





Technical Due Diligence

		
Property:	City Centre Office Tower	
Location:	Sydney, NSW	
Client:	Private	
Construction Date:	1970's	

Introduction

Washington Brown Pty Ltd was instructed by a potential purchaser to undertake Technical Due Diligence on a twin tower multi storey office building located in Sydney as part of the clients due diligence process, to assess of the technical associated risks and future costs of the asset.

Our Client required professional due diligence advice on the building to identify any risks with the property which included the building fabric and services and to review existing information provided by the Vendor in regard to legal compliance, environmental issues and tax depreciation. Washington Brown was engaged to undertake the Technical Due Diligence Process along side the client's legal team. The inspection was carried out within 2 days of the instruction and the report was issued within 2 weeks of instruction to meet the client's timeframe.

Process

1. Identified and confirmed the client's requirements to the extent of the Due Diligence.
2. Undertook a joint site inspection with the client and legal team to establish the risks and condition of the property.
3. Reviewed building and legal information provided by the vendor including building compliance, service records, maintenance programmes and costs, environmental reports, previous inspection reports and the like.
4. Produced a detailed report which included the condition, risk and likely future expenditure of the building and fabric and services, tax depreciation advice and a summary of the vendor's information.
5. Issued the report prior to client's acquisition deadline.

Results



- The Due Diligence report highlighted risks and costs to the purchaser which provided the purchaser with better knowledge of the building.
- The report identified additional CAPEX costs which were not covered sufficiently by the vendor.

Key benefits to Purchaser

- Identify and reduce client risk prior to acquisition
- Identified potential issues and problems with the building
- Highlighted future expenditure which was not clearly highlighted by the vendor (which may be used for price negotiation)
- Peace of mind



Technical Due Diligence

		
Property:	Four Points Hotel	
Location:	Darling Harbour, Sydney, NSW	
Client:	Purchaser	
Construction Date:	1991	

Introduction

Washington Brown Pty Ltd was instructed by a potential purchaser to undertake Technical Due Diligence on the Four Points Hotel in Sydney, prior to exchange of contract, to satisfy themselves of all associated risks and future costs of the asset.

Our Client required professional due diligence advice on the building to identify any risks with the property which included the building fabric and services and to review existing information provided by the Vendor in regard to legal compliance, environmental issues and tax depreciation. Washington Brown was engaged to undertake the Technical Due Diligence Process along side the client's legal team. The inspection was carried out within 2 days of the instruction and the report was issued within 2 weeks of instruction to meet the client's timeframe.

Process

1. Identified and confirmed the client's requirements to the extent of the Due Diligence.
2. Undertook a joint site inspection with the client and legal team to establish the risks and condition of the property.
3. Reviewed building and legal information provided by the vendor including building compliance, service records, maintenance programmes and costs, environmental reports, previous inspection reports and the like.
4. Produced a detailed report which included the condition, risk and likely future expenditure of the building and fabric and services, tax depreciation advice and a summary of the vendor's information.
5. Issued the report prior to client's acquisition deadline.

Results



- The Due Diligence report highlighted risks and costs to the purchaser which provided the purchaser with better knowledge of the building.
- The report identified additional CAPEX costs which were not covered sufficiently by the vendor.

Key benefits to Purchaser

- Identify and reduce client risk prior to acquisition
- Identified potential issues and problems with the building
- Highlighted future expenditure which was not clearly highlighted by the vendor (which may be used for price negotiation)
- Peace of mind



Technical Due Diligence

		
Property:	Wentworth Sofitel Hotel	
Location:	Philips Street, Sydney, NSW	
Client:	Vendor	
Construction Date:	1960's and refurbished 1990	

Introduction

Washington Brown Pty Ltd was instructed by the Vendor to undertake a Technical Due Diligence on the Wentworth Sofitel Hotel in Sydney, prior to being put on the market for sale, to satisfy themselves of all associated risks and future costs of the asset to assist with the sale of the asset.

Our Client required professional due diligence advice on the building to identify any risks with the property which included the building fabric, services and BCA compliance. Washington Brown was engaged to undertake the Technical Due Diligence process along side the client's legal team. The inspection was carried out within 14 days of the instruction and the report was issued within 3 weeks of instruction to meet the client's timeframe.

Process

1. Identified and confirmed the client's requirements to the extent of the Due Diligence.
2. Undertook a joint site inspection with the Due Diligence team to establish the risks and condition of the property.
3. Reviewed building information provided by the vendor including building compliance, service records, maintenance programmes and costs, environmental reports, previous inspection reports and the like.
4. Produced a detailed report which included the condition, risk and likely future expenditure of the building and fabric, services, BCA compliance and a summary of the vendor's information.
5. Issued the report prior to client's acquisition deadline.

Results



- The Due Diligence report highlighted risks and costs to the purchaser which provided the purchaser with better knowledge of the building.
- Identified likely future costs and defects associated with the building.

Key benefits to Purchaser

- Identify and reduce client risk prior to acquisition
- Identified potential issues and problems with the building
- Highlighted future expenditure of the asset
- Peace of mind



Technical Due Diligence

		
Property:	Island Resort	
Location:	Whit Sundays	
Client:	Confidential - Vendor	
Construction Date:	1970's and refurbished 1995	

Introduction

Washington Brown Pty Ltd was instructed by the Vendor to undertake a Technical Due Diligence on an island resort in the Whit Sundays, prior to being put on the market for sale, to satisfy themselves of all associated risks and future costs of the asset to assist with the sale of the asset.

Our Client required professional due diligence advice on the building to identify any risks with the property which included the building fabric and services. Washington Brown was engaged to undertake the Technical Due Diligence process along side the client's legal team. The inspection was carried out within 5 days of the instruction and the report was issued within 10 days of instruction to meet the client's timeframe.

Process

1. Identified and confirmed the client's requirements to the extent of the Due Diligence.
2. Undertook a joint site inspection with the Due Diligence team to establish the risks and condition of the property.
3. Reviewed building information provided by the vendor including building compliance, service records, maintenance programmes and costs, environmental reports, previous inspection reports and the like.
4. Produced a detailed report which included the condition, risk and likely future expenditure of the building and fabric and services and a summary of the vendor's information.
5. Issued the report prior to client's acquisition deadline.

Results


- The Due Diligence report highlighted risks and costs to the purchaser which provided the purchaser with better knowledge of the building.
- Identified likely future costs and defects associated with the building.

Key benefits to Purchaser

- Identify and reduce client risk prior to acquisition
- Identified potential issues and problems with the building
- Highlighted future expenditure of the asset
- Peace of mind



Technical Due Diligence

	
Property:	Hotel
Location:	Melbourne
Client:	Confidential
Construction Date:	2010

Introduction

Washington Brown Pty Ltd was instructed by a potential purchaser to undertake a Technical Due Diligence on a newly constructed hotel located in Melbourne, to satisfy themselves of all associated risks and future costs of the asset to assist with the sale of the asset.

Our Client required professional due diligence advice on the building to identify any risks with the property which included the building fabric and services. Washington Brown was engaged to undertake the Technical Due Diligence process along side the client's legal team. The inspection was carried out within 5 days of the instruction and the report was issued within 12 days of instruction to meet the client's timeframe.

Process

1. Identified and confirmed the client's requirements to the extent of the Due Diligence.
2. Undertook a joint site inspection with the Due Diligence team to establish the risks and condition of the property.
3. Reviewed building information provided by the vendor including building compliance, service records, maintenance programmes and costs, environmental reports, previous inspection reports and the like.
4. Produced a detailed report which included the condition, risk and likely future expenditure of the building and fabric and services and a summary of the vendor's information.
5. Issued the report prior to client's acquisition deadline.

Results

- The Due Diligence report highlighted risks and costs to the purchaser which provided the purchaser with better knowledge of the building.
- Identified likely future costs and defects associated with the building.

Key benefits to Purchaser

- Identify and reduce client risk prior to acquisition
- Identified potential issues and problems with the building
- Highlighted future expenditure of the asset
- Peace of mind



Technical Due Diligence

		
Property:	Hotel (private)	
Location:	Christ Church	
Client:	Confidential	
Construction Date:	1970's and refurbished 2005	

Introduction

Washington Brown Pty Ltd was instructed by a potential purchaser to undertake Technical Due Diligence on a hotel in Christchurch, prior to acquisition, to satisfy themselves of all associated risks and future costs of the asset to assist.

Our Client required professional due diligence advice on the building to identify any risks with the property which included the building fabric, services and BCA compliance. Washington Brown was engaged to undertake the Technical Due Diligence process along side the client's legal team. The inspection was carried out within 3 days of the instruction and the report was issued within 2 weeks of instruction to meet the client's timeframe.

Process

1. Identified and confirmed the client's requirements to the extent of the Due Diligence.
2. Undertook a joint site inspection with the Due Diligence team to establish the risks and condition of the property.
3. Reviewed building information provided by the vendor including building compliance, service records, maintenance programmes and costs, previous inspection reports and the like.
4. Produced a detailed report which included the condition, risk and likely future expenditure of the building and fabric and services and a summary of the vendor's information.
5. Issued the report prior to client's acquisition deadline.

Results

- The Due Diligence report highlighted risks and costs to the purchaser which provided the purchaser with better knowledge of the building.
- Identified likely future costs and defects associated with the building.

Key benefits to Purchaser

- Identify and reduce client risk prior to acquisition
- Identified potential issues and problems with the building
- Highlighted future expenditure of the asset
- Peace of mind



Technical Due Diligence

		
Property:	Retail Portfolio	
Location:	Australia	
Client:	Private - Confidential	
Construction Date:	Various	

Introduction

Washington Brown Pty Ltd was instructed by a potential purchaser to undertake Technical Due Diligence on a portfolio of retail shopping centres nationally, prior to the second stage of negotiations, to satisfy themselves of all associated risks and future costs of the asset to assist.

Our Client required professional due diligence advice on the buildings to identify any risks with the property which included the building fabric, services, BCA compliance and environmental. Washington Brown was engaged to undertake the Technical Due Diligence process along side the client's legal team. The inspection was carried out within 7 days of the instruction and the report was issued within 2 weeks of instruction to meet the client's timeframe.

Process

1. Identified and confirmed the client's requirements to the extent of the Due Diligence.
2. Undertook a joint site inspection with the Due Diligence team to establish the risks and condition of the properties.
3. Reviewed building information provided by the vendor including building compliance, service records, maintenance programmes and costs, environmental reports, previous inspection reports and the like.
4. Produced a detailed report which included the condition, risk and likely future expenditure of the building and fabric, services, BCA compliance, environmental risks and a summary of the vendor's information.
5. Issued the report prior to client's acquisition deadline.

Results

- The Due Diligence report highlighted risks and costs to the purchaser which provided the purchaser with better knowledge of the building.
- Identified future Capex and issues with the property

Key benefits to Purchaser

- Identify and reduce client risk prior to acquisition
- Identified potential issues and problems with the building
- Highlighted future expenditure of the asset
- Peace of mind



Technical Due Diligence

	
Property:	Shopping Centre
Location:	Australia
Client:	Private - Confidential
Construction Date:	Various

Introduction

Washington Brown Pty Ltd was instructed by a potential purchaser to undertake Technical Due Diligence on a portfolio of retail shopping centres nationally, prior to the second stage of negotiations, to satisfy themselves of all associated risks and future costs of the asset to assist.

Our Client required professional due diligence advice on the buildings to identify any risks with the property which included the building fabric, services, BCA compliance and environmental. Washington Brown was engaged to undertake the Technical Due Diligence process along side the client's legal team. The inspection was carried out within 5 days of the instruction and the report was issued within 4 weeks of instruction to meet the client's timeframe.

Process

1. Identified and confirmed the client's requirements to the extent of the Due Diligence.
2. Undertook a joint site inspection with the Due Diligence team to establish the risks and condition of the properties.
3. Reviewed building information provided by the vendor including building compliance, service records, maintenance programmes and costs, environmental reports, previous inspection reports and the like.
4. Produced a detailed report which included the condition, risk and likely future expenditure of the building and fabric, services, BCA compliance, environmental risks and a summary of the vendor's information.
5. Issued the report prior to client's acquisition deadline.

Results



- The Due Diligence report highlighted risks and costs to the purchaser which provided the purchaser with better knowledge of the building.
- Identified future Capex and issues with the property

Key benefits to Purchaser

- Identify and reduce client risk prior to acquisition
- Identified potential issues and problems with the building
- Highlighted future expenditure of the asset
- Peace of mind



Technical Due Diligence

	
Property:	Logistics Distribution Building
Location:	NSW
Client:	Purchaser
Construction Date:	2007

Introduction

Washington Brown Pty Ltd was instructed by a potential purchaser to undertake Technical Due Diligence of an existing logistics warehouse located within the Northern Suburbs, prior to exchange of contract, to satisfy themselves of all associated risks and future costs of the asset.

The Client required professional due diligence advice on the building to identify any risks with the property which included the building structure & fabric, services and legal compliance. Washington Brown was engaged to undertake the Technical Due Diligence Process. The inspection was carried out within 2 weeks of the instruction and the report was issued within the client's timeframe of 3 weeks.

Process

1. Identified the Clients requirements and extent of the Due Diligence Report.
2. Instructed a number of sub-consultants to meet the specialist requirements of the client.
3. Undertook a joint site inspection to establish the risks and condition of the property.
4. Produced a detailed report which included the condition, risk and likely future expenditure of the building and fabric and services and the make good risk.
5. The report included an insurance reinstatement assessment, tenant liabilities and likely tax depreciation.

Results

- The inspections identified a number of concerns with the building which resulted in some unforeseen risks and costs not known prior to due diligence.
- The CAPEX report identified approximately \$1.5m worth of costs required over the reporting period.
- The report identified areas of contamination that were unknown.
- The Due Diligence report highlighted risks and costs to the purchaser which could then be used to negotiate the purchase cost, with otherwise would not have been known until after the event.

Key benefits to Purchaser

- Identify and reduce client risk prior to acquisition
- Identified potential issues and problems with the building
- Highlighted future expenditure which was not clearly highlighted by the vendor (which can be used for price negotiation)
- Peace of mind



Technical Due Diligence

		
	Property Type:	Industrial Warehouse
	Location:	Western Suburbs, Sydney, NSW
	Client:	Purchaser
Construction Date:	Early 1999	

Introduction

Washington Brown Pty Ltd was instructed by a potential purchaser to undertake Technical Due Diligence of an existing warehouse located within the Western Suburbs, prior to exchange of contract, to satisfy themselves of all associated risks and future costs of the asset.

The Client required professional due diligence advice on the building to identify any risks with the property which included the building structure & fabric, services, legal compliance and environmental issues. Washington Brown was engaged to undertake the Technical Due Diligence Process. The inspection was carried out within 5 days of the instruction and the report was issued within the client's timeframe of 3 weeks.

Process

6. Identified the Clients requirements and extent of the Due Diligence Report.
7. Instructed a number of sub-consultants to meet the specialist requirements of the client.
8. Undertook a joint site inspection to establish the risks and condition of the property.
9. Produced a detailed report which included the condition, risk and likely future expenditure of the building and fabric and services and the make good risk.
10. The report included an insurance reinstatement assessment, tenant liabilities and likely tax depreciation.

Results



- The inspections identified a number of concerns with the building which resulted in some unforeseen risks and costs not known prior to due diligence.
- The CAPEX report identified approximately \$1.5m worth of costs required over the reporting period.
- The report identified areas of contamination that were unknown.
- The Due Diligence report highlighted risks and costs to the purchaser which could then be used to negotiate the purchase cost, with otherwise would not have been known until after the event.

Key benefits to Purchaser

- Identify and reduce client risk prior to acquisition
- Identified potential issues and problems with the building
- Highlighted future expenditure which was not clearly highlighted by the vendor (which can be used for price negotiation)
- Peace of mind



Technical Due Diligence

		
Property Type:	Commercial office and Industrial warehouse	
Location:	Rosebery, South Sydney, NSW	
Client:	Purchaser	
Construction Date:	1957 with later additions	

Introduction

Washington Brown Pty Ltd was instructed by a potential purchaser to undertake Technical Due Diligence of an existing office and warehouse building located near the Airport in Rosebery, South Sydney, prior to exchange of contract, to satisfy themselves of all associated risks and future costs of the asset.

The Client required professional due diligence advice on the building to identify any risks with the property which included the building structure & fabric, services, legal compliance and environmental issues. Washington Brown was engaged to undertake the Technical Due Diligence Process. The inspection was carried out within 5 days of the instruction and the report was issued within the client's timeframe of 3 weeks.

Process

1. Identified the Clients requirements and extent of the Due Diligence Report.
2. Instructed a number of sub-consultants to meet the specialist requirements of the client.
3. Undertook a joint site inspection to establish the risks and condition of the property.
4. Produced a detailed report which included the condition, risk and likely future expenditure of the building and fabric and services and the make good risk.
5. The report included an insurance reinstatement assessment, tenant liabilities and likely tax depreciation.

Results

- The inspections identified a number of concerns with the building which resulted in some unforeseen risks and costs not known prior to due diligence.
- The report identified areas of contamination and structural issues with the building.
- The Due Diligence report highlighted risks and costs to the purchaser which could then be used to negotiate the purchase cost, with otherwise would not have been known until after the event.

Key benefits to Purchaser

- Identify and reduce client risk prior to acquisition
- Identified potential issues and problems with the building
- Highlighted future expenditure which was not clearly highlighted by the vendor (which can be used for price negotiation)
- Peace of mind



Washington Brown
Building Consultancy