

NOVEMBER



NOVEMBER | 2017 | REVIEW

PRO DEV

REVIEW OF THE
CONSTRUCTION
INDUSTRY AND AN
OVERVIEW OF THE
COMPANY'S
CURRENT PROJECTS

PRO  DEV





CONTENT:

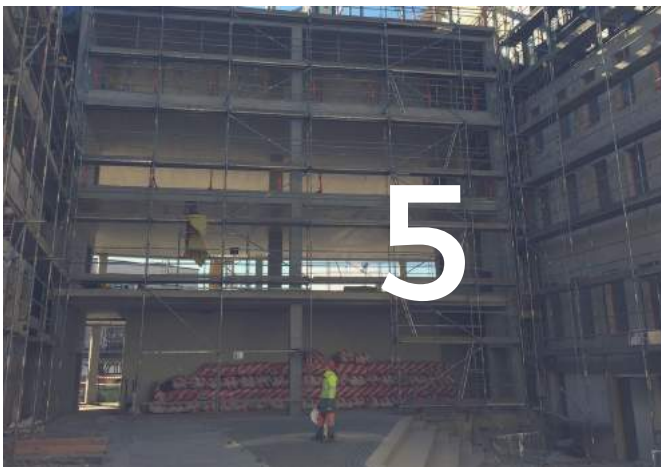
Industry figures

In the construction industry growth trends are observed ...



Insulate?

Why do you need to insulate your house and how can we help ...



EDLUS

Significant changes in the construction industry in Latvia ...



PRO DEV PROJECTS

Overview of projects implemented in November ...

LLC "PRO DEV"

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**CONSTRUCTION
PRODUCTION
IN LATVIA**

25% 

**RESIDENTIAL
BUILDING
CONSTRUCTION**

18% 

CONSTRUCTION VOLUMES GROW

THE LATEST DATA COMPILED BY THE CENTRAL STATISTICAL BUREAU (CSB) SHOW THAT, COMPARED TO THE CORRESPONDING PERIOD OF 2016, IN THE 3RD QUARTER OF 2017 CONSTRUCTION OUTPUT INCREASED BY 25 % (ACCORDING TO CALENDAR ADJUSTED DATA AT CONSTANT PRICES). CONSTRUCTION OUTPUT AT CURRENT PRICES AMOUNTED TO 580.8 MILLION EUROS.

COMPARED TO THE 3RD QUARTER OF THE PREVIOUS YEAR, SIGNIFICANT CONSTRUCTION OUTPUT INCREASE WAS RECORDED IN CONSTRUCTION OF CIVIL ENGINEERING WORKS (OF 39.6 % AND COMPRISING 50.9 % OF THE TOTAL CONSTRUCTION OUTPUT) AND CONSTRUCTION OF NON-RESIDENTIAL BUILDINGS (OF 25.2 % AND COMPRISING 38.8 % OF THE TOTAL CONSTRUCTION), WHILE CONSTRUCTION OF RESIDENTIAL BUILDINGS FELL BY 18 %.

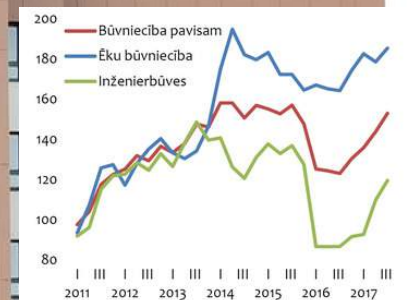
THIS YEAR, THE TRENDS IN GROWTH IN THE CONSTRUCTION SECTOR WILL CONTINUE, WHICH ALSO STIMULATES THE LAUNCH AND IMPLEMENTATION OF STRUCTURAL FUNDS PROJECTS OF THE EUROPEAN UNION.

SECTORAL GROWTH MAKES ADDITIONAL NEEDS AFTER QUALIFIED EMPLOYMENT. DIRECTLY SHORTAGE OF SKILLED LABOR LONG-TERM RISK OF LATVIAN COMPETITIVENESS, PRODUCTION DEVELOPMENT AND ECONOMIC FUTURE GROWTH. FOR YEARS PRO DEV, AWARE OF LOCAL LABOR SHORTAGE IS COMPENSATED FOR BY QUALIFIED PROFESSIONALS FROM ABROAD. THEREFORE WE CAN RELY ON THEIR STAFF RESOURCES TO FACILITATE IMPLEMENTATION OF VARIOUS PROFILES FOR THE CONSTRUCTION AND RENOVATION, AND TO BE A RELIABLE PARTNER IN VARIOUS SIZES CONSTRUCTION PROJECTS.

HOWEVER, UNDERSTANDING THE INDICATORS AND GROWTH TENDENCIES, WE DO NOT INTRODUCE THE IMPLEMENTATION OF THE INFLATION COEFFICIENT UNDERTAKING THE COSTS OF THE SERVICE PROVIDED.

INDUSTRY CHALLENGE - LABOR FORCE AND PRICE STABILITY

PRO DEV



THIS YEAR IN THE THIRD QUARTER COMPARED TO SECOND QUARTER, TOTAL CONSTRUCTION COSTS INCREASED BY 0.4%, INFORMS THE CSB. WAGES OF WORKERS INCREASED BY 1%, THE CONSTRUCTION OF RESIDENTIAL AND OPERATING COSTS - 0.5%, PRICES OF BUILDING MATERIALS 0.1%.

5 REASONS WHY INSULATE HOUSE



UP TO 50% OF EU CO-FINANCING

Europe gives generous co-financing of an apartment house heat insulation.



FROM 40 TO 70% CHEAPER HEATING

As a result of the renovation, monthly heating payments decrease on average by half, as well as reduction of payments for hot water and management.



DO NOT BE AFRAID OF THE LOAN

Monthly loan payment is in the range from 15 to 35 EUR, accommodation in a renovated house will not become more expensive, because the savings will cover part of the monthly loan payment.



QUICK AND SIMPLE

PRODEV's 10-year of experience allow this process quickly lead to the final result, the apartment owners only have to decide on the renovation of the building!



WISE AND LONG TERM DECISION!

As a result of home renovation, you will not only increase the energy efficiency of a home and prolong your home life, but also increase the value of your property and consume less natural resources!



WE PROVIDE BOTH THE MANAGEMENT OF INSULATION PROJECTS WITH THE ATTRACTION OF THE ERAF CO-FINANCING AND WE CARRY OUT THE NECESSARY RENOVATION WORKS.

CUSTOMER
OPINION ABOUT
PRO DEV

VIDEO



KALKULATORS

APRĒKINIET SILTINĀŠANAS
IZMAKSAS TIEŠSAISTĒ



INCREASING ENERGY EFFICIENCY

LLC "PRO DEV"

We have been engaged in the development of the heat insulation programmes from the very beginning, when information on problems was gathered, properties classified, their condition audited, priority works and methodology set in order to achieve optimal heat savings.

Based on experience of the completed projects, we have standardised the renovation of buildings and treat heat insulation as a production process: standardised units, verified materials, which we import ourselves, our own scaffolding, etc.

Why to trust our specialists with insulation of apartment houses:

- our team includes specialists who have gained experience and performed numerous insulation projects;
- information about thermal effectiveness indices gained from completed projects makes it possible to select the best solutions and materials, which have already proven themselves in practice. The thermal effectiveness in the constructed buildings grows from 40 to 60%;
- we purchase the necessary materials directly from producers, thus are able to ensure the best price for the client within the scope of the developed estimate;
- thanks to standardisation of construction processes (own resources, materials, experience) and experience gained in the management of construction projects, the time of work is reduced. We are able to accomplish an insulation project within 1.5 months from the receipt of the construction permit;
- we provide a five-year warranty for our work.





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TIME RECORDING SYSTEM



From 1st October, all third group of new buildings and works, the cost of which exceeds EUR 1 million, should be put in place an electronic time recording system (EDLUS). The implementation of the system on the construction site and its maintenance, as well as the storage of data until their transfer to a single database will be the responsibility of the general contractor, but subcontractors will be responsible for the use of the system and the registration of the work time of its employees or associated parties.

This system addresses such important issues as reducing the underground economy, fair competition and promoting tax revenues. We welcome the introduction of the system on the construction sites, as a general contractor, we will provide EDLUS in our facilities. We implement and maintain the system in cooperation with the Partnership of Latvian Construction Entrepreneurs.





We make
the largest



come true



purchase



of your life



We are construction developers - master craftsmen ensuring not only the management of construction projects, but also doing the majority of the work ourselves.

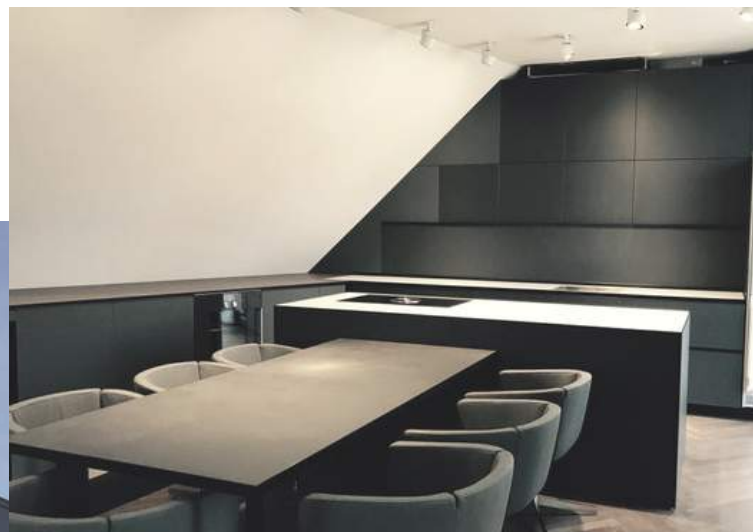
✓ **OGĻU 20**

Customer: Private customer

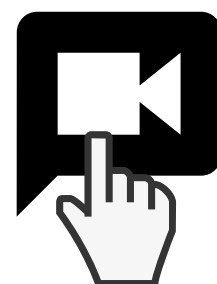
Address: Ogļu str. 20, Rīga

Authors: LLC F.L.Tadao & Lukševics

Builder: LLC "PRO DEV"



THE LATVIAN
ARCHITECTURE
AWARD
VIDEO





TWO FAMILY RESIDENTIAL HOUSE

The volume of a building consisting of two apartments is made strictly following the building regulations of the historical center of Riga in the particular part of Kipsala. The planned height of the volume corresponds to the buildings on the opposite side of the street, the variable rooftop slopes react to the adjacent roofs and their geometry. Finishing materials of the building - a black mass-painted finishing brick, painted wooden planking and Rheinzink tin sheets - are in line with the surrounding and historic building. The tonality of decoration symbolically coincides with the location - Ogļi Street.

avots: <http://www.latarh.lv/>





LLC "PRO DEV" provided the object preparation works, laying of foundation, terraces, porch, entrance stairs and concrete wall concreting works, which were performed in the due time and quality of the contract.



NATIONAL ARCHITECTURAL MONUMENT

MENCENDORF HOUSE GRĒCINIEKU STREET 18, RĪGA

The building is located in the UNESCO World Heritage Site "Historical Center of Riga", the archaeological monument of national significance "Old Riga Archeological Complex" and the national significance city building monument "Riga City Historical Center".

The roof was divided into "A" and "B" parts. Where needed were the ruptured roof construction assemblies fixed. For both parts of the roof, the existing roof covering was demolished, roof joints, roof parts that were intended to be insulated with heat insulation of cellulose, were dismantled roof

undercovering, filling the existing construction and interior decoration, a result of fully exposing the roof bearing structure elements with open structures were inspected to determine their quality and load carrying capacity.

The "A" roof part between the end walls of Grēcinieku ielā 20 and the roof of the renovated building was restored to the base of the existing tract aisle, an innovative electric conductive waterproofing undercoat Controlit GS, waterproofing control was installed at the top of the tray.

The roof rails of the building were refurbished and the new German brand "NELSKAMP" tiles were used for roofing under the roof of the gutter "A" roof, according to a historical tile pattern. In the "B" roof part, the recovered tiles, which are part of the old Riga tile collection, were assembled, they were assembled with a typical flush with a mortar on the historic roofs of Riga ...

MENCENDORF HOUSE - MUSEUM

Grēcinieku street 18

RĪGA

The facade surfaces of the roof part "A" were cleaned, unstable porcelain parts were masonry, restored lime mortar, but the entire facade was restored. The surface has been treated with a special lime color of historical facades.

Total renewed roof area: 530 m²

Refurbished facade area: 400m²

Particularly valuable is the opinion of the State Heritage Inspection that "The solution to the roof of the building and its execution with the historical roofs of Riga with the use of mortar and gentle historic tiles in the roof plane on the street from Kungu Street with the liter 002 is a valuable roof of the historic center of Riga landscape rarity. "





IMPLEMENTATION OF ISO STANDARDS

ISO 9001:2015 & 14001:2015

ISO 9001 = Quality Management System

an international standard relating to quality management. It is based on 8 basic principles of good business practice:

1. The focus is on customer service
2. Governance
3. People's involvement
4. Process approach
5. Systemic approach to management
6. Continuous improvement
7. Fact-based decision making
8. Beneficial relationships with suppliers

ISO 14001 = environmental management system

one of the international standards series relating to the environmental management system.

Based on the Plan-Do-Test-Run-cycle, this standard places emphasis on very important requirements - to identify, manage and monitor the environmental aspects of any organization, and to specify how to manage and improve the entire system.

18.NOVEMBER NATIONAL HOLIDAY

PRO  DEV



We wish everyone to be aware of their residual value of Latvian future and expect its centenary with much greater success and dreams!