

The Conscious Investor - A Practical Guide





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Carrying out a construction investment is a process in which well-informed and rational decisions made at an early stage can significantly affect the final cost, quality and value of the project.

This guide has been created for investors who want to consciously manage their undertaking – not only on the basis of budget, but also in terms of durability, safety and functionality.

Concept and design: the foundation of success

1 A properly planned concept and architectural design allow you to balance quality and construction costs. At the planning stage, it is worth:


- analysing the functional layout of the building,
- optimising the circulation system,
- selecting technologies that enable prefabrication.

It is advisable to consult an experienced Pekabex client advisor or a reputable design office.

Usable Residential Floor Area ratio (URFA) – usable floor area

The ratio (usable residential floor area) has a direct impact on the profitability of the investment – it is the area intended for sale or rent.

Remember:

- The final value of the building is determined not only by its size, but also by the quality of the designed common areas.
 - Wall thickness and structural layout affect the URFA as well as acoustic, thermal and fire parameters.
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Fire safety – an investment in the peace of mind

Safety cannot be treated as an area for savings..

Pay attention to:

- the materials used (e.g. concrete vs. wood),
- proper fire separations,
- alarm and smoke extraction systems.

Multi-unit residential buildings are particularly vulnerable to fire risk – safeguards should limit the effects of fire to a single unit.

Construction costs vs. utility value

Minimising the costs must not mean giving up the building's utility value. It is worth consciously choosing which elements of the investment generate real value:

- Facade: consider three-layer walls – they can significantly improve aesthetics.
 - Balconies: standard solutions provide savings, but size affects comfort.
 - Finishing standard: matched to the target group of tenants or buyers
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Speed of implementation – a market advantage

Prefabrication allows the construction time to be shortened by several months, which:

- reduces financing costs,
 - accelerates the moment of generating revenue,
 - provides a competitive market advantage.
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Certainty of implementation – choosing a reliable contractor

In times of market uncertainty, the lowest price is not always the most favourable choice.

Beware of:

- underestimated bids not backed by real costs,
- the risk of “claiming” – searching for additional claims,
- contractor insolvency resulting in delays or contract termination.

Choose contractors with documented financial stability and references.

Operating costs – think long-term

Particularly for rental buildings, investing in energy-efficient and durable solutions can:

- increase the attractiveness of the offer,
- lower maintenance costs,
- extend the building’s technical life cycle.

Additional functionality – build value


In many projects, it is worth considering making floors with increased resistance, so that garage space can also serve as shelter – a small cost, but a significant increase in functionality and safety.

Summary

Investment decisions made at the design and technology selection stage have a crucial impact on the efficiency, safety and market value of the building. Consult the experts – Pekabex offers advisory support, proven prefabrication systems, and experience backed by numerous projects.



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