

— BARBADOS —

CLIENT REPRESENTATION & DEVELOPMENT MANAGEMENT

*Protecting your investment.
Delivering your vision.*



the
property
group

OWNER BACKGROUND

Neysa Bridgeman

Founder · Lead Client Representative

20+

YEARS IN INDUSTRY

18

YEARS AS DEVELOPMENT DIRECTOR



Over two decades in luxury development

Founder Neysa Bridgeman brings over 20 years of experience in the construction and real estate industry, with a specialist focus on the development of luxury properties in Barbados.

For the last 18 years, Neysa has held the position of Development Director for a UK based developer, overseeing the company's developments and operations in Barbados.

Her experience also extends from luxury residential villas and beyond.

13,000 sq ft

THE VILLAS AT BEACHLANDS

A prime beachfront development on the west coast of Barbados, featuring bespoke villas exceeding 13,000 sq. ft. each.

Selected Experience

- 01 Oversight of the design development and coordination of a five-storey luxury condominium development.
- 02 Delivery of complex coastal and beach engineering works, including beach replenishment through the construction of offshore breakwaters and land-based groynes to create additional beachfront land.
- 03 Implementation of critical infrastructure works within developments, including beach access construction, installation of retaining sheet pile walls, and construction of common services and shared development areas.
- 04 Conducting development feasibility assessments for condominiums, hotels, villas, and hotel-condominium projects — evaluating project viability, projected development costs, design effectiveness, and overall investment returns.
- 05 Oversight of property sales processes, including agent selection, coordination, and the preparation of all legal documentation relating to the purchase and sale of development properties.

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Neysa's attention to detail, deep industry knowledge and experience, and unwavering commitment to quality distinguish her within the luxury real estate sector as a lead Client Representative — delivering exceptional value through comprehensive oversight and expert guidance to her clients across all aspects of the development process.

——— LEAD CLIENT REPRESENTATIVE ———

ABOUT

The Property Group Ltd

The Property Group Ltd was established to provide client representation and development management services tailored to luxury projects in Barbados.

We act solely on behalf of our clients as a trusted professional on the ground — to represent and protect client interests, ensuring that every aspect of the project is aligned with their vision, budget, programme, and quality expectations.

From initial planning to project completion and handover, we ensure a seamless delivery of projects.

Our core services include liaising with clients, managing project budgets, reviewing architectural plans, obtaining TCPO (Town & Country Planning Office) approvals and Government concessions, and assembling a comprehensive team of consultants.



OUR AIM

To be an industry leader providing specialised Client Representative Services for luxury real estate and development projects, ensuring client needs are prioritised throughout the entire lifecycle of a project.



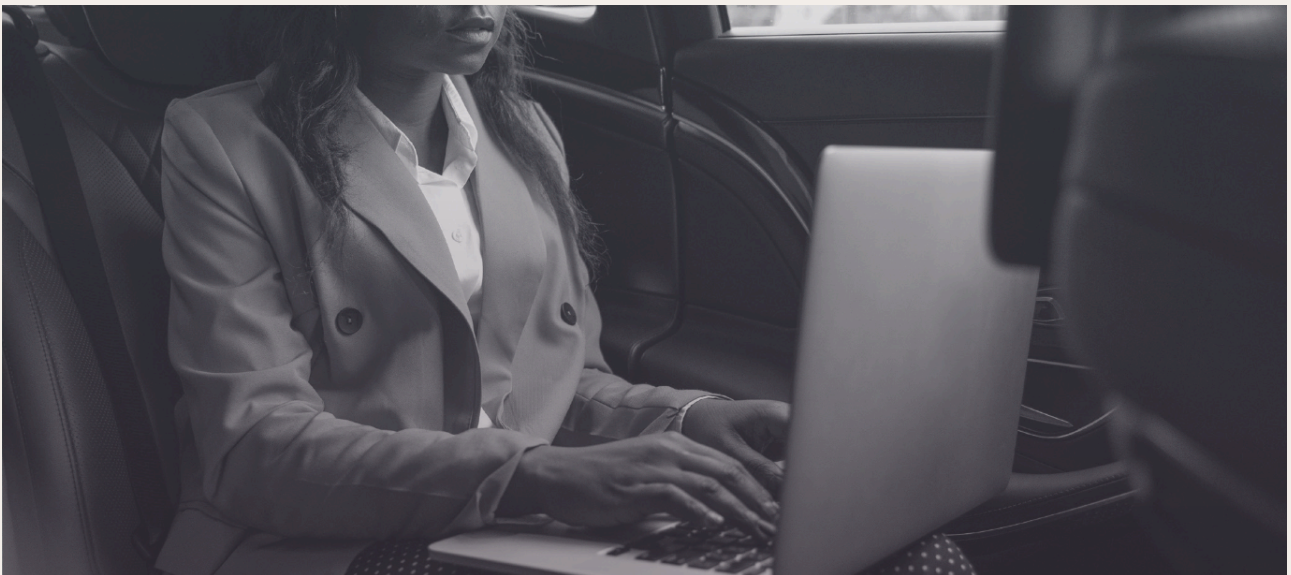
CLIENT REPRESENTATION

Scope of Services

Our services encompass the following core areas.

Project Oversight & Coordination

- ◆ Act as the primary point of contact for the client on all project matters.
- ◆ Oversee the selection and appointment of all consultants and project team members.
- ◆ Coordinate all communication between the client and project team.
- ◆ Review design drawings to ensure alignment with the client's expectations.
- ◆ Manage the flow of project information, documentation, and approvals.
- ◆ Oversee Planning Approvals and Concession Applications.



Budget, Tender & Financial Oversight

- ◆ Oversee the tender process in collaboration with the Project Manager (PM) and Quantity Surveyor (QS).
- ◆ Review and advise on contractor and supplier selection.
- ◆ Value-engineer tender submissions to align with project budgets.
- ◆ Monitor all financial aspects of the project alongside the QS.
- ◆ Provide monthly cost tracking and cashflow reports.
- ◆ Review and manage change orders to mitigate cost overruns.
- ◆ Review invoices and valuations prior to client approval and payment.
- ◆ Keep the client fully informed of financial status, risks, and exposures.

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03 SCOPE OF SERVICES

Monitoring Project Progress

- ◆ Monitor project programme and key milestones.
- ◆ Evaluate consultant and contractor performance.
- ◆ Conduct regular progress and quality site inspections.

04 SCOPE OF SERVICES

Quality Control & Risk Management

- ◆ Ensure construction quality meets the required standards.
- ◆ Manage contractor variations and mitigate programme risks, including:

PROGRAMME DELAYS

COST OVERRUNS

DESIGN DISCREPANCIES

- ◆ Proactively address and resolve project issues or disputes.

Handover & Project Closeout

- ◆ Conduct final inspections and detailed snagging.
- ◆ Ensure all documentation is complete, including:
 - As-built drawings
 - Warranties
 - Manuals
 - Compliance certificates
- ◆ Coordinate the entire client handover process.





06 SCOPE OF SERVICES

Furniture Procurement & Installation Management

- ◆ Liaise with the client and appointed Interior Designer.
- ◆ Manage supplier coordination and logistics.
- ◆ Oversee procurement of all furniture and fittings.
- ◆ Oversee installation to ensure quality and completeness.

ALIGNED WITH

DESIGN INTENT

BUDGET

DELIVERY TIMELINES

OUR COMMITMENT

The Property Group Ltd is committed to protecting your investment, delivering your vision, maintaining transparency and accountability, and achieving the highest standards of quality and execution for our clients.

We do more than manage projects. We ensure that every detail is executed to the highest standard — resulting in exceptional quality developments that stand the test of time, transforming your vision into reality.



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CONTACT US

Neysa Bridgeman

nbridgeman@theproperty-group.com

(246) 233-2401