



Choose certainty.
Add value.

Quality control and construction consulting 质量控制与建筑施 工咨询

Sort out problems in your construction project before they arise.

梳理建筑项目执行过程中可能存在的问题。



The larger your construction project, the higher the risk of possible defects and damage. Depending on the contract and the situation, you, as property developer, construction company or investor, pay the costs of rectifying these defects. Sort out problems in your construction project before they arise. Commission the experts at TÜV SÜD to provide quality control and construction consulting services.

众所周知，项目规模越大，可能出现缺陷和损失的风险就越高。根据合同条款和具体形势，地产开发商、承建人或投资人需要承担整改产生的费用和不利后果。因此，开发商或投资人需要梳理建设项目中可能存在的问题，最大程度避免问题的出现。TÜV南德意志集团资深专家团队可为您提供提供的质量控制与建筑施工咨询服务。

Build your construction project on a solid foundation 在扎实的基础上开展建设项目

Statistical analyses prove: the costs of rectifying defects/damage in construction projects amount to approximately 2 per cent of construction costs. Taking into account that the rate of return in the construction industry averages between 1 and 3 per cent, the fact that many construction projects are hardly profitable is not surprising.

Merely by reducing the costs incurred for putting right defects/damage by 50 per cent, you increase your profits considerably. Depending on the construction project in question, this may easily add up to a sevenfigure amount.

Use quality control and construction consulting by TÜV SÜD to increase your rate of return. Opt for integrated management of your projects and build on safety and costeffectiveness right from the outset.

We offer in-depth familiarity with all relevant directives and standards. Our qualified employees ensure transparent and successful realisation of your construction projects. Delegate quality control and construction consulting to a partner that is respected and esteemed throughout the world: TÜV SÜD.

Your benefits:

- You improve the quality of your construction projects
- You increase your return on investments
- You enhance customer satisfaction
- You strengthen your company and improve your image
- You benefit from the certainty provided by an impartial partner
- You build on a strong name: TÜV SÜD



根据统计分析显示：施工建设中缺陷问题的整改费用或损失的金额约占工程造价的2%。实际上，依据建筑业的平均回报率为1% -3% 来评估，很多施工项目根本难以盈利。

如果能够将缺陷整改成本或损失调整减少50%，利润就会显著提升，根据施工建设项目情况，节省金额甚至可能达到数百万。

借助TÜV南德意志集团提供的质量监控与建筑施工咨询服务，开发商、承建商及投资人将可提高其项目利润率。在项目开始阶段选择高效的管理制度，不仅确保项目施工质量，而且保证更高投资回报。

TÜV南德意志集团深入了解一切相关指令和标准，我们的专家能够确保施工项目公开透明并且顺利完成。TÜV南德意志集团的专家团队所提供相关质量管控和结构施工咨询方面的建议，备受全球认可。

您的收益:

- 提高施工项目的质量
- 提高投资回报
- 提高客户满意度
- 提高公司竞争力及公司形象
- 与正确的、客观公正的合作伙伴合作并从中获益
- 获益于TÜV南德意志集团品牌价值

This certification mark adds value that extends beyond certainty and safety. It creates trust and stands for impartiality, expertise and quality.

除安全性和准确性以外，TÜV南德意志集团八角形认证标志进一步深化权威认证所提升的价值。凭借公正客观、专业知识以及一流品质，建立信任。

Fewer complaints, better construction quality, higher rates of return

降低投诉率，强化施工质量，提高收益

Quality control and construction consulting by TÜV SÜD ensures compliance of construction specification, planning and execution. Our services extend from single activities to end-to-end support of your construction projects. The choice is yours.

Technical contract review

Within the scope of quality control and construction consulting, our experts examine the technical content of contracts. Misleading or unclear phrasing is corrected. Contradictions which may arise, for example in the specifications of various trades addressing the generally recognised rules of technology, are clarified. In a technical contract review, our engineers observe the array of safety and construction engineering regulations, standards, guidelines, directives and manufacturer specifications and watch out for the technical requirements resulting from the materials used, while never losing sight of cost-effectiveness. This gives you additional certainty, because the clearer the construction specifications the fewer disputes will arise during planning, realisation and final acceptance.

Review of plans

The better a construction project is planned, the better its realisation and quality. Quality control and construction consulting by TÜV SÜD examines all technical aspects such as stability, construction physics, fire safety, moisture protection and all building-related trades and their interface solutions. Possible planning errors are revealed and can be corrected. To achieve optimum planning, standards, quality requirements and budgets must be defined in the run-up to the project. Any subsequent changes in planning inevitably result in redefinition, cost increases, delays and even possible construction damage.

TÜV南德意志集团提供的质量监控与施工咨询服务能够确保建筑项目符合施工、规划和执行规范。我们的服务范围已从单一检测项目覆盖到整个建设施工项目，从项目策划直至项目完成。多种选择，满足您的各种需求。

技术合同审核

在质量监控与施工咨询范围内，我们的资深专家为客户提供技术合同审核服务，帮助纠正具有误导性或不明确的措词。例如，如果发现在合同规范中出现矛盾内容，我们的专家将会使用通用技术规则来指正。在技术合同审核期间，工程师严格遵守安全施工建筑工程规范、标准、施工指南、指令和制造商技术参数说明，关注材料在使用过程中需注意的技术要求，有效控制成本。规划、施工与最终验收期间，最大程度上避免争端问题出现。

项目计划审查

施工项目规划的越完善，施工过程就越顺利，质量也就更高。TÜV南德意志集团提供质量监控与施工咨询服务，针对各个技术方面开展审核，如稳定性、建筑结构、消防安全、防潮保护以及所有与建筑有关的贸易和解决方案，发现可能存在的规划错误，并予以改正。施工标准、质量要求和预算必选在项目准备阶段确定已达到最佳规划。任何后续变更调整，都需要重新规划，必将导致成本增加、项目延期等后果出现，甚至会对项目造成一定的不良影响。





For the cost-effectiveness and safety of your construction projects:
TÜV SÜD
TÜV南德意志集团：降低成本，确保施工项目安全

Third-party inspection during construction

Ultimately, construction damage can always be traced back to errors at the planning or execution stage. For this reason, TÜV SÜD experts in construction, electrical and building services engineering and fire-safety specialists regularly inspect your construction site. They verify that your construction project is executed according to the relevant plans, standards, generally recognised rules of technology and construction specifications. Our experts focus particularly on critical and sensitive construction elements and their structural connections. After each inspection, the results are documented in a report, which outlines the findings of the expert and other important details – to some extent documented in photos. Defects are documented in a list. If the construction stage allows, they may be corrected immediately. In this case, their correction is verified within the scope of the next inspection. Your benefit: quality problems are recognised early on and damage avoided. Defects or weaknesses that have not been corrected stay documented.

Final acceptance

After completion of your building, our experts offer final acceptance and legal due diligence inspection. Calling in a TÜV SÜD expert makes good sense, as refusal of acceptance is only justified in the presence of major defects. Our experts will inform you in detail whether a defect is considered a major or a minor one.

Mediation

When it comes to developing solutions to eliminate major construction defects and damage, mediation is always recommended before taking the matter to court. Here, too, TÜV SÜD experts will be pleased to be of assistance. Our job as mediator is to be impartial and persuade the conflicting parties to settle the matter in a responsible, cost-effective and pragmatic manner. The jointly developed solutions are documented and signed by all parties. Successful mediation always represents a real win-win situation for all parties involved: it prevents costs from skyrocketing, advances the construction project and minimises further damage.

施工期间第三方检验

最终，造成施工损失的源头都可能追溯至前期规划或执行阶段。TÜV南德意志集团工程施工、电气、建筑工程、消防安全领域的专家会定期检查施工现场。核实施工项目是否按照相关计划、标准以及全球公认的技术施工规范开展。我们的专家特别关注关键或敏感施工点和结构连接部分。每次检验工作结束后，都会将检验结果记录到报告当中，通过报告概述专家研究成果和其他重要细节——必要时会留存照片以作备用，并且在名单上记录缺陷问题。如果施工阶段允许，问题可以立即得到改正。在这种情况下，我们会在下次检验时确认不符合项是否完全关闭。客户方获得的利益：早期发现质量问题，避免出现任何损失。记录尚未解决的问题或薄弱环节。

最终验收

工程竣工后，我们的专家提供最终验收和法律尽职调查检验服务。与TÜV南德意志集团专家合作具有重要意义，无论验收是否通过，我们都会提供合理理由。我们的专家会将一切缺陷问题告知客户。

调解

为消除重大施工缺陷和损失，必须制定解决方案，建议在诉诸法律前，首先进行调解。在这方面，TÜV南德意志集团专家愿意为客户提供辅助支持。我们作为调解方，能够做到客观公正，有实力说服利益冲突方以负责、具有成本效益且实际的方式解决问题。记录合作制定的解决方案，并由双方签署确认。成功调解可谓是实现了各参与方共赢：避免价格飞涨，推动施工项目如期竣工，避免进一步损失的出现。



Contact us to find out more

联系我们我们将与您分享更多细节

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Established in Germany in 1866, TÜV SÜD is one of the world's leading technical service provider offering knowledge services, inspections, testing, certification, expert opinions and training. Approximately 24,000 employees at over 850 locations worldwide provide technology know-how and systems optimisation.

权威认证，创享价值

1866年诞生于德国，TÜV南德意志集团是业内领先的技术服务公司，为您提供资讯、检验、测试、专家意见、认证和培训服务。24,000多名员工遍及全球850多个分支机构，着力为您实现技术、体系和实际运作中的优化服务。

Our branch companies or offices in Greater China: 我们在大中华区的分公司及办事处：

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