


# Hallmark Developments

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**HALLMARK**  
DEVELOPMENTS

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*ABOUT US*



# WHO WE ARE

Hallmark is a professional construction, development and property management company which provides a comprehensive suite of services to both the public and private sectors. Hallmark builds quality homes in new developments and also provides a complete project management service. We have experience in managing small scale domestic projects to large multi-million construction projects.

We advise on planning, land acquisition and site suitability. We also offer development assessments and reports for financial institutions as well as offering funding advice. Our full range of services helps to guide clients through the whole development process to transform each initial design into reality.



# WHY HALLMARK?

Hallmark Developments is driven by our mix of practical and professional expertise which includes project managers, building surveyors, engineers and architects. Their presence and complementary skills empower us to make informed decisions and respond to market demands fast and effectively. The short lines of communication also support our excellent customer and professional relationships. Hallmark is highly experienced in projects that demand a short turnaround time, quick design and planning and a hands-on approach. Our knowledge of planning and development as well as our stringent control of design and construction means customers receive the quality they expect and deserve. We continually review performance on every project to ensure continuous improvement across our business. We encourage clients to give us feedback



We focus on building sustainable family home developments at affordable prices. Our strategy is to ensure we develop communities that serve our customer requirements in high quality, well serviced locations.

We recognise that the integrity and reputation of our business rests not only on us delivering quality homes and business environments but also on our ability to understand people's ever-changing needs and desires. It is our belief that this will lead to a better outcome for our business, our community and ultimately our customers.

Construction is all about people's performance and our people are skilled, highly trained and have the relevant experience to deliver the most complex and challenging projects within demanding project deadlines and meticulous quality standards.

on topics as diverse as value engineering and design, workforce competence and health, safety and environmental results.

Using a combination of internal and retained external specialists with expertise and an understanding of specific customer needs, Hallmark strives to find solutions that offer greater utilisation, faster delivery and lower lifecycle costs.

Hallmark project managers have the ability to adapt to all manner of project situations and can ensure the project runs smoothly from concept to completion.

Our business is respected for its professionalism, quality standards and customer care.

We have the proven track record and experience to undertake any new build project. Our portfolio includes a wide range of projects – including small to large scale residential projects, office blocks, leisure complexes and educational/healthcare centres. What they all have in common is a high standard of delivery and a commitment from our team to meeting each client's brief to time and budget.

# OUR TEAM

**Kieran Flynn** – Managing Director

**Emmet Gyves** – Project Manager

**Justin Ross** – Project Manager

**Mark Sheehy** – Quantity Surveyor

**Sheena Horan** – Accounts Manager

**Helena McCarthy** – Office Manager

**John McGuire** – Site Foreman

**Chris Delaney** – Site Foreman



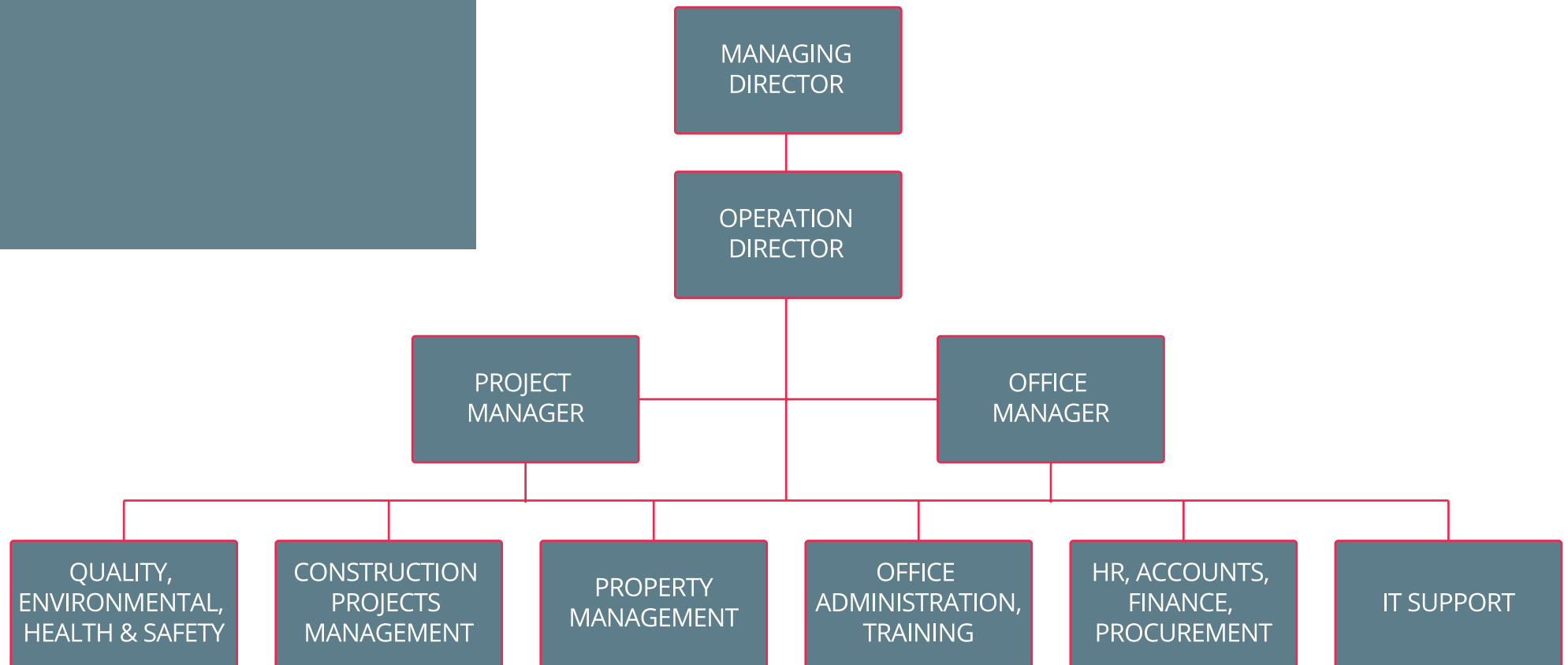
## CERTIFICATION/ REGISTRATION

We are a registered member of the following organisations:

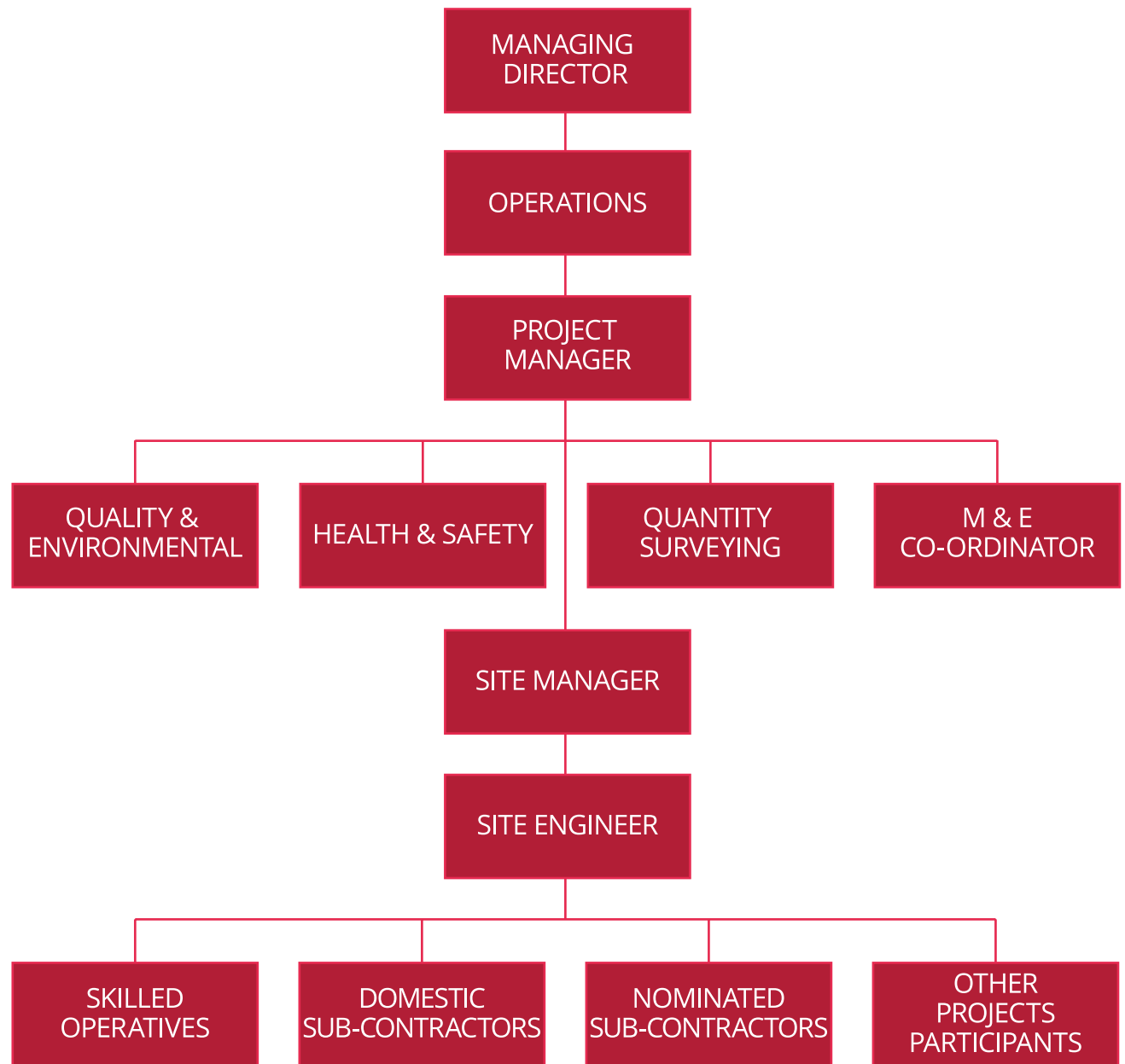
- Construction Industry Federation (CIF)
- Construction Industry Registry Ireland (CIRI)
- Irish Home Builders Association (IHBA)
- Master Builders & Contractors Association (MCBA)
- Homebond

In addition, we are in the process of implementing the ISO 9001:2015 Quality Management and 14001:2015 Environmental Management Systems.

# COMPANY ORGANISATION CHART



# PROJECT ORGANISATION CHART



## HEAD OFFICE SUPPORT FUNCTIONS

Administration  
Procurement  
Plant Hire  
I.T.  
Human Resources  
Training  
Accounts / Finance

# KIERAN FLYNN

## MANAGING DIRECTOR

## Personal Profile

### Hallmark Developments

#### Position - Managing Director . . . 2010 to Present

Hallmark Developments was founded in 2010 by Kieran Flynn and has become a recognised force in property development and construction. Kieran is a qualified civil engineer with extensive experience at senior management level in the construction industry. He is committed to providing strong and decisive leadership to help guide the company towards continuous and unparalleled growth.

Prior to establishing Hallmark, Kieran worked as a Contracts Manager with Castlelands Construction Ltd, PJ Walls Construction and PJ Hegarty & Sons Ltd. He has managed a number of high quality developments including commercial, residential, educational and healthcare projects.

## Key Relevant Skills

- Development Planning & Appraisals
- Land & Property Acquisitions
- Zoning & Planning Applications
- Contract & Construction Management
- Site Resolution Planning
- Asset & Project Management
- Commercial Management
- Statutory Compliance
- Facilities / Properties Management
- Excellent Leadership & Communication Skills

## Qualifications

Bachelor of Engineering in Civil Engineering (B.Eng)  
Member of the Institute of Engineers of Ireland  
(MIEI)

## Overall Duties and Responsibilities

- Overall management of the day to day running of the company including supervision of all site and office based staff.
- Liaising with legal representatives regarding the following:
  - Contract Production & Team Appointments.
  - Tender Procurement and contractor appointments.
  - Interaction with Management Companies and transfer of the common areas of the development under the MUD's Act.
  - Sales Conveyance
  - Development Handover
- Assess the status of statutory approvals including:
  - Planning permission compliance, capital contributions, status of Part V agreement, status of bonds in place with local authority, status of any discharge licences /dealing with site run off etc.
  - Coordinate review of fire cert and DAC requirements.

## Project Experience

- Rose Hill, Annabella, Mallow (58 Residential Units & Associated Services)
- Maryborough Ridge Apartments, Douglas (Completion & Fit-Out of 26 Apartments)
- Downview Apartments, Farranlea Road, Cork City (Completion & Fit-Out of 31 Apartments)
- Castle Heights, Carrigaline (285+ Residential Units & Associated Services)
- Abbeywood, Baneshane, Midleton (400+ Residential Units including Primary School)
- The Links, Ballyellis, Mallow (7 Residential Units)
- Rosehill, Kells Road, Kilkenny (27 Social & Affordable Units for Kilkenny County Council)
- Castle Court, Whitechurch (Mixed Use Development consisting of 88 Residential Units)
- Mallow Business Park, Mallow (Commercial Units including Primary Care Centre)
- Garrendarragh, Bishopstown (Mixed Use Development consisting of 250 Residential Units)



# EMMET GYVES PROJECT MANAGER

## Personal Profile

### Hallmark Developments

#### Position - Project Manager . . . . 2016 to Present

Emmet is a qualified Construction Manager with over 15 years of experience in both Construction and Civil Engineering Projects. During this time Emmet has been employed by some of the country's leading contractors and overseen construction of major civil and residential development projects. Prior to joining the team at Hallmark he was a key member of the management teams on a broad range of projects including Cork Main Drainage, Irish Waters Domestic Water Metering Project, and various exceptional residential, commercial and educational projects.

## Key Relevant Skills

- Planning & Programming projects
- Project Management
- Quality Control Management
- Cost Control
- Safety & Compliance Management
- Negotiation
- Customer Service
- Team Building & Leadership

## Qualifications

Bachelor of Science in Construction Management.  
BSc (Honours)

## Overall Duties and Responsibilities

- Day to day management of all site activities on projects of varying sizes
- Programming and resourcing projects to ensure timely delivery
- Set project budget and liaise with quantity surveyors to monitor costs
- Ensuring that all sites comply with all current safety regulations and keeping records of same.
- Liaising with and coordinating design teams to ensure specification and design are to the required standard
- Ensure works are in compliance with company management, quality and environmental systems
- Monitor works as they progress and ensure that all works adhere to design, specification and Current Building Regulations
- Coordination of customer services department
- Producing weekly progress reports

## Project Experience

- Castlepark, Mallow. (Construction of 522 residential units)
- Castle white, Whitechurch (Construction of 60 residential Units)
- Castle Court, Whitechurch (Construction of 88 Residential Units)
- The Links, Ballyellis, Mallow (7 Residential Units)
- Castle Heights, Carrigaline (285 Residential Units & Associated Services)
- Irish Water DWMP South and South West Regions
- Cork Main Drainage (Major Civils at Header Tank in Mahon)

# JUSTIN ROSS PROJECT MANAGER

## Personal Profile

### Hallmark Developments

**Position - Site Manager . . . . . 2017 to Present**

Resourceful, flexible, innovative and professional construction manager with excellent knowledge of the construction industry. Possessing extreme organisational, planning and time management skills as well as boasting a consistent ability to improve efficiency, solve problems and build relationships. These characteristics, combined with 10+years of construction industry experience across an array of projects, make Justin a confident and reliable individual with a commercial and clinical approach to solving problems. Able to manage and coordinate all construction activities and ensure that all project deliverables are achieved with regards to safety, quality, programme and cost.

## Key Relevant Skills

- Excellent leadership skills and ability to build teams, resolve conflict, motivate and develop subordinates.
- Ability to plan, organise, monitor and if necessary take corrective action on projects.
- A comprehensive knowledge and understanding of related company management systems.
- Able to react quickly and effectively when dealing with challenging situations.
- Can control multiple construction projects simultaneously.
- Excellent decision-making skills and the ability to prioritise and plan effectively.
- Clinical problem solving abilities, able to identify, assess, evaluate and resolve complex issues quickly
- Ability to co-ordinate, control and monitor all sub-contractors' and staff activities on site.
- Excellent knowledge of building legislation and regulations.

## Overall Duties and Responsibilities

- Client relationship building
- Programming, advanced planning and organisation of sites
- Monitoring and proactively tackling safety, quality and environmental issues, continuous implementation of safety systems and quality control systems
- Formulate policies, manage daily operations, and plan the use of materials, subcontractors and labour
- Liaising with the construction team and coordination of cost control measures, interim valuations and final accounts.
- Progression of all site works to meet agreed timelines, within budgetary constraints and to the highest level of quality

## Project Experience

- Lios Ard, Cork – (109 timber framed residential units and associated works)
- Carraig House, Tralee (28 apartment units and 5 commercial units – Complete build)
- The Orchard, Tralee (12 residential units and associated works)
- Dunnes Stores upgrade works (Fit out and upgrade works to 12 stores)
- JRI America – Kerry Technology Park (Fit out, overall management and associated works - 14000 sq. ft.)
- Blackmore court student accommodation, Cork (fire-stopping upgrade and remedial works)
- IRFU Dublin (office fit-out works)
- Bausch and Lomb, Waterford (Fit-out – 10000sq.ft.)
- Tallow Collection scheme (surface water, foul water and water supply replacement works for the entire town)
- Derrinturn waste water treatment plant, Kildare (construction of town treatment plant and all associated pipelines and works)

## Qualifications

Awarded Bachelor of Science in Construction Management (top 3 Graduate)

# MARK SHEEHY

## QUANTITY SURVEYOR

## Personal Profile

### Hallmark Developments

#### Position - Quantity Surveyor . . . 2020 to Present

Mark is an accomplished professional with over 15 years' experience in Quantity Surveying gained in the construction industry on medium to large scale projects. Mark is a highly motivated professional, an excellent team player with a proven ability of working in diverse environments across multiple locations, whose key values include hard work, honesty, integrity and transparency.

Prior to joining the team at Hallmark, he was a key member of the management teams on a broad range of projects including high profile projects in the Pharmaceutical, Residential, Healthcare and Commercial sectors.

## Key Relevant Skills

- Excellent negotiating skills
- Financial and numeracy management
- Attention to detail and a methodical approach to work
- The ability to absorb complex information and assess requirements readily
- Strong relationship-building and interpersonal skills
- Strong teamwork skills in order to lead and motivate staff
- Detailed knowledge of existing technology, construction, building regulations and legal issues
- The capacity to create detailed reports that are easily understood by a wide array of people
- Problem solving skills

## Qualifications

Bachelor of Science in Construction Economics. BSc (Honours)

## Overall Duties and Responsibilities

- Price/forecast the cost of the different materials needed for the project
- Prepare tender documents, contracts, budgets, bills of quantities and other documentation
- Track changes to the design and/or construction work and adjusting budget projections accordingly
- Carry out feasibility studies
- Risk analysis evaluations
- Procure or agree the services of contractors and/or subcontractors who work on the construction of the project
- Analyse completed work and arrange payment to contractors
- Allocate upcoming work to contractors
- Carry out site visits, assessments and projections for future works
- Liaise with the client and other construction professionals, such as site managers, project managers and site engineers
- Select and/or source construction materials

## Project Experience

- U Store IT, Little Island, Cork
- New Driving Test, Sarsfields Road, Cork
- Bantry Park Road, Cork (72 Residential Units)
- Mercy University Hospital New A&E Department
- Cork Route Accessibility – Various Stations – Platform & Rail Works
- Castlemartyr Hotel, Spa & Golf Resort
- Crawford Art Gallery Refurbishment Works
- Mixed-use tower 88 Walker Street, Rhodes, NSW, Australia
- Healthcare Works - National Rehabilitation Hospital Dublin
- An Post Sorting Office Refurbishments Nationwide

# SHEENA HORAN

## ACCOUNTS MANAGER

## Personal Profile

### Hallmark Developments

#### Position - Accounting Technician . . . 2016 to Present

Sheena has over 10 years' experience in both financial and accounting sectors and brings a wealth of knowledge to the company. Having spent 6 years with AIB Sheena gained exceptional experience in dealing with clients, preparing and monitoring monthly branch reports and assisting senior management in handling a large portfolio of clients. She has spent 2 years with O'Connor Pyne Accountants working in the payroll and audit departments. During those two years Sheena gained experience in accounts preparation, bookkeeping, management accounts and all aspects of payroll from processing payroll to revenue returns.

## Key Relevant Skills

- Proficient in Sage packages – Sage 50, Quick Pay and Sage One Payroll.
- Proficient in all Microsoft Office packages in particular – Excel and Word.
- Proficient in a number of accounting packages including Big Red Book and Relate Accounts Production.
- Proficient in a number of payroll packages including Thesaurus and Collsoft.
- Excellent time management and multi-tasking skills
- Team player with the ability to work on her own initiative
- Ability to work under pressure
- Flexible working attitude
- Excellent interpersonal, communication and organizational skills.
- Analytical and problem solving skills.

## Qualifications

Bachelor of Commerce (BCOMM)  
Accounting Technicians Ireland Diploma (MIATI)

## Overall Duties and Responsibilities

- Analysis financial information and prepare reports detailing monitory expenditure in each project.
- Interacting with clients in relation to any queries they may have.
- Reviewing and analysing detailed financial information
- Planning, organising and executing reports/ appraisals on time and within budget.
- Assisting with fees and budgets
- Assess cost plans and development budgets to check that all aspects of the Project are adequately covered and that the project costs fall within the relevant benchmarks.
- Complete monthly bookkeeping tasks, producing cash-flow forecasts per project, prepare quarterly management accounts and provide financial reports to the MD.
- Provide all necessary support to the company in regards to office administration tasks. To provide HR administration support to the MD when requested.
- Provide all necessary support to assist in ensuring that the office is operating to maximum efficiency, which include preparing the necessary reports for the weekly scheduling meetings and monthly management meetings.



# HELENA MCCARTHY OFFICE MANAGER

## Personal Profile

### Hallmark Developments

**Position - Office Manager. . . . . 2011 to Present**

Helena has over 12 years of office administration experience and is currently completing her diploma as an accounting technician. Since joining Hallmark, Helena has become an integral part of the Hallmark team. She maintains payroll, bank accounts, invoicing, debtors and creditors ledgers, VAT returns and monthly credit control. Additionally, Helena deals with client queries, establishing and maintaining excellent relations with all our clients for the project duration and ensures that all relevant records are available to the client. She also undertakes marketing and PR roles for the company. Helena brings great organisation skills and solid business acumen to the role, having gained a wide variety of financial experience in previous roles in Retail Banking and in previous advertising roles in Cork.

## Key Relevant Skills

- Strong communication skills; both oral, written and client-facing and effective knowledge transfer skills.
- Maintenance of business relationships, effective customer service skills and strong aptitude for problem resolution.
- Knowledge and understanding of the relevant information/documentation required and provided by/to solicitors, clients, suppliers, sub-contractors, interior designers, architects etc.
- Maintain strict confidentiality.
- Ability to plan, prioritise and manage workload to meet deadlines; maintain highest professional standards at all times as well as respond to changing priorities while maintaining attention to detail and productivity levels.
- Understand the importance and value of teamwork; work effectively across team structures.
- Ability to work autonomously and with little direction; recognises the value in training and upskilling.

## Qualifications

Certified Payroll Technician

Secretarial Diploma

National Certificate in Interior Design

Diploma in Quality Assurance

Certificate in Commercial Computing

Accounting Technicians Ireland Diploma (MIATI)

## Overall Duties and Responsibilities

- Oversee the smooth and efficient running of all aspects of the office.
- Liaising with couriers, dispatch teams and managing the post in and out.
- Liaises with our IT maintenance company and resolves any issues that may occur.
- Cash and stationery management.
- Implementing and maintaining procedures / office administrative systems.
- Subject Matter Expert (SME) on SAGE & Thesaurus for Hallmark.
- Manage all areas of payroll.
- Responsible for processing invoices, payments and filing Vat and RCT returns.
- Create, manage and organise all filing systems and folders; hard and soft copies.
- Liaising with Irish Revenue ensuring legal compliance in all of Hallmarks financial practices.

- Point of contact for financial audits.
- Management of rental accounts and associated records.
- Representing the company at relevant meetings.
- First point of contact for Hallmark which includes sub-contracts, purchasers, tenants, government bodies etc.
- Liaise with solicitors, clients, suppliers, sub-contractors, interior designers, architects etc.
- Obtaining quotations and organise approved works.
- Dealing with correspondences, complaints and queries.
- Conducted research using internet and other resources in order to accommodate specific project needs.
- Liaise with employees and Management to determine best practice and apply where appropriate to other departments in Hallmark.
- Host induction and training for new employees.
- Monitor and maintain training records for all staff and organise training for all staff.

# JOHN MAGUIRE

## SITE FOREMAN

## Personal Profile

### Hallmark Developments

**Position - Site Foreman . . . . . 2012 to Present**

John has over 20 years experience in construction. He is an energetic and effective site foreman who oversees site operations on a day to day basis. He provides clear leadership and direction to the site team and coordinates work between sub-contractors ensuring work is done on time and with high quality standards.

Prior to working with Hallmark, John worked with Murphy Construction Ltd. He has worked on a number of high quality developments including commercial, residential and educational projects.

## Key Relevant Skills

- Ability to delegate responsibilities.
- Ability to supervise and work with teams.
- Ability to work at a high standard of quality and finish.
- Detail oriented and positive.
- Excellent leadership, communication and negotiating skills.
- Liaising with clients and co-workers.
- Planning and building maintenance.
- Stress management and problem solving.
- Interpret blueprints and construction documents and plan construction activities accordingly

## Qualifications

SOLAS Safe Pass  
SOLAS CSCS Slinger/Signaller  
SOLAS CSCS Telescopic Handler  
SOLAS CSCS Excavator  
SOLAS CSCS Dumper  
SOLAS CSCS Scaffolding Level 1  
Manual Handling and Abrasive Wheel  
First Aider

## Overall Duties and Responsibilities

- Oversees site operations on a day to day basis.
- Ensuring the safety of crew members.
- Ensuring health and safety legislation is complaint with HSA policy.
- Implement Health and Safety Polices and maintain health and safety records.
- Provide clear leadership and direction to the site team.
- Train and supervise workers on company policies, safety practices, regulations and procedures.
- Inspects work in progress and completed work to make sure work complies with project specifications.
- Manage and assist skilled craft workers in performing their assigned duties under close supervision.
- Coordinating, supervise and managing sub-contractors and personnel on site.

## Project Experience

- Castle Heights, Carrigaline (285+ Residential Units & Associated Services)
- The Links, Ballyellis, Mallow (7 Residential Units)
- Castle Court, Whitechurch (Mixed Use Development consisting of 88 Residential Units)
- Chestnut Meadows, Glanmire (54 Residential Units & Associated Services)
- The Paddocks, Glanmire (10 Residential Units & Associated Services)
- Copper Valley, Glanmire (132 Residential, Associated Services Units & Creche)
- Ard Carraig, Glanmire (26 Residential Units & Associated Services)
- Fernwood, Glanmire (176 Residential Units, Associated Services & Creche)
- The Brook Inn, Glanmire (Refurbishment)
- O'Sullivan's Bar & Restaurant, Douglas (Refurbishment)
- Barry's of Douglas (Refurbishment)

# CHRIS DELANEY

## SITE FOREMAN

## Personal Profile

### Hallmark Developments

**Position - Site Foreman . . . . . 2012 to Present**

Chris has over 25 years experience in construction. He is an energetic and effective site foreman who oversees site operations on a day to day basis. He provides clear leadership and direction to the site team and coordinates work between sub-contractors ensuring work is done on time and with high quality standards.

Prior to working with Hallmark, Chris worked with Murphy Construction Ltd. He has worked on a number of high quality residential developments projects.

## Key Relevant Skills

- Ability to delegate responsibilities.
- Ability to supervise and work with teams.
- Ability to work at a high standard of quality and finish.
- Detail oriented and positive.
- Excellent leadership, communication and negotiating skills.
- Liaising with clients and co-workers.
- Planning and building maintenance.
- Stress management and problem solving.
- Interpret blueprints and construction documents and plan construction activities accordingly.

## Qualifications

SOLAS Safe Pass  
SOLAS CSCS Telescopic Handler  
SOLAS CSCS 180 Digger  
Manual Handling

## Overall Duties and Responsibilities

- Oversees site operations on a day to day basis.
- Ensuring the safety of crew members.
- Ensuring health and safety legislation is complaint with HSA policy.
- Implement Health and Safety Polices and maintain health and safety records.
- Provide clear leadership and direction to the site team.
- Train and supervise workers on company policies, safety practices, regulations and procedures.
- Inspects work in progress and completed work to make sure work complies with project specifications.
- Manage and assist skilled craft workers in performing their assigned duties under close supervision.
- Coordinating, supervise and managing sub-contractors and personnel on site.
- Ordering and control of materials on site.

## Project Experience

- The Links, Ballyellis, Mallow (7 Residential Units)
- Glyntown Heights, Glanmire (20 Residential Units & Associated Services)
- Glyntown Close, Glanmire (20 Residential Units & Associated Services)
- Ashington, Glanmire (21 Residential Units & Associated Services)
- Chestnut Meadows, Glanmire (54 Residential Units & Associated Services)
- The Paddocks, Glanmire (10 Residential Units & Associated Services)
- Copper Valley, Glanmire (132 Residential, Associated Services Units & Creche)
- Ard Carraig, Glanmire (26 Residential Units & Associated Services)
- Fernwood, Glanmire (176 Residential Units, Associated Services & Creche)
- The Brook Inn, Glanmire (Refurbishment)
- Barry's of Douglas (Refurbishment)



# ACCREDITATIONS

We are a registered member of the following organisations:

- Construction Industry Federation (CIF)
- Construction Industry Registry Ireland (CIRI)
- Irish Home Builders Association (IHBA)
- Master Builders & Contractors Association (MCBA)
- Homebond

In addition, we are in the process of implementing the ISO 9001:2015 Quality Management and 14001:2015 Environmental Management Systems.



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SERVICES

# WHAT WE DO

Hallmark is a professional construction, development and property management company which provides a comprehensive suite of services to both the public and private sectors. Hallmark builds quality homes in new developments and also provides a complete project management service.

We offer the following construction related services:

## Consult

Development Planning & Appraisals  
Development Assessment & Reports  
Site Resolution Planning

## Build

Main Contracting  
Residential Building & Development  
Property Maintenance

## Manage

Asset & Project Management  
Property & Facilities Management  
Commercial Management



Assets Managers  
Project Managers  
Developers  
Main Contractors  
Property Advisors

# HOW WE DO IT

## Our Approach

At Hallmark, we specialise in building design-led homes to complement today's modern lifestyle. The future is now. Our well-respected team and established reputation forms a solid foundation for this exciting new era of property development.

We don't strive to meet your expectations, we exceed them. Your needs are at the heart of each home. We analyse these requirements and build well-thought out solutions, delivering stylish homes with exceptional quality, comfort and convenience - all in outstanding locations.

## Design & Planning

Honesty and open lines of communication are essential when implementing the planning process of a new development. At Hallmark, we have nurtured trusted relationships with both local authorities and stakeholders for years. These mutually beneficial alliances allow us to deliver efficient and consistent results, time and time again.

We are extremely passionate about pushing the boundaries of design, basing our world-class developments on one simple ethos; good design makes life easier and more enjoyable for people. When it comes to designing your dream home, only the best will do at Hallmark. That is why we choose to work with some of the country's top architects and source the highest quality materials available. The constraints of an individual project are marred beautifully with its endless possibilities, allowing you to create your own story.

## Our Sites

It's all about location, location, location for us at Hallmark. Well-connected sites in areas set to benefit from substantial upgrades to infrastructure and public amenities are crucial to our ultimate vision of people-led communities.

Through years of experience, we have honed our skills and depth of industry understanding. This knowledge enables us to source prime sites at sensible prices. Our access to funding allows us to make fast, astute decisions about land purchases, resulting in responsible investments with a substantial return on capital.

## Sales & Marketing

Building a home is more than mere bricks and mortar. We believe the people behind the walls and their stories are what matter. From first-time renters to long-term owners, we are dedicated to creating contemporary homes that will improve quality of life, creating a haven where treasured memories will last a lifetime.

We understand that purchasing a new property can be equally daunting and challenging. Choosing where to live or deciding how to invest your money is a life-altering responsibility.

At Hallmark, we pride ourselves on initiating honest conversations with our clients from the outset to help you make the most informed decision for you and your current lifestyle needs. We promise there will be no pressure or unnecessary sales jargon. Our team is on hand throughout your buyer journey to offer guidance and expert advice.

## Funding & Finance

Our current investors include a select pool of results-driven, long-standing associates and financial partnerships. Together with ready access to funding, our incisive financial decision-making yields compelling returns on capital.

A testament to our commitment and unwavering belief in each development, we also back our own projects with our own finance. We know that by consistently meeting our clients' desires, we will secure substantial returns.

## Build Management

Our superior engineering knowledge and technological experience in constructing landmark developments cannot be beaten. Unlike other developers in the industry, the team at Hallmark is different in that we use a hands-on approach to add a personal touch to each project.

To deliver the highest level of standards whilst adhering to strict timeframes and allocated budgets, each stage is personally managed at director level. We believe this approach is instrumental in unleashing each development's full potential.

From architectural consultants, right through to highly-skilled contractors, each supplier is carefully selected in order to fully conform with health and safety regulations in the building sector.



3



*PROJECTS*



# Downview

Farranalea Road,  
Cork City

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*PROJECTS*



# PROJECT INFO

## Client

Stephen Tennant & Paul McCann, Statutory Receivers on behalf of Oyster Developments/NAMA.

## Professional Team

### Project Manager

Hallmark Developments  
Blackwater House,  
Mallow Business Park,  
Mallow,  
Co. Cork  
Tel. +353 (0)22 34000

### Architect

E-Project Chartered Architects  
21, Lower Main Street,  
Dungarvan,  
Co. Waterford  
Tel. +353 (0)58 48794

### Consulting Engineer

Concept Design  
16 North Main Street,  
Bandon,  
Co. Cork.  
Tel. +353 (0)23 8854904

### Quantity Surveyor

MMC Quantity Surveyors  
Unit 10a  
South Ring Business Park,  
Kinsale Road,  
Cork.  
Tel. +353 (0)21 4399590

### Main Contractor

CField Construction  
Centre Park House,  
Centre Park Rd,  
Ballintemple,  
Cork.  
Tel. +353 (0)21 5005000

# DESCRIPTION

Refurbishment of 31 nos. of apartments, townhouse and duplex units, including internal fit-out, external landscaping works, basement boiler replacement and M & E systems upgrade. The scheme provides forty eight apartments, 42 within a four storey building, two floors of underground car parking, six two storey townhouses and six duplex flats. The layout of the buildings formed a landscape open garden to all the units, and provided a landscaped walkway overlooking the Curraheen River along the Northern edge of the site, preserving the natural mature bank of trees along the boundary.



# KEY FEATURES

Highly desirable residential location with easy access to CUH and City Centre; Architect designed energy rated homes; Painted smooth plaster finish with brick façade; Slate grey coloured PVC double glazed windows; Professionally designed landscaping throughout the development; Cobblelock driveways with concrete footpaths; Separate storage unit situated in underground parking area; 2 designated parking spaces; Secure electric gated pedestrian and wheelchair access to development.

### Dates

June 2016-June 2017

### Contract Value

€2.9m

# An Radharc (1-26)

Maryborough Ridge  
Douglas, Cork

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*PROJECTS*





# PROJECT INFO

## Client

RSM/NAMA.

## Professional Team

### Project Manager

Hallmark Developments  
Blackwater House,  
Mallow Business Park,  
Mallow,  
Co. Cork  
Tel. +353 (0)22 34000

### Architect

Kieran J Barry & Associates Ltd  
Cilldarragh House,  
Ferney Road, Kilnaglery,  
Carrigaline,  
Co Cork.  
Tel. +353 (0)21 4371375

### Consulting Engineer

Kieran J Barry & Associates Ltd  
Cilldarragh House,  
Ferney Road, Kilnaglery,  
Carrigaline,  
Co Cork.  
Tel. +353 (0)21 4371375

### Quantity Surveyor

MMC Quantity Surveyors  
Unit 10A  
South Ring Business Park,  
Kinsale Road,  
Cork.  
Tel. +353 (0)21 4399590

### Main Contractor

Murnane & O'Shea Ltd  
Link Road Business Centre,  
Link Road,  
Ballincollig,  
Cork.  
Tel. +353 (0)21 2339048

# DESCRIPTION

Completion of 26 nos. of apartments and external works, including landscaping works, internal fit-out, playground area and utility connections.



# KEY FEATURES

Render external finish with brick finish to key elevations; Low maintenance UPVC fascia, soffit and rainwater pipes; Cedar timber cladding to key elevations around front entrance doors; Slate grey coloured PVC double glazed windows; Professionally designed landscaping throughout the development; Cobblelock driveways with concrete footpaths; Beautiful greens & play areas; Superior low energy design.

## Dates

June 2016-June 2017

## Contract Value

€2.8m

# Rosehill

Kells Road,  
Kilkenny

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*PROJECTS*



# PROJECT INFO

## Client

Kilkenny County Council

## Professional Team

### Project Manager

Hallmark Developments  
Blackwater House,  
Mallow Business Park,  
Mallow,  
Co. Cork  
Tel. +353 (0)22 34000

### Architect

Hyde Partnership Architects  
Watergold Building,  
Douglas,  
Cork.  
Tel. +353 (0)21 4918260

### Consulting Engineer

Barry & Partners Ltd  
Benchmark Business Centre,  
3 Eastgate Road,  
Co Cork.  
Tel. +353 (0)21 4757800

### Quantity Surveyor

Enright Construction Consultants  
13 Fitzwilliam Place  
Dublin 2

### Main Contractor

Hallmark Developments  
Blackwater House,  
Mallow Business Park,  
Mallow,  
Co. Cork  
Tel. +353 (0)22 34000

# DESCRIPTION

Construction of 27 'turn-key' social and affordable units for Kilkenny County Council, including all associated site infrastructure works.



# KEY FEATURES

Architect designed energy rated homes; Paved front driveways with landscaped planting beds; Grass lawn with paved patio area to rear garden; Fully landscaped communal grounds designed and finished to the highest standard; High ceilings at ground floor level; Oak internal doors throughout; Stainless steel finish ironmongery; Contemporary grooved painted architrave and skirting.

## Dates

September 2011 to September 2012

## Contract Value

€3m

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*RESIDENTIAL DEVELOPMENTS*



# Ballyellis

Mallow,  
Co Cork

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*RESIDENTIAL  
DEVELOPMENTS*



# PROJECT INFO

## Developer

Hallmark Developments

## Professional Team

### Project Manager

Hallmark Developments  
Blackwater House,  
Mallow Business Park,  
Mallow, Co. Cork

### Architect

Deady Gahan Architects Ltd  
Eastgate Village Retail Park,  
Little Island, Co Cork.

### Consulting Engineer

Kieran J Barry & Associates Ltd  
Cilldarragh House,  
Ferney Road, Kilnaglery,  
Carrigaline, Co Cork.

### Quantity Surveyor

MMC Quantity Surveyors  
Unit 10A  
South Ring Business Park  
Kinsale Road, Cork.

### Main Contractor

Hallmark Developments  
Blackwater House,  
Mallow Business Park,  
Mallow, Co. Cork

### Sales Agent

Liam Mullins and Associates  
46 Bank Place,  
Mallow, Co. Cork

### Solicitors

Frank Nyhan and Associates Solicitors  
11 The Square,  
Mallow, Co. Cork

# DESCRIPTION

Exclusive residential development of 7 homes located in a distinctive cul-de-sac setting on the outskirts of Mallow Town, adjacent to Mallow Golf Club. Construction of 7 No. detached dwellinghouses, including all associated ancillary site development works such as access, parking, drainage and landscaping



# SPECIFICATIONS



Heat Recovery Ventilation



UPVC high performance double glazed windows with low u-value (1.2W/M2K)



Professionally designed landscaping throughout the development



10- Year Homebond Guarantee



# Castlecourt

Whitechurch,  
Co Cork

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*RESIDENTIAL  
DEVELOPMENTS*



# PROJECT INFO

## Developer

Hallmark Developments

## Professional Team

### Project Manager

Hallmark Developments  
Blackwater House,  
Mallow Business Park,  
Mallow, Co. Cork

### Architect

Dennehy Architects  
Ballyhennick  
Eastgate Village Retail Park,  
Little Island, Co Cork.

### Consulting Engineer

Barry & Partners Ltd  
Benchmark Business Centre,  
3 Eastgate Road, Co Cork.

### Quantity Surveyor

MMC Quantity Surveyors  
Unit 10A  
South Ring Business Park  
Kinsale Road, Cork.

### Main Contractor

Hallmark Developments  
Blackwater House,  
Mallow Business Park,  
Mallow, Co. Cork

### Sales Agent

Liam Mullins and Associates  
46 Bank Place,  
Mallow, Co. Cork

### Solicitors

Frank Nyhan and Associates Solicitors  
11 The Square,  
Mallow, Co. Cork

# DESCRIPTION

Whitechurch is conveniently located on the Old Mallow to Cork Road. The area has retained its rural charm while maturing into an ideal base for Cork city commuters, who enjoy a 15 minute drive into town.



# SPECIFICATIONS



High-quality uPVC windows with soft coat and low emissivity glass



Kingspan Solar Panels



Central data hub wired for phone, data & satellite TV to main living areas and master bedroom



100% Low energy lighting with a mix of LED spotlights and CFL bulbs

# Castleheights

Carrigaline,  
Co Cork

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*RESIDENTIAL  
DEVELOPMENTS*



# PROJECT INFO

## Developer

McStay Luby Receivers/NAMA

## Professional Team

### Project Manager

Hallmark Developments  
Blackwater House,  
Mallow Business Park,  
Mallow, Co. Cork

### Architect

Kieran J Barry & Associates Ltd  
Cilldarragh House,  
Ferney Road, Kilnaglery,  
Carrigaline, Co Cork.

### Consulting Engineer

MHL and Associates Ltd  
10 High Street,  
Ballinlough, Cork.

### Quantity Surveyor

MMC Quantity Surveyors  
Unit 10A  
South Ring Business Park  
Kinsale Road, Cork.

### Main Contractor

Hallmark Developments  
Blackwater House,  
Mallow Business Park,  
Mallow, Co. Cork

### Sales Agent

Savills  
11 South Mall,  
Cork City

### Solicitors

Frank Nyhan and Associates Solicitors  
11 The Square,  
Mallow, Co. Cork

# DESCRIPTION

Development of 86 detached and semi-detached houses in the Castleheights area of Carrigaline. These architectural designed houses have high energy efficiency lighting and high levels of insulation throughout. Each house has three or four bedrooms with a spacious garden to the rear.



# SPECIFICATIONS



Air Source Heat Pump



Wood-burning stove



Heat recovery unit



10- Year Homebond  
guarantee.

# Rockbrook

Midleton,  
Co Cork

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*RESIDENTIAL  
DEVELOPMENTS*



# PROJECT INFO

## Developer

Rockgate Property Developments

## Professional Team

### Project Manager

Hallmark Developments  
Blackwater House,  
Mallow Business Park,  
Mallow, Co. Cork

### Architect

Deady Gahan Architects,  
Eastgate Village,  
Little Island, Co. Cork.

### Consulting Engineer

Barry & Partners Ltd  
Benchmark Business Centre,  
3 Eastgate Road,  
Co Cork.

### Quantity Surveyor

MAC Consturction Consultants  
15 South Mall St,  
Cory City.

### Main Contractor

Blackwater House,  
Mallow Business Park,  
Mallow, Co. Cork

### Sales Agent

Savills  
11 South Mall,  
Cork City

### Solicitors

Frank Nyhan and Associates Solicitors  
11 The Square,  
Mallow, Co. Cork

# DESCRIPTION

Construction of 9 detached and 16 semi-detached houses in an exclusive small development in Baneshane, Midleton. Midleton is the hub of East Cork and is the principal market town of the area. These architectural designed houses have high energy efficiency lighting and high levels of insulation throughout. Each detached house has four bedrooms with a spacious garden to the rear. Each semi-detached house has three bedrooms with a lawn surrounded by a secure timber fence to provide privacy on each side of the garden.



# SPECIFICATIONS



Kingspan Solar Panels



Wood-burning stove



Heat Recovery Unit



100% Low energy lighting with a mix of LED spotlights and CFL bulbs



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COMPANY  
POLICIES

## Health & Safety Policy

Hallmark is aware of its responsibilities, under the Safety, Health and Welfare at Work Act, 2005, to provide as safe a place of work as is reasonably practicable. We recognise that the primary responsibility for providing and maintaining safe working conditions bears on Management and we will endeavour to do everything that is reasonably practical to comply with this responsibility. The achievement of a safe and healthy working environment requires the commitment and co-operation of all employees and others affected by our work.

## Quality Management Policy

Hallmark's goal is to supply construction services of consistent quality that conform fully with company and statutory requirements. We maintain an effective Quality Management System (QMS) which applies to all our activities at all times. We are committed to the QMS and its continual improvement, and we insist that all staff and sub-contractors comply with it. The Directors further demonstrate their commitment to the improvement of the management system by holding management meetings to review all operational aspects of the business.

## Corporate Social Policy

As a young and dynamic team of professional engineers and project managers, we passionately advocate sustainable development that benefits our communities and natural habitats. We recognise that we have a responsibility to carry out our activities in line with sustainability best practice and we place major emphasis on engagement with communities and seek to minimise our impact on the environment. We believe in creating supply chains that use local people and materials wherever possible, so communities affected or benefiting from projects are engaged in the entire process. Our commitment to sustainable construction is implemented through our Sustainability Policy and our Safety, Quality and Environmental Management Systems.

## Environmental Management Policy

Hallmark recognise that construction operations may have a damaging impact upon the environment and therefore ensure that all construction activities are carried out in such a manner as to ensure a high standard of environmental protection and awareness. We aim is to minimise adverse environmental effects arising from our business activities and promote a positive attitude to the conservation and enhancement of all aspects of our environment. We are establishing an Environmental Management System (EMS) which will comply with the international standard ISO 14001. The EMS includes systems to assess the environmental impact of our operations and the provisions of appropriate levels of training and information to support our environmental aims and objectives.





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CLIENTS &  
PARTNERS





Over the past number of years we have worked closely with both private and public clients. Our Clients and Partners include the following:

Private Individuals  
Property Developers & Investors  
Banks, Financial Institutions & Receivers  
Local Authorities  
Architects & Consulting Engineers  
Legal Firms  
Government Departments  
Various Contractors

Our clients are our number one priority. Hallmark is a highly effective and efficient company that is focused on meeting client objectives. We provide our clients with the highest quality workmanship, great attention to detail and above all professionalism. Through our experienced staff and vast knowledge we aim to successfully and consistently deliver on each project we are engaged in.

At Hallmark, we work closely with our business partners such as Architects, Consulting Engineers, Sales Agents etc. We have developed long-term relationships with them and have achieved mutual growth based on mutual trust. Hallmark chooses business partners based on their knowledge of the industry, quality of work and performance.





**Hallmark Developments**

Blackwater House  
Mallow Business Park  
Mallow, Co. Cork, Ireland