

MODEC DESIGN AND CONSTRUCTION LIMITED

At **MODEC DESIGN AND CONSTRUCTION LIMITED**, we provide the following services to Clients satisfaction.

1. Property Development & Investment

We provide property development advisory and development services covering residential, commercial and mixed-use projects. Our objective is to help investors make informed property decisions while maximising the development potential of their land and capital.

- Property development planning
- Build-to-sell projects
- Build-to-rent developments
- Joint-venture development
- Residential apartments
- Serviced apartments
- Small commercial developments
- Development feasibility studies
- Property investment advisory

2. Project Management & Construction Consultancy

Professional project management helps property owners achieve better control over cost, quality, time and construction standards.

- Construction supervision
- Project planning and coordination
- Contractor selection
- Contractor performance monitoring
- Procurement management
- Quality control
- Cost monitoring
- Construction programme monitoring
- Payment certification
- Site inspections
- Project reporting

3. BOQ, Cost Estimation & Tender Consultancy

Accurate cost information is essential before committing substantial funds to a construction project. This service helps clients understand financial requirements and make better investment decisions.

- Bills of Quantities (BOQ)
- Preliminary cost estimates
- Detailed construction estimates
- Labour and material costing
- Tender documentation
- Tender evaluation

- Contractor comparison
- Procurement schedules
- Variation assessment
- Construction budget preparation
- Cost monitoring

4. Property Inspection & Due Diligence

Buying a property without proper technical inspection can expose investors to significant financial risks. A professional inspection report can help prospective buyers identify defects, hidden risks and potential renovation costs before completing a purchase.

- Building condition assessment
- Structural observations
- Cracks and defects
- Roofing condition
- Dampness and water penetration
- Drainage systems
- Plumbing installations
- Electrical installations
- Finishes and workmanship
- Building alterations and extensions
- General construction quality

5. Real Estate & Property Investment Advisory

We assist property investors in making informed decisions before committing their capital. Our architectural knowledge allows us to assess property from both technical and commercial perspectives.

- Land and property development potential
- Site utilisation
- Development options
- Appropriate building types
- Unit mix and accommodation planning
- Preliminary construction costs
- Rental-income potential
- Development risks
- Property improvement strategies
- Build-to-sell opportunities
- Build-to-rent opportunities

6. Facility Management & Building Maintenance

The completion of a building is only the beginning of its operational life. Proper maintenance protects the value and functionality of a property.

- Preventive maintenance
- Building inspections
- Plumbing maintenance
- Electrical maintenance
- HVAC maintenance coordination
- Cleaning management
- Landscaping coordination
- Security coordination
- Generator and power-system maintenance coordination
- Property maintenance planning
- Periodic building condition assessments

7. Real Estate Marketing & Property Sales Support

We combine architectural expertise with property marketing to help property owners and developers present their properties professionally.

- Property presentation
- Development marketing
- Architectural visualisation
- Property brochures
- Floor-plan presentation
- 3D property images
- Development feasibility presentation
- Investor presentation
- Property sales support

8. Renovation & Property Refurbishment

Existing buildings can often be transformed into more valuable and functional properties without complete reconstruction.

- Residential renovations
- Office refurbishment
- Commercial property refurbishment
- Church renovation
- Apartment upgrades
- Interior improvement
- External façade improvement
- Space reorganisation
- Building extensions
- Modernisation of ageing properties
- Renovation project management

9. Construction Procurement Services

Effective procurement can significantly reduce construction delays and unnecessary expenditure. Our approach focuses on appropriate specifications, supplier evaluation, quality control and cost management.

- Cement
- Reinforcement steel
- Granite
- Sand
- Blocks
- Roofing materials
- Doors and windows
- Tiles
- Sanitary fittings
- Electrical materials
- Plumbing materials
- Finishing materials

10. Building Materials & Specialist Products

There are opportunities to diversify into selected construction products with strong demand and good margins. A specialised product strategy can provide better opportunities for differentiation.

- Aluminium windows and doors
- Security doors
- Roofing products
- Tiles
- Sanitary fittings
- Ceiling systems
- Decorative wall panels
- Interlocking paving products
- Building finishing materials
- Energy and solar products

11. 3D Architectural Visualisation

Modern property development increasingly depends on high-quality visual presentation. These services can be provided to developers, architects, contractors, property marketers and private clients locally and internationally.

- 3D modelling
- Photorealistic exterior renders
- Interior renders
- Architectural walkthroughs
- Animation
- Virtual presentation
- Property marketing visuals
- Renovation visualisation
- Before-and-after visualisation

12. Solar & Energy-Efficient Building Consultancy

Energy costs are an important consideration in modern building design and operation. The objective is to create buildings that are more comfortable, efficient and economical to operate.

- Passive building design
- Natural ventilation strategies
- Solar orientation
- Daylighting strategies
- Energy-efficient building design
- Solar PV coordination
- Backup-power planning
- Energy-efficiency improvements
- Building energy retrofit advisory

13. Church & Institutional Building Consultancy

Specialised building consultancy can be provided to churches, religious organisations, schools, NGOs and other institutions.

- Master planning
- Architectural design
- Building project planning
- BOQ preparation
- Tender documentation
- Contractor procurement
- Tender evaluation
- Project monitoring
- Construction supervision
- Payment certification
- Building committee advisory
- Procurement procedures
- Maintenance planning

14. Architectural Education & Professional Training

Architectural knowledge can also be developed into educational products and training programmes delivered through physical classes, online courses, workshops, consultations and recorded learning programmes.

- AutoCAD training
- Architectural drawing
- Construction documentation
- BOQ preparation
- Building estimation
- Construction supervision
- Reading architectural drawings
- Construction project management
- Building procurement

Our Integrated Business Approach

At **MODEC DESIGN AND CONSTRUCTION LIMITED**, these opportunities can operate as complementary services rather than independent businesses.

Property Advisory → Feasibility Study → Architectural Design → BOQ & Cost Planning → Tendering → Procurement → Project Management → Construction → Property Marketing → Facility Management → Maintenance

Our Vision

Our goal is to move beyond traditional architectural practice and build a diversified property, architecture, construction and project consultancy platform that delivers professional value throughout the entire lifecycle of a property.

Design. Develop. Build. Manage. Invest.

MODEC DESIGN AND CONSTRUCTION LIMITED

Architecture • Property Development • Construction • Project Management • Consultancy