Real estate and construction agents on Katonic

35 agents across nine areas

A project or a property runs through its document, programme, cost, property and maintenance systems and the drawings, contracts and records around them. Every agent reaches them in one of four ways, all through the same tool gateway and the same approval rules:

	HOW EACH AGENT CONNECTS
01	**A file the user uploads** in the conversation: a tender, a contract, a drawing register, a site diary, a lease.
02	**A knowledge source.** Contracts, specifications, standards, method statements, the employer's requirements, leases and operating manuals are indexed in the Knowledge Engine, with each reader's permissions kept.
03	**An imported API.** The company gives Katonic the description of an API it already runs, and the operations it chooses become tools. This is the route to systems of record: project documents and issues, the programme, cost records, tenancies, work orders.
04	**An MCP server from the catalogue,** deployed inside the company's own cluster. This is the route to the data warehouse, reporting databases and web search.

System names are left out on purpose. The company supplies the address and the sign-in. Nothing here is a tested integration with a named product.

THE NINE AREAS

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AREA 01

Bids and tenders

AGENT	WHAT IT DOES	READS FROM	WHERE IT STOPS FOR A PERSON
Tender Document Summary Agent	Summarises a tender pack: scope, programme, key dates, risks placed on the bidder and the documents required, each with the clause	The tender documents as uploaded files	The bid manager decides whether and how to bid
Bid Compliance Check Agent	Checks a draft bid against the tender's instructions and lists each requirement not yet answered	The draft and the tender as uploaded files	The bid manager completes and submits the bid
Subcontractor Quote Comparison Agent	Sets subcontractor quotes for the same package side by side: price, scope, exclusions and departures from the enquiry	The quotes as uploaded files; the enquiry as a knowledge source	The estimator or the buyer chooses
Prequalification Response Agent	Drafts answers to a prequalification questionnaire from the company's past answers and policies, with the source of each	Past responses and policies as a knowledge source	The bid owner edits, approves and submits

AREA 02

Contracts and commercial

AGENT	WHAT IT DOES	READS FROM	WHERE IT STOPS FOR A PERSON
Contract Obligations Summary Agent	Lists a contract's obligations, notice periods, time bars and key dates, each with the clause	The contract as an uploaded file	The commercial manager checks the summary against the contract
Notice and Deadline Register Agent	Lists the notices the contract requires for events on a project and the dates they fall due, from the contract and the project record	The contract as a knowledge source; events through an imported API or as uploaded files	The contract administrator decides and issues every notice. The agent sends none
Variation and Change Preparation Agent	Assembles the record for a variation or a compensation event: the instruction, the drawings affected, the correspondence and the cost and time records	Project documents through an imported API; the contract as a knowledge source	The quantity surveyor values the change. The commercial manager submits it
Payment Application Check Agent	Checks a subcontractor's payment application against the subcontract, the measured progress and past payments, and lists each difference	The application as an uploaded file; cost records through an imported API	The quantity surveyor certifies. The agent certifies and pays nothing

AREA 03

Design and technical

AGENT	WHAT IT DOES	READS FROM	WHERE IT STOPS FOR A PERSON
Technical Query Drafting Agent	Drafts a request for information from a site question, with the drawings and specification clauses it concerns	The question as an uploaded file; drawings and specifications as a knowledge source	The engineer checks and issues the query
Submittal Review Agent	Sets a contractor's or supplier's submittal against the specification and lists departures	The submittal as an uploaded file; the specification as a knowledge source	The designer accepts, comments or rejects
Specification Q&A Agent	Answers a team member's question from the project's specifications and the standards the company holds, with the clause cited	Specifications and held standards as a knowledge source	It informs. The engineer owns the design decision
Planning and Permit Conditions Summary Agent	Summarises the conditions of a planning permission or a building permit: each obligation, its trigger and its date, with the clause	The decision notice as an uploaded file	The project team checks the summary. The agent submits nothing to an authority

AREA 04

Site delivery

AGENT	WHAT IT DOES	READS FROM	WHERE IT STOPS FOR A PERSON
Site Daily Report Agent	Drafts the daily report from the site diary, the labour and plant returns and the photos: work done, deliveries, delays, weather	The diary and returns as uploaded files or through an imported API	The site manager checks and signs the report
Progress Report Agent	Sets progress against the programme for a period and lists the activities behind, with the recorded reasons	The programme and progress records through an imported API	The project manager draws the conclusions and reports to the client
Meeting Actions Agent	Turns the minutes of a site or design meeting into an action list with owner and date, and lists the actions still open from earlier meetings	Minutes as uploaded files	The meeting chair confirms the list
Delay Record Preparation Agent	Assembles the record of a delay event: dates, correspondence, programme activities affected and site records	Project documents and the programme through an imported API	The planner and the commercial manager analyse the delay and decide the claim

AREA 05

Health, safety and quality

AGENT	WHAT IT DOES	READS FROM	WHERE IT STOPS FOR A PERSON
Method Statement Check Agent	Checks a risk assessment and method statement against the site rules and the company's checklist, and lists what is missing	The document as an uploaded file; the rules as a knowledge source	The site manager or safety adviser accepts or returns it
Permit to Work Check Agent	Checks a completed permit against the site's permit procedure and lists every missing isolation, signature or precaution	The permit as an uploaded file; the procedure as a knowledge source	The permit authority issues or refuses the permit
Incident Investigation Report Agent	Turns witness accounts and the first report of an incident into the investigation report form, and lists what the procedure says must happen next	Accounts as uploaded files; the incident procedure as a knowledge source	The safety manager submits the report. Safety decisions are theirs
Snagging and Defects Summary Agent	Groups open defects by trade, area and age, and lists those past their agreed date	Defect records through an imported API	The site manager and the trades agree the close-out. No inspection is signed off by the agent

AREA 06

Handover and building information

AGENT	WHAT IT DOES	READS FROM	WHERE IT STOPS FOR A PERSON
Handover Document Check Agent	Checks the handover set against the contract's list: manuals, certificates, warranties and as-built drawings, and lists what is missing	The document register through an imported API; the contract list as a knowledge source	The project manager accepts the handover
Building Manual Q&A Agent	Answers a building team's question from the operating and maintenance manuals, with the page cited, and says when they are silent	Operating and maintenance manuals as a knowledge source	It informs. The engineer decides the work
Building Safety Record Check Agent	Checks the safety information held for a building against the list its duty holder must keep, and lists the gaps	The record index through an imported API; the required list as a knowledge source	The accountable person decides what is added and signs the record

AREA 07

Leasing and tenancy

AGENT	WHAT IT DOES	READS FROM	WHERE IT STOPS FOR A PERSON
Lease Summary Agent	Summarises a lease: term, rent, review and break dates, repair duties and service charge terms, each with the clause	The lease as an uploaded file	The property team checks the summary against the lease
Tenant Enquiry Response Agent	Drafts the reply to a tenant's question from the lease, the building guide and the account	The enquiry as a ticket; the lease as a knowledge source; the account through an imported API	A property manager sends every reply
Critical Dates Report Agent	Lists the rent reviews, break options, renewals and expiries falling in a period across a portfolio, with the clause behind each	Lease data through an imported API or a reporting database	The asset manager decides the action on each date
Service Charge Query Agent	Checks a disputed service charge against the lease, the budget and the invoices behind it, and says where they disagree	The charge as an uploaded file; the lease as a knowledge source; cost records through an imported API	The property accountant decides any correction

AREA 08

Property and facilities operations

AGENT	WHAT IT DOES	READS FROM	WHERE IT STOPS FOR A PERSON
Maintenance Request Triage Agent	Classifies a maintenance request, adds the building, asset and warranty details, and drafts the work order	Requests and assets through an imported API	The helpdesk assigns and raises the work
Planned Maintenance Report Agent	Lists planned maintenance tasks done, missed and overdue for a period, by building and asset	Maintenance records through an imported API or a reporting database	The facilities manager decides the catch-up
Statutory Inspection Tracker Agent	Lists the statutory inspections and certificates falling due or expired across a portfolio, with the record behind each	Compliance records through an imported API	The compliance manager books and signs off inspections
Contractor Compliance Check Agent	Checks a contractor's insurance, accreditations and training records against the company's requirements and lists what is missing or expired	Documents as uploaded files; requirements as a knowledge source	The procurement or facilities team decides whether the contractor works

AREA 09

Finance and people

AGENT	WHAT IT DOES	READS FROM	WHERE IT STOPS FOR A PERSON
Invoice Matching Agent	Matches a supplier invoice to the order and the goods receipt, and lists every difference	The invoice as an uploaded file; the order and receipt through an imported API	Accounts payable approves every payment
Cost Report Preparation Agent	Prepares the monthly cost report for a project: cost to date, commitments and forecast against budget, with the largest movements	Cost records from a reporting database, read only	The quantity surveyor and the project manager own the forecast
Development Appraisal Check Agent	Checks the inputs of a development appraisal against their sources and lists each figure with no source or a stale one	The appraisal as an uploaded file; source documents as uploaded files	The development manager owns the appraisal. The agent values nothing
Training Content Agent	Drafts a short training note or toolbox talk from a procedure, in the company's format	The procedure as a knowledge source	The training lead approves the content. The agent assesses no one

WHAT EVERY AGENT HAS IN COMMON

01 **It runs on the company's own infrastructure or private cloud,** with a model the company serves. Bids, contracts, drawings and tenant records stay there.

02 **Every tool call passes the company's policy.** A policy can allow a tool, record its use, hold it for a person's approval, or block it, for the whole company or for one project.

03 **A tool that changes something waits for approval** unless the company has decided otherwise for that tool. That is how no notice, certificate, reply or payment goes out unapproved.

04 **No agent decides about a tenant, an applicant or a worker.** It prepares the record, and a named person decides.

05 **The agent acts as the person using it.** Where the company's API checks the caller, Katonic passes the signed-in user's identity, and the agent cannot claim another.

06 **Every call is recorded,** with who asked, which tool, and what was decided, and an agent, a tool or a whole server can be switched off at once.

WHERE TO START

Pick work where reading is slow, the decision stays with a person, and no site or tenant waits on the agent.

THREE PLACES THAT FIT

Contract Obligations Summary

The agent lists every obligation, notice period and date with its clause. The commercial manager checks it against the contract.

Submittal Review

The agent lists where a submittal departs from the specification. The designer decides.

Lease Summary

The agent sets out the term, the rent and the dates with their clauses. The property team checks it.

One project, one building, invented data first. Then beside the manual process, measured against it.

Each one prepares the work. A named person decides.

About Katonic AI

Katonic AI builds the platform that organisations use to build, run and govern AI agents on their own infrastructure: in their own data centre, in a private or sovereign cloud, or with no connection to the internet at all. The platform is in production with governments, banks, telecom operators and utilities. Katonic is certified to ISO 27001.

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