



Bencer

Project Management

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Engineering Quality made in Germany

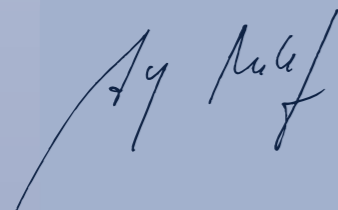


Quality made in Germany

Any construction project, regardless of size and whether residential, commercial or industrial requires professional project management to assure the achievement of the three main project goals: Quality, Time and Budget.

For projects abroad and particularly in China, project management is even more crucial due to fast pace of construction, investors inexperience, and cultural and language differences. Bencer, a German Project Management & Real Estate Consultant, is strongly committed and well experienced to provide a comprehensive service packages for your project.

German ingenuity, creativity and accurateness in all our processes are the key commitments and promises to our clients.



Diplomingenieur Alf Mehlig
Proprietor & General Manager

Introduction

Bencer Project Management, a Wholly Foreign Owned Enterprise, is one of the leading German project management consultants in China. Bencer offers project management, engineering and real estate consulting services for international clients with industrial or commercial facilities China. Bencer is made up of German and Chinese engineers with substantial technical expertise and experience in construction projects throughout China and Asia.

Providing a wide range of services, we are qualified to support investors from the initial steps of site selection and project registration throughout all further stages such as design, tendering and construction until the project hand over.

In addition to our project management services, we also put great emphasis on value engineering, energy efficiency design and production planning advisory to guarantee German quality standards and efficient building systems. Ensuring quality, as well as meeting time and budget requirements - specified by our clients - are the top priorities in our daily work.

As a consequence of successfully realized projects in China, many of our clients have chosen Bencer to also manage their construction projects in other parts of Asia. Thus, we have established strong long term partnerships with our clients, taking a key role to manage all construction related processes within their global organizations.

Project Management

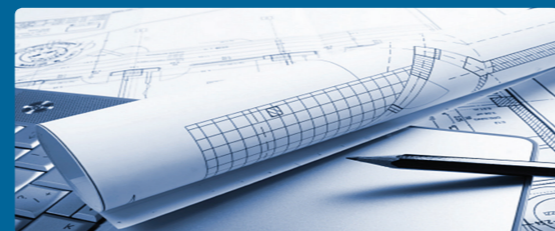
Best Value for your Investment

Our philosophy of project management covers the management of all key components of a project such as Quality, Cost, Time, Contract, Organisation, and Risks through all phases of the project. You will achieve the best project result by implementing us from the very beginning so we can have a positive influence on your project already in the design stage, followed by the tendering phase and finally during the construction. Besides our integrated project management services we offer also EPCM (Engineering, Procurement & Construction Management) services as well as a great variety of Engineering and Real Estate Consultancy services to meet all our clients needs.



Programming Management

The key requirements of the project and the project structure will be defined with the start of the project, in the programming stage. Together with our clients we define the project mission and aims, project parameters and requirements, architecture basic design and building materials, scope of work, environmental aspects, time schedule and milestone schedule, cost frame and budget, and contract strategy. All programming results we implement in a project manual which will be the guideline for all subsequent stages.



Design Management

In the design stage we focus on managing the design and engineering works from third party design institutes and other specialist. We usually apply our very precise Front-End-Engineering & Design (FEED), which defines all necessary design parameters. During the design process we control and monitor the design works with respect to quality, time and budget.



Procurement Management

In the tendering stage we handle the entire process starting with pre-qualification of potential contractors, preparation and issuance of request for proposals plus development and compiling of all documents needed, such as contracts and technical specifications. We carefully evaluate all quotations and help our clients during contract negotiation and the closing process.



Construction Management

Bencer provides full support during the construction stage. Our Construction Management Service ensures the building facilities are built on time, within budget and to the agreed quality. During this stage, our engineers and construction manager resident full time on site to monitor and manage the quality of the contractor's work until hand over and final acceptances.

Engineering



Front-End-Engineering & Design

Bencer defines a complete and clear overview of all project aspects in close cooperation with the client at the beginning of each project. All specifications will form a basis for further design stages, tender specification and contract drafts. This leads to a comprehensive design brief or Front-End-Engineering & Design.



General Planning

Based on our client's request, we also provide the full range of design services in China. Starting from Concept Design, Preliminary Design, until Detail Design we deliver high quality and value engineered design based on advanced standards. In addition to the design services we also manage the entire design related approval processes in order to achieve a complete and approved design package.



Value Engineering

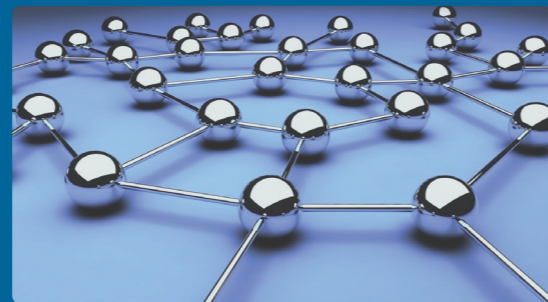
We evaluate the outcome of design and technical specifications, check in detail every possibility to improve the project in terms of quality, technical feasibility and unnecessary cost intensive constructions. Especially the building equipment and structural evaluations often include hidden potential for improvement.

Consulting

Real Estate

Technical Due Diligence

Every investor faces uncertainties before and during real estate transactions. Bencer provides first visit quick evaluations as well as full range technical due diligence services. Our experience helps investors to lower technical risks for their decision making and ensures the quality of the building.



Investment Advisory

Property investments mostly require tremendous amount of up-front decisions. Bencer assists to lead your way gathering valuable information for making the right initial decisions in your project. We offer:

- Site Selection Advisory
- Company Registration Advisory
- Feasibility Study
- Financial Analysis
- Approval Advisory

Green Building



Green Building Advisory

To build an ecologically friendly and energy efficient building is not just an ideological but first and foremost a financial decision. Bencer provides you with a detailed concept and technical evaluation of all available technologies. A tailor-made green building design will be established together with the client. The result fits both environmental ambition and financial value in combination with state of the art technology.

LEED Certification

Leadership in Energy & Environmental Design (LEED) stands for the most commonly accepted award system for green buildings. Bencer consults clients during the project definition and design stage, controls the quality during construction and assists during the complex certification approval process to ensure the highest possible award for your green building project.



References



Expo 2010, Hamburg Haus Shanghai



Wyeth, Suzhou



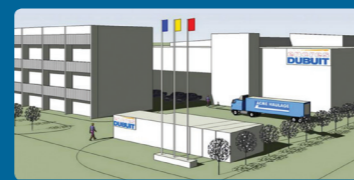
Continental AG, Hefei



German Industrial Park, Kunshan



Sino-German Training School, Taicang



Encrec Dubuit, Shanghai



Peter Lacke, Shanghai



Fuchs Lubricants, Shanghai



Sitech Dongchang, Shanghai



WAM Bulk Machinery, Wuxi



BMA, Kunming



Bamboo Pavillions, German Week