

LASERCAD™ CASE STUDY LANDLORD LOU

The Challenge

Since it first emerged in 2002, Killam Properties Inc. has crystallised into Atlantic Canada's largest apartment landlord with 118 properties spread across all four provinces. The company has now expanded beyond this region and boasts 18,247 units in 173 properties under ownership and management. Known for its zany advertising, featuring Landlord Lou, aimed at the 18 to 24 year old demographic, Killam markets its rental units via the Internet. You can follow the activities of Landlord Lou on You Tube, Facebook and Twitter. Potential tenants can put their worries to rest and find inner peace by baring their soul to Lou at www.landlordlou.ca. As part of its strategy for being open and transparent Killam skilfully utilises the web to alleviate the stress and worry involved in sourcing suitable accommodation, by providing tenants with location, rental and amenity information on all of its properties through its web site www.killamproperties.com. Key to this process, is a requirement for layout plans for each apartment type in every property they manage in the Atlantic Region. They turned to our Lasercad™ Space Measurement Division for assistance.

Turner Drake's Approach

Killam required "as built" floor plans showing all interior partitions, doors, windows and plumbing fixtures annotated with room names, dimensions, an area calculation for each unit, and floor hatching for kitchen and bathroom areas. In aggregate the assignment involved 425 separate floor plans of apartments located in 96 different buildings located in Nova Scotia, New Brunswick, Prince Edward Island and Newfoundland. It was necessary to co-ordinate the work with dozens of building superintendents to ensure that the necessary legal notification be provided to each tenant. The work had to be scheduled to minimise disruption to the tenants involved. We divided the job into six assignments based on locality, to minimise the cost. Killam were extremely well organised, providing us with a detailed list at the beginning of each assignment identifying the address of the building, the number of units to be measured, and the name and contact number for each superintendant. As each assignment progressed we occasionally discovered that additional apartments needed measuring and adjusted our schedule accordingly to ensure that this could be accommodated.

Winning Results

We provided Killam with an electronic version (pdf format) of each plan so they could upload them directly to their web site www.killamproperties.com. Most apartment hunters are Internet savvy and posting the plans online not only takes much of the risk out of their apartment search but also saves Killam time and money by alleviating the need for their superintendents to show multiple apartments. Digital versions of the plans and building photographs were also posted to Killam's secure Client Area on our web site. We also provided Landlord Lou with a hard copy so that he too could enjoy inner peace ...

