



WE ARE ORS

**Your Trusted Partner in
Building Compliance and
Quality Assurance.**



**Providing reliable
expertise to ensure
full compliance for
your building projects.**

About Us



At ORS, we provide a comprehensive range of building compliance services to support successful project delivery across sectors including construction, infrastructure, engineering, and property development. Our goal is to ensure your project meets all regulatory requirements while maintaining the highest standards of quality and safety.

Our multidisciplinary team works with developers, contractors, government bodies, and corporations, delivering a full suite of services including Assigned Certifier, Building Surveying, Technical Advisory Services, QA/QC, and Project Monitoring. We focus on managing compliance risks, leveraging our expertise to provide tailored solutions that meet your project's unique needs.

From navigating complex regulations to ensuring on-site quality, we guide your project through every step of the process. Most importantly, we partner with you to deliver excellence – keeping your project on track, on time, and fully compliant.

WHY ORS?

01.



MULTIDISCIPLINARY SERVICE

Our multidisciplinary approach allows us to tackle complex projects confidently, providing innovative and efficient integrated solutions. By combining diverse perspectives and skills, we deliver results that set new industry standards.



02.

CULTURE

With an award-winning culture centred around trust, autonomy, and flexibility, ORS fosters an environment where individuals thrive. We love to learn, and we're first to lead. We listen and speak thoroughly, openly, and honestly.

03.



CLIENT RELATIONSHIPS

We focus heavily on the client relationship, emphasising responsiveness and dependability of delivery. ORS builds long-lasting relationships by investing in our clients and delivering solutions addressing their unique needs and challenges.

Building Compliance

We provide a comprehensive suite of services designed to ensure full regulatory alignment and quality assurance across the entire project lifecycle. From design through to post-completion, our multidisciplinary team helps clients manage risk, navigate statutory requirements, and deliver safe, future-ready developments.

We partner with developers, contractors, government bodies, and corporations to support compliance across construction, infrastructure, and property development. Our integrated approach includes statutory certification, quality control, inspections, audits, and due diligence – all tailored to meet your project's unique requirements.

Technical Due Dilligence

Our Technical Due Diligence (TDD) service assesses the condition, compliance, and performance of buildings, identifying risks, uncovering opportunities, and providing clear, actionable insights aligned with your commercial goals. Our experienced team delivers independent reviews, helping you to reduce risk, ensure compliance, and invest wisely.

Design Certifier

Our design certifiers work closely with design teams to ensure that all plans, specifications, calculations, and project details fully comply with Building Control Regulations and statutory requirements, providing thorough certification that supports regulatory approval and project success.

LDI Inspections

Our Latent Defects Insurance (LDI) inspections deliver comprehensive evaluations to support effective claims and risk management. We thoroughly inspect construction work to identify potential issues early, helping to reduce exposure to latent defects and protect developers and investors from costly future claims and liabilities.

Assigned Certifier

As part of our Building Compliance offering, ORS acts as a registered Assigned Certifier under the Building Control (Amendment) Regulations (BCAR). We take statutory responsibility for ensuring that building works are designed and constructed in compliance with all applicable building regulations.

Our experienced team manages inspections, documentation, and coordination with design teams, contractors, and Building Control Authorities – providing structure, clarity, and legal certainty at every stage.

Assigned Certifier Services:

- Statutory Compliance Management under BCAR (SI.9)
- Inspection Planning and Site Oversight
- Certification of Design and Completion
- Coordinated Compliance Documentation
- Liaison with Building Control Authorities
- Collaboration with Design and Construction Teams
- Risk Management and Quality Assurance
- End-to-End Regulatory Support and Transparency

By integrating Assigned Certifier services into our broader compliance offering, we ensure your project remains legally compliant, technically sound, and confidently delivered.

Technical Advisory

ORS's Technical Advisory Service offers expert guidance across the building lifecycle, ensuring compliance, quality, and efficiency. Our multidisciplinary team delivers tailored solutions in certification, regulatory compliance, and risk mitigation, helping clients manage complex construction and sustainability challenges.

We work closely with developers, design teams, and contractors to oversee statutory compliance, due diligence, and technical audits. From inception to completion, we streamline approvals, reduce risk, and uphold the highest standards of safety and performance. Our collaborative approach makes us a trusted partner in delivering successful, future-ready projects.



Technical Advisory Services:

- ➔ Comprehensive Technical Due Diligence
- ➔ Regulatory Compliance & Certification
- ➔ Risk Mitigation & Quality Assurance
- ➔ Construction Lifecycle Support
- ➔ Due diligence & Technical Audits
- ➔ Streamlined Approval Processes
- ➔ Collaboration with Multidisciplinary Experts
- ➔ Future-Proofing Developments



Project Monitoring

ORS's Project Monitoring Service provides proactive oversight to keep projects on track, on budget, and fully compliant. Our team identifies risks early, monitors quality, and protects stakeholder interests at every stage.

We work with investors, developers, and design teams to manage timelines, control costs, and ensure regulatory adherence. From planning to delivery, we enhance transparency, reduce delays, and support informed decisions. With a structured approach and deep industry expertise, ORS helps clients overcome challenges, optimise performance, and deliver future-proofed developments with confidence.

Project Monitoring Services:

- Strategic Feasibility & Site Appraisal
- Independent Testing & Verification
- Programme Management & Performance
- Tracking
- Cost Control & Financial Reporting
- Quality Assurance at All Delivery Stages
- Contract Administration & Risk Management
- Clear Stakeholder Liaison & Reporting
- Sustainability Integration & Lifecycle Value



Building Surveying

ORS's comprehensive Building Surveying solutions tailor industry best practices, expertly developed across our multidisciplinary services, to each client's needs. Our highly-experienced team's extensive expertise includes stock condition surveying, dilapidations consultancy, preventative maintenance planning, and backlog maintenance schedule development.

Collaborating with our project managers, fire safety engineers and structural engineers, our surveyors act as lead consultants on various commissions, from technical due diligence and defects investigations to refurbishment and remediation works. Our proven track record demonstrates our ability to deliver with speed and dependability on complex projects.

Schedule of Condition

We prepare detailed schedules of condition that record the state of properties before leases or construction work. These reports protect all parties by providing a clear benchmark for future assessments and mitigating potential disputes.

Compliance Reporting

Our compliance reporting services assess properties to determine compliance with applicable planning and building regulations. We provide clear, actionable reports and provide advice on the possible options available to a client to regularise the development.

PPM and BIF Reports

We deliver bespoke Planned Preventative Maintenance (PPM) programmes and Building Investment Funds (BIF) that secure funding for major works, protect asset value, and ensure compliance through proactive, long-term property management.

Stock Conditions Surveys

Our stock condition surveys provide a comprehensive assessment of your property portfolio's condition. We deliver actionable insights that support strategic asset management and long-term maintenance planning.

Dilapidation Services

Our dilapidation services offer thorough inspection and documentation at various stages of the lease term to assist landlord and tenants manage their obligations to maintain the property to the standard agreed in the contract.

Reinstatement Cost Assessment

Our reinstatement cost assessments evaluate the cost of rebuilding property in case of substantial damage. A final assessment figure will include the total cost to rebuild the property, demolition, disposal from site and professional and statutory fees. This will provide a stated value for insurance purposes.

Fitout and Refurbishment

We manage fitout and refurbishment projects from concept to completion, ensuring high-quality results that meet clients specifications. Our expertise ensures projects are delivered on time, within budget, and to the highest standards.

Legal Mapping

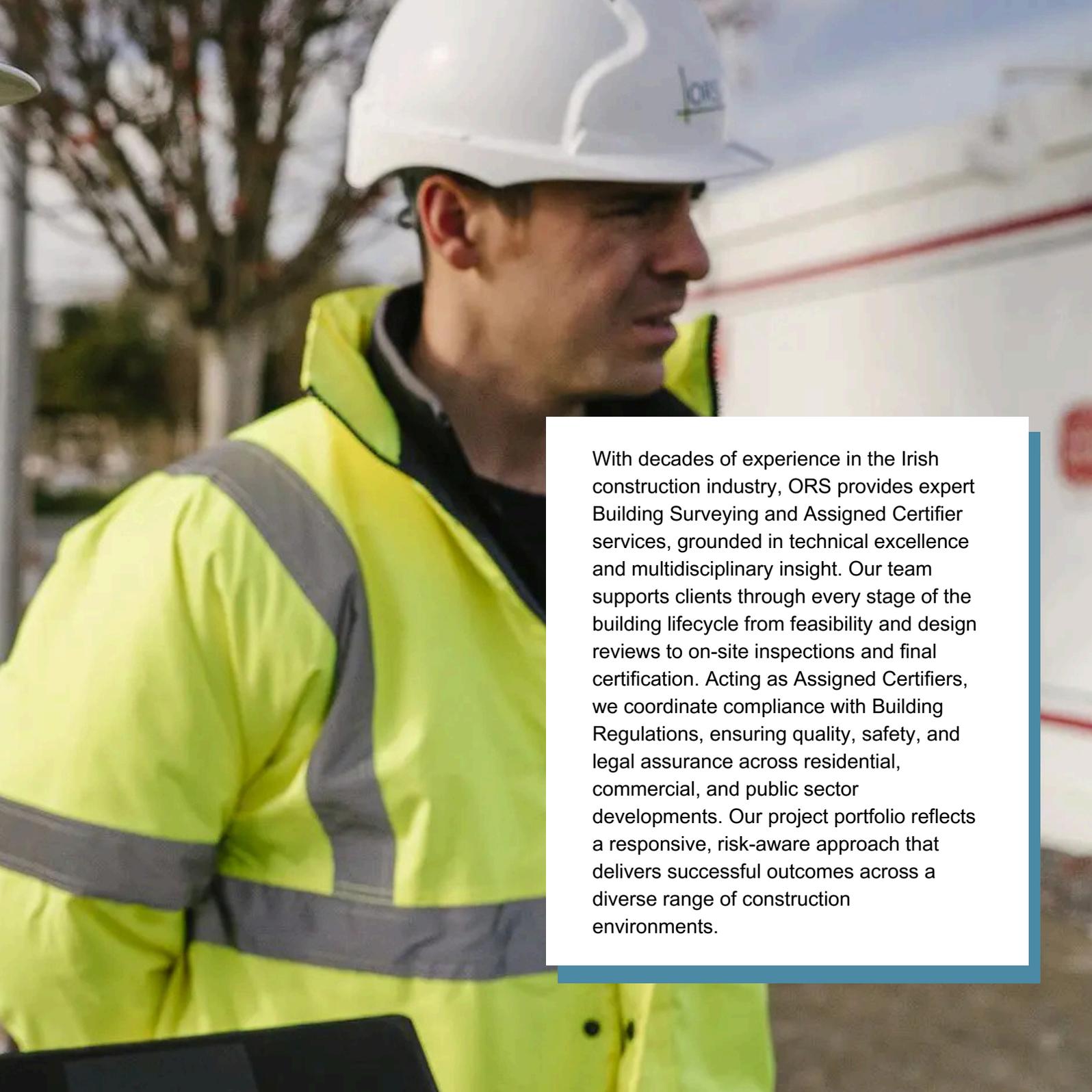
Our legal mapping services provide precise, up-to-date maps for property transactions and development projects. We ensure accuracy and compliance with legal requirements, supporting smooth and efficient property dealings.

Digital Surveying

We utilise advanced digital surveying techniques to create accurate and detailed models of your buildings. Our cutting-edge technology supports efficient planning, design, and management of your property assets.

A close-up, profile view of a man wearing a white hard hat and a high-visibility yellow safety vest over a grey sweater. He is looking towards the right. The background is a blurred outdoor construction or industrial site.

Services & Projects



With decades of experience in the Irish construction industry, ORS provides expert Building Surveying and Assigned Certifier services, grounded in technical excellence and multidisciplinary insight. Our team supports clients through every stage of the building lifecycle from feasibility and design reviews to on-site inspections and final certification. Acting as Assigned Certifiers, we coordinate compliance with Building Regulations, ensuring quality, safety, and legal assurance across residential, commercial, and public sector developments. Our project portfolio reflects a responsive, risk-aware approach that delivers successful outcomes across a diverse range of construction environments.



Project Tosaigh II

Project Tosaigh is a government-backed initiative led by the Land Development Agency (LDA) to accelerate the delivery of affordable housing across Ireland. ORS is proud to play a key role in this important programme, which aims to meet the country's growing housing needs by supporting the development of high-quality, affordable homes. Under Project Tosaigh, the LDA either forward-purchases homes from developers or funds schemes from design to construction, with units delivered as cost rental housing or sold to eligible buyers at below market rates. The initiative complements other government supports such as the Help to Buy scheme and First Home Scheme, helping bridge affordability gaps for first-time buyers and renters.

Strategy

ORS was appointed to the LDA's Technical and Construction QAQC Services framework. In our role as Technical Monitors, we provide independent oversight on LDA-funded housing projects, ensuring that quality, compliance and delivery standards are achieved. Our involvement supports the LDA's goal to accelerate the provision of affordable housing through expert-led, high-quality development oversight.

Stakeholder Engagement

ORS works closely with the LDA, design teams, and contractors to maintain open communication and alignment throughout all stages of the project. Regular coordination meetings, design workshops, and structured reporting processes ensure transparency, proactive issue resolution, and a shared commitment to delivering high-quality, affordable homes on schedule.

Innovative Approach & Time-Saving

We adopt a proactive inspection strategy, identifying design and construction issues early to minimise delays. By integrating real-time quality tracking with input from our multidisciplinary teams, we streamline decision-making and reduce rework. This collaborative, solutions-focused approach supports efficient delivery without compromising on construction quality or regulatory compliance.



Ballymastone, Dublin

ORS is currently providing Assigned Certifier services to Glenveagh for the construction of a major residential development at Ballymastone in Donabate, Co. Dublin. With over 1,200 residential units planned, it is one of the largest housing schemes in the country. Phase 1, currently under construction, includes 432 residential units comprising: 214 houses, 126 duplex units across 14 blocks, 93 apartments in 2 blocks and a crèche building. The remaining 768 units will be delivered across subsequent phases, maintaining a similar housing mix. To date, completion has been validated for nine sub-phases of Phase 1, with 115 timber-framed houses successfully completed and approved by the local authority.

Strategy

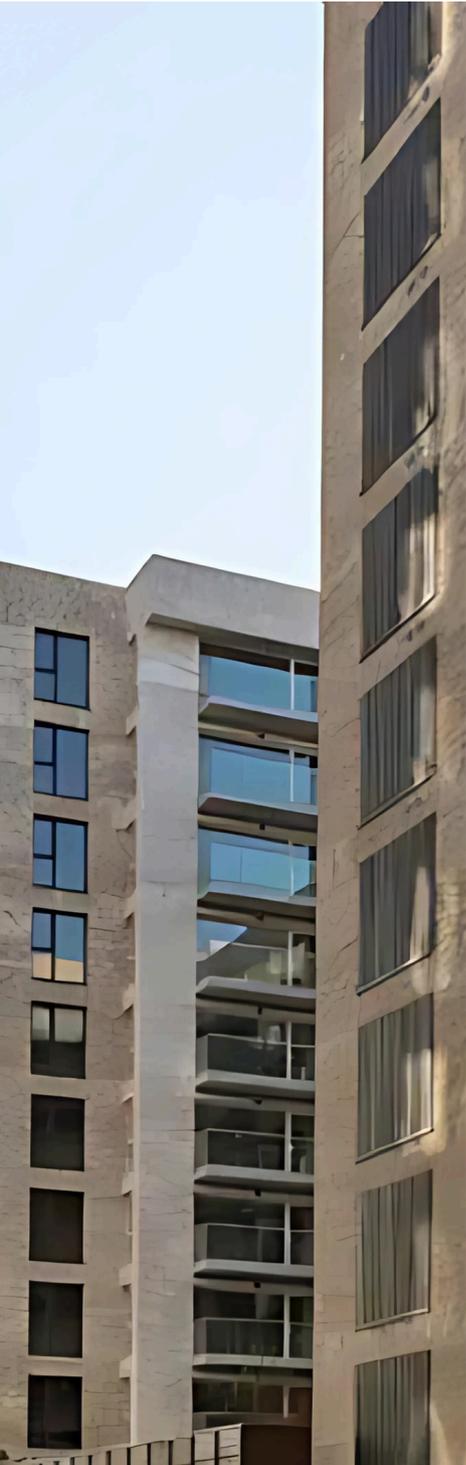
The development incorporates various construction methods, including timber frame, masonry, light gauge steel (LGS), in-situ, and precast concrete. ORS worked closely with the main contractor and design team to ensure compliance with Building Regulations. This included attending coordination meetings, conducting inspections, facilitating BCAR workshops, and reviewing submittals for Construction Products Regulation (CPR) compliance.

Stakeholder Engagement

Due to the large scale and phased nature of the development, significant pre-commencement engagement was required with both the developer and the local authority. This early collaboration helped to establish an agreed strategy for commencement and completion, minimising delays to validation processes.

Innovative Approach & Time-Saving

Given the variety of construction methodologies used across the site, ORS developed bespoke Inspection Plans tailored to each unit and build type. This customised approach ensured that the inspection process aligned precisely with Building Regulations requirements for every house type, streamlining compliance and saving time on site.



Sandyford Central, Dublin

Sandyford Central in Dublin is ORS's largest completed residential project to date, comprising 564 apartments across six blocks ranging from 6 to 17 storeys, all constructed over a shared basement car park. Commissioned by Richmond Homes, this build-to-rent development integrates extensive communal amenities, including a concierge, gym, co-working spaces, lounges, multipurpose rooms, a panoramic rooftop lounge, a crèche, and a café. A new landscaped public thoroughfare enhances pedestrian connectivity between the Stillorgan Luas stop and the Sandyford Business District. ORS served as the Assigned Certifier, ensuring compliance with Building Control (Amendment) Regulations (BCAR) throughout the project's lifecycle.

Strategy

ORS implemented a comprehensive BCAR strategy, initiating early collaboration with the Design Certifier to develop a detailed Design Responsibility Matrix. This proactive approach ensured clear delineation of responsibilities, facilitating seamless construction progression and adherence to regulatory standards.

Stakeholder Engagement

ORS maintained consistent engagement with Dun Laoghaire-Rathdown County Council Building Control, submitting two commencement notices aligned with Fire Safety Certificate applications. Regular meetings and open communication with all stakeholders ensured timely issue resolution and on-schedule project delivery.

Innovative Approach & Time-Saving

By identifying incomplete design areas early and tracking them through construction, ORS facilitated timely follow-ups and mitigated delays. Encouraging open discussions and joint site walks allowed for efficient assessment of design changes, contributing to the project's phased completion ahead of schedule.



Lidl Distribution Centre

ORS provided multidisciplinary services, including Assigned Certifier and Fire Safety Management, for Lidl's Regional Distribution Centre in Mullingar, Co. Westmeath. As Lidl's largest single investment in Ireland, the 62,000 m² facility operates 24/7 and serves as a vital logistics hub for the Leinster region. The development included a high-spec warehouse, a two-storey office building, extensive parking, and major infrastructural upgrades. ORS ensured full compliance with Building Control (Amendment) Regulations (BCAR) and fire safety requirements throughout the project. We also delivered a similar distribution centre in Newbridge, Co. Kildare, demonstrating our capability in large-scale industrial and commercial projects.

Strategy

ORS implemented a phased BCAR compliance strategy, aligning with the project's tight timelines. Early collaboration with design and construction teams facilitated the identification of critical compliance areas, ensuring that all statutory requirements were met without hindering the construction schedule. Regular site inspections and documentation maintained project momentum.

Stakeholder Engagement

Engaging proactively with Westmeath County Council and local fire authorities, ORS conducted joint inspections and maintained open communication channels. This collaborative approach ensured that regulatory concerns were addressed promptly, fostering trust among stakeholders and facilitating smooth project progression and timely approvals.

Innovative Approach & Time-Saving

ORS's integration of digital inspection tools enabled real-time tracking of compliance metrics, expediting issue resolution. By maintaining continuous operations within the existing facility during construction, ORS minimised disruptions, demonstrating adaptability and efficiency in managing complex, live-site project environments.



Center Parcs Ireland

Center Parcs represents the largest single investment in Irish tourism, employing nearly 2,000 people during its construction and handover phase. Situated on over 400 acres of forest in Ballymahon, Co. Longford, the world-class resort features 470 lodges and 30 apartments, designed for family-friendly holidays. Its exceptional leisure facilities include The Aqua Spa, Ireland's largest spa, and a 22,000 sq. m central dome housing a sub-tropical swimming paradise.

With diverse sports facilities, restaurants, bars, cafés, and shops, Center Parcs has welcomed over 1 million visitors since opening, with plans for further expansion to enhance its offerings.

Strategy

Working on this project is a proud achievement for ORS. From early design to completion, we provided multidisciplinary expertise, ensuring efficiency through a dedicated project coordinator. This high-level development showcases our ability to deliver complex solutions with a streamlined, client-focused approach, reinforcing our reputation as Ireland's leading consultancy.

Stakeholder Engagement

This large-scale project required collaboration across multiple phases. ORS ensured success through open communication with local authorities and contractors. Our Assigned Certifier Team engaged early with Longford's Building Control Authority, integrating them into design and construction. This proactive approach streamlined approvals, ensuring efficient compliance and project progression.

Innovative Approach & Time-Saving

ORS developed a unique B(C)AR strategy, reducing the village centre's completion time by 11 months. Through collaboration with Building Control, below-ground structural work began before the fire safety certificate. This seamless approach by our Assigned Certifier and Fire Safety Teams ensured timely licensing approval and project efficiency.



Clay Farm, Dublin

Clay Farm is a premier residential development located in Leopardstown, Dublin 18, featuring 1,658 new homes set across 14 acres of parkland. This A-rated development benefits from its proximity to key amenities and excellent infrastructure. The masterplan integrates a mix of housing types and apartments, connected by a network of streets and expansive public open spaces. The development is divided into distinct character areas, each with unique landscapes and topography, fostering a sense of identity. These village clusters allow for a flexible, phased development approach, ensuring the project is delivered in stages while maintaining cohesion and quality throughout.

Strategy

ORS provided Assigned Certifier Services, ensuring compliance with Building Regulations through BCAR management and inspections. The master plan includes 1, 2, 3, and 4-bedroom homes designed for sustainable living with energy-saving technologies like solar panels and electric car charging. An “Eco Park” connects Phases 1 and 2, serving as a public amenity.

To maintain high project standards, ORS introduced regular fortnightly BCAR meetings with the design team and contractor. These meetings included status updates on inspections, tracking non-compliance trends by discipline, area, and element type. Identifying high numbers of individual cases allowed ORS to focus on improving methodology or increasing site supervision where needed. Common issues, such as ventilation and insulation, were scrutinised to improve building efficiency. ORS also efficiently coordinated a response to a Section 11 request, gathering inputs from various designers and providing a prompt, clear, and well-organised formal response. This approach ensured compliance and demonstrated ORS’s commitment to excellence.



Irish Rail

Iarnród Éireann (IÉ) commissioned ORS to conduct detailed surveys of 111 residential properties, including level crossing cottages and station houses. The work involved a building fabric condition survey, a measured survey, electrical inspections per ET101 standards, and a Building Energy Rating (BER) inspection. Each property received a report outlining its condition, with itemised cost budget plans for necessary repairs. The reports assessed elemental conditions and identified potential risks, providing recommendations for defect remediation and risk mitigation, along with associated costs. These comprehensive surveys helped IÉ prioritise necessary improvements and maintain the properties in a safe, functional state.

Strategy

The information gathered from individual cottage surveys enabled IÉ to develop a strategy for managing their building portfolio. ORS's experience, multidisciplinary services, and highly qualified personnel ensured the efficient resourcing of this large geographical portfolio, keeping the program on track and contributing to the project's overall success.

The condition of the level crossing cottages and station houses varied significantly across the network, requiring extensive defect analysis on aged, dilapidated properties and advice on recommended remedial works. ORS added value by leveraging resources from its in-house Civil and Structural Engineering Team, providing quick and expert recommendations. With over 500 individual surveys required, coordinating multiple specialists was essential for managing time both on and off-site. ORS's experienced sub-consultant network, trusted from previous large-scale projects, ensured cohesive team delivery. A clear communication strategy, along with weekly meetings with IÉ, was crucial for the successful and timely completion of the project.



Dún Laoghaire-Rathdown County Council

Dún Laoghaire-Rathdown County Council (DLRCC) engaged ORS to inspect private rental properties for compliance with the Housing (Standards for Rented Houses) Regulations 2019. The inspections covered a wide range of properties and assessed key areas such as fire safety, ventilation, structural integrity, and sanitation. Each visit resulted in a report outlining compliance and any necessary remedial actions. This programme supported DLRCC in improving housing standards and ensuring safer, healthier homes for tenants.

Strategy

The project's success was driven by a clear inspection methodology, transparent communication, and strong knowledge of housing regulations. ORS formed a multidisciplinary team with housing compliance and public sector experience. Leveraging in-house expertise and sub-consultants, we efficiently completed inspections across a large property portfolio, while regular liaison with DLRCC kept priorities aligned.

ORS played a key role in enhancing rental accommodation standards within the DLRCC region. Our ability to manage a high volume of inspections—each requiring precise scheduling, on-site assessment, and timely reporting—meant that DLRCC could meet its statutory obligations while building stronger relationships with landlords and tenants. Beyond the inspections themselves, the project contributed to a broader understanding of shared responsibilities in the rental sector and helped to foster cooperation between all stakeholders. The initiative not only raised awareness around minimum housing standards but also supported long-term improvements in living conditions across the country.

MetroLink

Transport Infrastructure Ireland (TII) appointed ORS to carry out a detailed condition survey programme on a large number of properties located within Dublin City Centre as part of the MetroLink project. These properties included a variety of public, historical, residential, and commercial buildings. The purpose of the surveys was to record existing building conditions, identify any deviation from approved planning documentation, and assess vulnerability to construction impacts such as vibration. ORS developed customised reporting templates for TII and produced concise, property-specific condition reports to inform decision-making and protect vulnerable assets throughout the project.

Strategy

ORS conducted a pilot survey with TII to define the scope and refine the process. We developed a Master Schedule of Properties and Contact Register to track stakeholder engagement and site access. Close collaboration with TII ensured consistent reporting, while ongoing coordination across teams supported successful delivery.

The MetroLink condition survey programme demanded precision, adaptability, and strong collaboration. ORS provided TII with a robust foundation for protecting buildings along the proposed route, ensuring any pre-existing conditions were documented and that potential construction risks could be managed effectively. Our experience in delivering large-scale, high-volume survey programmes especially within complex urban environments was instrumental in supporting the project's early stages. ORS's detailed, consistent reporting and coordinated team approach added real value to one of Ireland's most significant public infrastructure projects.





iCare

ORS has been appointed by iCare Housing to complete Stock Condition Surveys on 99 properties across Ireland, with completion targeted by the end of 2025. iCare Housing is a not-for-profit Approved Housing Body that provides secure accommodation through the Mortgage to Rent (MTR) scheme, helping families avoid homelessness. This project will evaluate the current condition of properties, identify immediate and long-term maintenance needs, and support strategic investment planning. ORS is responsible for detailed inspections, data analysis, and delivering digital reports that will inform future upgrades. Our aim is to help iCare maintain safe, compliant, and sustainable housing for its tenants.

Strategy

ORS introduced a digital data collection system, allowing surveyors to capture detailed property information using scanning equipment. This creates an accurate, up-to-date record for future assessments and asset management. Combined with thorough inspections of key elements, the surveys support a 30-year maintenance forecast, helping iCare prioritize repairs and resources.

ORS plays a central role in supporting iCare Housing's mission by delivering high-quality, insightful survey data and reporting. Our commitment is to provide solutions that go beyond basic compliance, helping clients like iCare make informed, strategic decisions for the future of their housing portfolio. Through a combination of technology, experience, and a client-focused approach, we ensure that every project delivers maximum value. Our goal is not just to assess properties, but to offer practical recommendations that lead to improved living conditions for tenants and better resource planning for the organisation.

Locations

We empower our clients with the knowledge, tools and confidence so they can reap the rewards of innovative, world-class design and build solutions.

Partner with us for unparalleled support and expertise. Our nationwide team is ready to assist you every step of the way.

Dublin

Pembr,
127 Baggot Street Lower,
Baggotrath, Dublin,
D02 F634

Mullingar

Block A, Marlinstown Business
Park,
Mullingar, Co. Westmeath,
N91 W5NN

Letterkenny

Office 4, Spencer House,
High Road, Letterkenny,
Co. Donegal,
F92 PX8N

Cork

Airport East Business
& Technology Park,
Rathmacullig West,
Ballygarvan
Co. Cork
T12 NF78

Naas

Unit W9B,
Ladytown Business Park,
Kildare,
W91 PC62

Galway

Mervue Business Park,
Wellpark Road,
Galway,
H91 D932

Waterford

Deise House,
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