



gestión edificación

LISTEN TO YOUR PROPERTY

Investing in people, adaptation, prevention and maintenance save problems and money. Investing in a good management today becomes in security and savings tomorrow.

WHO WE ARE

ION gestión edificación is a leading team of professionals in architecture and construction with over 10 years experience in building, industry, civil engineering and urban planning, including administrative, legal and technical support, giving our services in private and public sectors.

We help our Clients make the most from the money they spent in real estate assets. Our main goal is to get the best possible outcomes for our Clients.

CONTRIBUTORS

ION gestión edificación extends its capacity and capability through alliances with selected Companies recognized for their experience, professionalism and viability in different sectors.

SERVICES

We provide a full service of architecture and construction, with a sincere treatment and professional service. We commit to provide quality work, price and time adapting to the needs of customers, in spanish and english, and also in french and italian through our translator.

As each Client and every project is unique, we are committed to bringing flexibility and freshness of thought to the work.

DEVELOPMENT MANAGERS

As Development Managers we take a project from inception through to completion, creating a property asset along the way. We manage the team and any third parties and negotiate all the necessary consents for the project. We work creatively with designers, agents and funders to achieve the returns illustrated in the financial model

With that organization, resource optimization and coordination, every day becomes more complex and requires greater efficiency in management, directly affecting the viability of the project. Its proper implementation saves problems, money and time, justifying on an economic and labor point of view, the intervention of a professional, specialized in comprehensive works of the projects and multidisciplinary coordinator of the same.



COMMUNITY ADMINISTRATIONS ADVISORS.

With the entry of new legislation such as: Technical inspection of buildings (IEE) mandatory for buildings built according to its age, Energy Certificate (required for any property that is sold or rented) and Aids and Grants (State Housing Plan 2013-2016), with the regulations and administrative procedures, becomes the need to be constantly updated to successfully and effectively manage in order to face any legal obligation.

LICENSES

Application Management for appropriate Licenses and building permits such as First and Second Occupation called "*Cédula de Habitabilidad*", activity, major and minor building works, road occupation or closing permits, segregation and land subdivision...

ADVICE AND MANAGEMENT OF AIDS, GRANTS AND TAXES

We have a multi-disciplined team proving advice to assist their clients in finding opportunities to get the incentives that are available from grant funding through to taxation allowances and IVA mitigation.

State Plan of Rental Housing Development, Refurbishing, Regeneration and Urban Renewal, 2013-2016

- Aid funding of professional fees for the issuance of the reports described above.
- Aid funding for execution of works of remedying deficiencies and works to improve energy efficiency.

The tax and accounting requirements on construction and property related expenditure can be complex. Knowing how to maximise tax savings whilst complying with regulations requires specialist knowledge and an in-depth understanding of the tax opportunities that exist for different clients and project types

PROJECT MANAGEMENT AND CONSTRUCTION MANAGEMENT.

Project Management, for us, is about leadership and creativity. Effective teamwork is central to success and to achieve this we develop client briefs and build project teams that can respond with best practice solutions. Understanding the needs of the many stakeholders, building and motivating the team, coordinating the work of different contributors and managing changes to the plan along the way are all aspects of our role in delivering to the brief

Construction management provides a very successful alternative to traditional methods of procuring construction works, where the construction manager will be appointed on a professional basis to deliver the construction project. It provides the client with the ability to actively manage cost and risk to suit their specific requirements throughout the lifecycle of a project. Construction Management is a professional and non-adversarial way of organizing and directing manpower, materials and equipment to accomplish the building designer's vision for a project, without using a main or management contractor.

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In building works there is usually the traditional figure of the project management team, which as determined by the Construction Planning Law (LOE), consists of the construction manager

and the execution works manager. Its equivalent in civil engineering corresponds to the term site management, performance management or technical direction.

Technical direction: Site Manager and Execution Works Manager. (Architects, Technical Architect, Engineers).

Health and Safety Coordination: Coordinator from the design stage and implementation of the health and safety in construction, with incorporation into the Project Management team.

ENERGY PERFORMANCE CERTIFICATE.

Inspection and issuance of the Energy Performance Certificate. Report of works to be taken in order to improve energy efficiency.

A new regulation called "**Real Decreto 235/2013, de 5 de abril**", regulates *the obligation of the Energy Performance Certificate* for all properties built before 2007 that are within the classifications set forth below, the issue of Energy Performance Certificate will be mandatory from June 1st, 2013.

- Existing buildings or part of them, which are subject to any business for sale or lease, such as HOUSING, COMMERCIAL ESTABLISHMENTS OR WAREHOUSES, AND OFFICE BUILDINGS.
- All private buildings over 500m² highly crowded are required to exhibit the energy label.

BUILDING EVALUATION REPORT (IEE).

Inspection, certificate of suitability, processing and in case of being negative, description of measures to be taken to correct the deficiencies. Follow-up of the file for the next 10 years, and answer the requirements of government agencies

Periodic technical inspection to ensure their good condition and conservation, including at least:

- Assessment of the adequacy of the building to the required conditions of safety, accessibility, energy efficiency certificate.
- Determine the works or conservation work necessary to maintain the state required

All information generated in the IEE, is recorded in a REPORT with inspection information and technical opinion on the condition of the building, intervention needs and criteria for repairing works. All documentation shall be delivered to the property and the town hall of the municipality in which the building is analyzed



TECHNICAL DOCUMENTS AND PROJECTS.

- Technical building projects, Health & Safety studies and plans, Legalization projects for building works, refurbishing, restoration, demolition, swimming pools, industrial warehouses...
- Projects of commercial premises opening and refurbishment of premises.
- Measurements and price offers of building works to be executed.
- Partial or final certification of completed work

APPRAISALS AND VALUATIONS.

The assessment made by an appraisal is always, in addition to an independent expert's opinion, a document to support guarantee in all situations when a monetary translation of a property is needed.

LAND MEASUREMENT.

Frequently, the surface, configuration and boundaries of a property or land indicated in land registry or property deeds do not match reality.

Accurate definition of the land, as well as its exact surface is essential for:

- Purchasing or selling a property or land, ensuring both parties the definition of good to be transmitted.
- Transmitting the same in case of inheritance or separation of property.
- Paying of taxes, producing significant savings and avoiding possible subsequent inspections and claims by the Administration.

PROPERTY DEVELOPMENT AFTER-SALES SERVICE.

Checking enforcement of housing quality, according to the project documentation and managing the deficiencies solutions.

EXPERT TECHNICAL REPORTS.

Given the need you may have of an objective statement, opinion, reasoned conclusion or statement of fact about the nature or circumstances surrounding any topic of our professional competence, please request it to us.