



JG PRIME

For Extra Specialist Property Demands

JG Prime—Surveys for High Value Property Owners.

We at Johnson Gillies have surveyed many of the best homes in England over the last 10 years. This has given us a unique fund of knowledge on demand and design, from contemporary to formal traditional appearances. We have an unbeatable understanding of the interaction of state of the art fixtures and fittings for the services for climate control, audio visual, lighting and every aspect of home life.

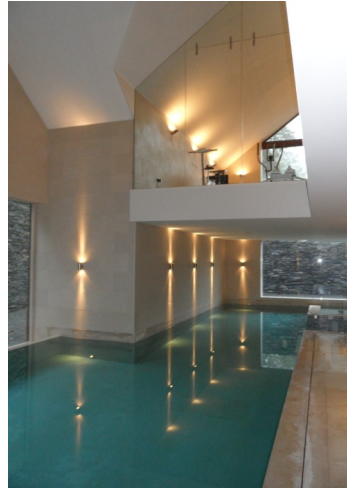
We offer a premium service for owners or purchasers of high value properties. Our extensive experience over many years in assisting purchasers and their advisors in acquiring and refurbishing the property has built a fund of knowledge of:

- Property law,
- Structure,
- Fabric, materials and finishes,
- Services
- Fixtures and fittings.
- Finishes
- Equipment

Due Diligence

As part of your purchase you will want to understand the interaction between the rights and obligations you are acquiring and the physical presence of the property. We provide that interface between your lawyer and the practicalities of the condition of the property and our prime service for a building condition report includes investigation into legal aspects of the property such as rights of way, boundary disputes etc, statutory consents for compliance with planning and building bylaws, and compliance with important concepts such as means of escape in case of fire and environmental issues.

We then investigate the structure and any issues thereon, the condition of the fabric and its maintenance and repair now and in the future, internal fitments, sanitary equipment and the like, and the services provided to the property and their overall performance. This puts you in control of the purchasing process and together with your lawyer will be able to make sound judgements using the information we have provided.



Refurbishment, Interior Design and Fitting Out

When you have purchased your property you will want to make it your own with an indication of your character and lifestyle. We are able to assist by taking a leading role in the process.

Feasibility Studies and Cost Control

We are able to provide sketch proposals of layouts and interior design. We are able to set budgets and time frames. We are able to provide initial furniture layouts and lifestyle choices together with mood boards so that you are able to imagine the completed property.

Project Management

For your decision to move forwards from the agreed feasibility we are able to present a full and professional team to deal with the preparation of design and working details, obtain statutory consents and set costs. We then set time frame targets, prepare contract documents, manage the works on site and arrange for furniture, fixtures and equipment prior to handing over to you for occupation.

Employers Agent

You may wish to involve your own interior designers, or, as is often the case, take on the property vendor's interior designers who have already provided the schemes. In this case we have a role as your agent to ensure that the interior design team are performing to the agreed criteria including cost budgets and programme.

Some of Our Recent Projects

- Due diligence and acquisition negotiation & client representative to oversee fit-outs on seven apartments in One Hyde Park, the world's most expensive block of apartments.
- Project management for full refurbishment and extension on a large house in North London.
- Contract management and full refurbishment and extension on a terraced house in Central London.
- Employer's agent on £1.5 million refurbishment.

Regulated by



RICS

the mark of
property
professionalism
worldwide