the internal and external common areas upgrade and to contract administer the work through to completion. Projects valued at £450,000.



Stanmore, Middx: Appointed to design, tender and contract administer the conversion of a three storey office block into 10 residential apartment together with significant improvement to the building envelope. Project valued in excess of £1,200,000.

Lease & Dilapidation Advice



South West, London: We were instructed to act on behalf of a Head Tenant of a 1,250sq.m (13,500sq.ft) mixed office and warehouse unit to provide preliminary advice on their repairing liability in respect to their 25 year full repairing and insuring lease. Subsequent instructions included preparation and service of schedules of dilapidations on the sub-tenants. We undertook a detailed review of the leases and licenses to evaluate the extent of disrepair under the lease terms.



Dury Way, London: We act on behalf of the Landlord to prepare and serve a schedule of dilapidation and claim for damages on the leasehold tenant. We undertook subsequent negotiations and claim settlements discussions for the Landlord.



Muswell Hill, London: Provided a ground floor office block leaseholder with preliminary advice on the extent of their potential repairing liability.

Licence to Alter



Bunhill Row, London: Our client, a leasehold owner of the five storey building, intended to undertake partition alterations to make an open plan arrangement for staff offices. We undertook site inspection, measurement, design evaluation and produced detailed construction drawings for submission for statutory consents. We undertook negotiations with the Landlord to obtain a Licence to alter and secured a favorable position where our client were not required to reinstate the partitions upon expiry of the lease, thus saving potential future cost liabilities.



Edgware, London: We act on behalf of the Landlord to review and advise on major tenants alterations of a car showroom. We undertook site inspection, reviewed drawings and proposals and advised the Landlord and their solicitors of specific conditions to incorporate within the Licence to alter agreement.

Building Pathology & Surveys



Tanning Shop, London: We were requested to investigate various different damp ingress issues at the shop unit. Site inspection revealed damp ingress caused from leaks from the upper residential unit and also water ingress from a newly installed, but defective, rear flat roof.



Central Way, Feltham: We investigated cracking to the 1st floor office block. The large span precast concrete slabs were found to be bowing. The client was advised of various repair solutions and necessary further investigations.



Ibis Hotel, Greenwich: The hotel entrance steps had considerably unaesthetic staining. Our inspection and analysis confirmed efflorescence being caused by the harsh chemical cleaning methods used. The stone protective layer was compromised attracting heavy staining.



Office, Central London: We were asked by a prospective leasehold purchaser, to undertake a full building survey of a 1st floor office unit within a larger office development. A comprehensive 13 page building survey report was provided highlighting defects and also pertinent issues dilapidation and reinstatement lease conditions.