

Developers

At which stage do you involve your managing agents?

- **Planning**

- **Pre-marketing**

- **Pre-sales**



Crabtree
Property Management

Our Involvement

As managing agents, we would like to be involved in the build process at the earliest possible opportunity but we recognise that this is not always possible.

We have been involved with new build developments for over 25 years and appreciate that this is different from normal property management. Because of this we have set up a specialist department who deal with the management of new developments through the transitional build period.

We are able to provide accurate financial forecasting with the aid of just a legal plan. Because of our vast previous experience we are able to prepare estimated budgets containing figures for all of the services that are to be included on a new development. We use our knowledge of similar developments and facilities to draft the budget. This is vitally important as, if the budget is set too high there may be problems at the sale stage and, if too low, there may be insufficient funds to pay for services on the development.

We will manage the development during the phased construction period so that void charges for developers are greatly reduced and, in most cases, completely eliminated.

Our experience extends from small residential blocks, stand alone retirement blocks, to large multi-tenure developments. You can see from the map the vast area we cover over the South of England.

Current projects



360 Units
Croydon, Surrey

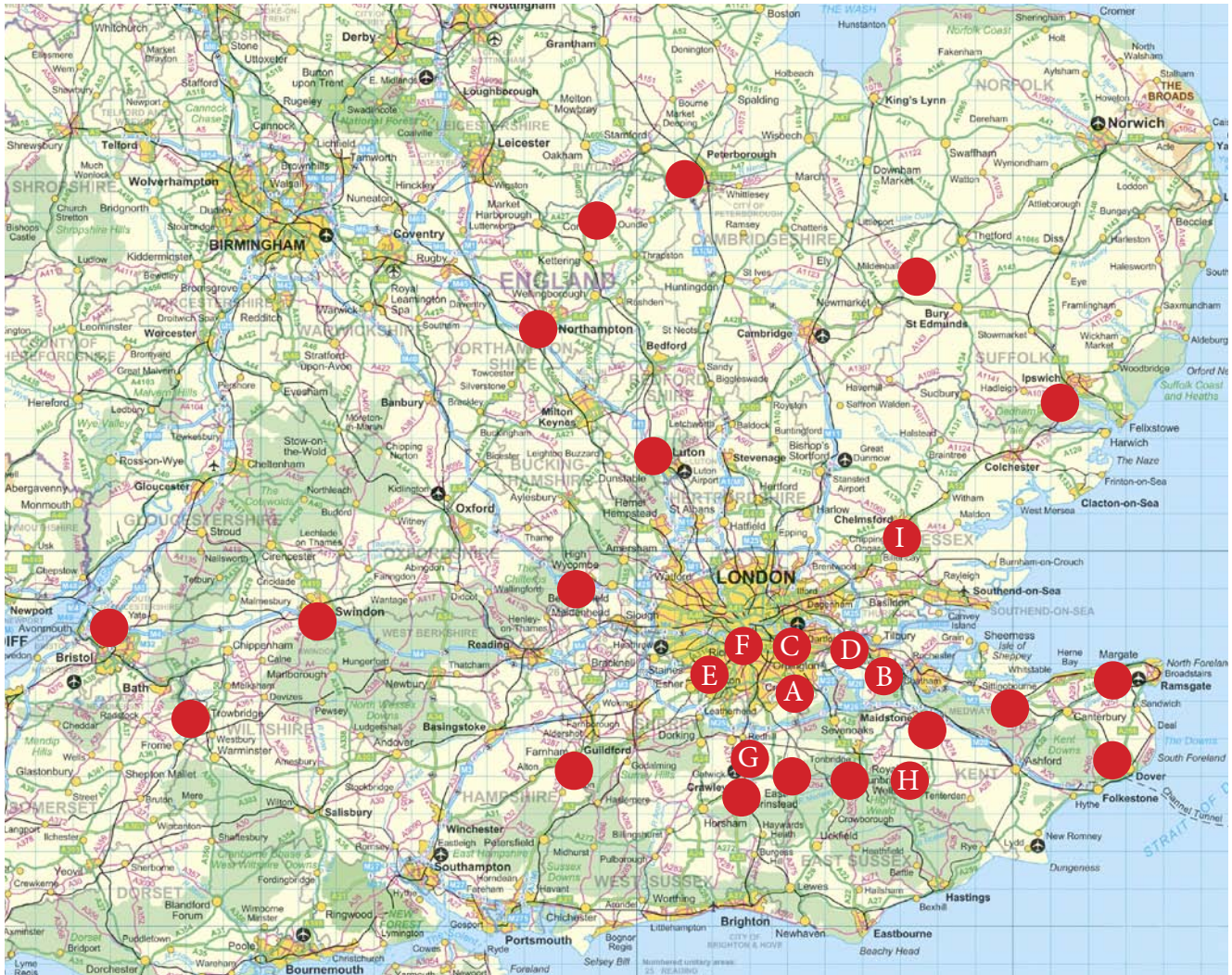


223 Units
Horton Kirby, Kent



157 Units
Bermondsey, London

Our Developments



A selection of our current projects from small individual blocks to developments containing several hundred units. The larger developments are likely to have several different types of tenure from private flats and houses to flats and houses owned by housing associations and commercial units and retirement blocks.



214 Units
Greenhithe, Kent



67 Units
Earlsfield, London



113 Units
Lambeth, London

Lettings

Through our sister company, Moretons Property Services Limited, we are able to offer property sales, lettings and lettings management services.

Whilst our sales services may not be of immediate interest to developers, we are finding that some developers have chosen to rent rather than sell flats for an initial period. Our lettings department can take away the administration for this from you. Indeed, where developers deal with local agents on a number of developments, we can arrange for this to be done for all of your developments so that they are managed centrally and you have one point of contact only.

In addition, where flats are sold to buy-to-let owners, if we are introduced, we can act on their behalf and arrange for their flats to be let at the earliest possible opportunity after they have been purchased.



Current projects

shown on the map on page 3



884 Units
Crawley, Surrey



40 Units
Tunbridge Wells, Kent



60 Units
Brentwood, Essex

Your Benefit

Some developers have chosen to manage properties in-house. This may result in a potential conflict of interest, as the expectations of the property owners may not be the same as those of the developers. Crabtree are able to reduce the amount of time spent by developers on individual developments. Frequently, issues raised by property owners will not be the responsibility of the developer and by having Crabtree as the point-of-contact for any issues raised will ensure that we can deal with any such issues ourselves.

Also, once the development is completed, we can provide the necessary continuity if there is a residents management company and the development is then passed over to that company on behalf of the residents.



*For further information please visit our website:
www.crabtreeproperty.co.uk/Developers*

*If you wish us to provide a proposal for your
next development please contact:*

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Our Commitment

Crabtree's mission is to be recognised as the market leader in property management. We will achieve this by setting the highest standards in the quality of service to our clients by communication, accountability, honesty, reliability and innovation.

At Crabtree, we are committed to continue providing our clients with the service they want, effectively and efficiently. We do that consistently and work at it 24 hours a day.

CONTACT US

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