

# ▶ Technical Due Diligence

Assisting real estate investors to purchase property with confidence

## BUSINESS CHALLENGE

Today's property market is changing. Buildings are getting bigger, and their design increasingly complex. The subsequent increase in Health, Safety & Environment regulations, with stricter and more complicated standards, is a real challenge for real estate investors. They need to make sure that all building assets comply with these regulations in order for their transactions to be carried out smoothly and without problems - within the right timing, and with property being valued at the right price.



## SOLUTION

### What is Technical Due Diligence?

The aim of Technical Due Diligence is to facilitate property transactions by making sure that the buildings involved meet relevant local Health & Safety and Environmental regulations. This is achieved through visual inspections of all potential risk areas, with clients being advised on which areas need immediate action in order to ensure compliance, and which ones require a more detailed audit.

### What are the key benefits?

- Avoid unexpected costs by identifying non-compliance issues early;
- Help determine the most cost effective methods of repair in cases of non-compliance;
- Benefit from step-by-step guidance throughout the process.

## WHY CHOOSE BUREAU VERITAS ?

**Recognition** ■ Founded in 1828, Bureau Veritas is a worldwide leader specialized in QHSE and social responsibility services. Certified to ISO 9001 for all of its activities throughout the world, the company actively participates within professional authorities for the development of international standards and regulations.

**Knowledge and Expertise** ■ Technical knowledge and availability of our qualified local teams, able to provide packaged and targeted information, are strengths appreciated by our clients.

**Network** ■ With a network of 700 offices and laboratories and over 26,000 employees in more than 140 countries, Bureau Veritas serves 280,000 customers in many different industries across the world.

**Personalized service** ■ Bureau Veritas adapts its services to your needs and helps you identify your legal HSE obligations.

## RELATED SERVICES

In addition to Technical Due Diligence, Bureau Veritas provides a wide range of related services including:

- Insurance-related Building Assessment
- Property Monitoring
- Environmental Due Diligence
- Focused / detailed technical studies



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Move Forward with Confidence

## OUR APPROACH

Bureau Veritas establishes a dedicated team to serve each client. The technical range of services offered is broad and flexible, meaning that the service provided can be tailored to a company's specific requirements.

The visual inspection process is carried out in a number of clear stages. First, the team establishes an inspection guideline to work to, taking into account the specific aspects of the building by referring to its construction documents. Next the team carries out its on site inspection, making notes on each item in the check-list and taking photographs where necessary.

Finally, the team will draw up a report, outlining which areas require action, and working closely with local surveyors to provide a realistic repair cost figure. Throughout the process, the client is kept up to date.



## FAQ

### Which geographical zones are covered by Bureau Veritas Technical Due Diligence services?

Bureau Veritas provides these services in the majority of countries across the world. The main regions covered are Europe (including Russia), North America, Asia Pacific and the Middle East.

### In which cases might a more detailed level of study be required?

Technical Due Diligence involves the visual inspection of all visible and accessible risk areas within a building. The Bureau Veritas team will compile an initial report, outlining potentially serious problems such as pollution, asbestos, lead or termites. The seriousness and damaging potential of each problem is analyzed and, based upon these findings, the client can then choose whether or not to pursue with more detailed inspections.

## CLIENT REFERENCES

Bureau Veritas has earned the confidence of many leading companies including:

- GE REAL ESTATE
- IXIS AEW
- SEGECE
- STARWOOD CAPITAL GROUP GLOBAL
- UNIBAIL

## ▶ CONTACT

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## ▶ FOR MORE INFORMATION

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