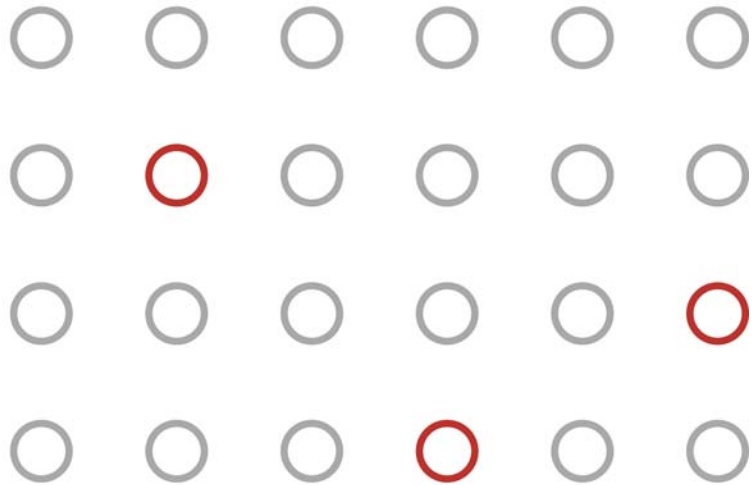


# Property Consultancy



## ABOUT PROPERTY CONSULTANCY

We provide specialist services ranging from business continuity and risk management advice, to interpretation and monitoring of risk and value for businesses and project stakeholders.

The various specialist services have, at their core, fundamental principles of independence, and formalised risk and value management techniques, drawing upon our delivery and auditing skills. These specialist services are more fully described below.

## TECHNICAL DUE DILIGENCE REPORTS

Purchasers and vendors of property are increasingly expected to undertake appropriate due diligence that enables well founded investment and divestment decisions. We have developed an approach to the technical and physical building assessments that identifies high risk and high value issues to be clearly evaluated and fully appreciated. Through integration of specialist advice, our reports are comprehensive and easy to understand and many clients use them as a foundation for their ongoing asset management.

## BUILDING CONSULTANCY SERVICES

We assist property owners, managers and occupiers with services aimed at improving investment returns and efficiency of asset management:

### Make Good Assessments and Negotiations

The principle of a schedule of Make Good is to identify alleged breaches of covenant within a lease and to outline the requirements of the tenant to reinstate the property back to its original condition as it was at lease commencement.

A Make Good claim is regarded as the first step in a legal process, the basis of which are the breaches of covenants. We act for both landlords and tenants in this regard.

### Schedules of Condition

The need to undertake a Condition Audit will normally be driven by the requirement to accurately record, at a specific moment in time, the condition of a building and its services prior to the occurrence of a forthcoming event. The document produced provides an essential tool in mitigating the risk of a potential future dispute between two parties on the condition of a building before the specific event occurred, normally prior to lease execution or construction works commencing.

## Protection of Adjoining Property

The protocol surrounding the Protection of Adjoining Property is set out in *The Building Act 1993*, which provides the legislative framework for rights and obligations on both parties involved in a proposed building development.

Developers and adjoining owners and/or occupiers have specific rights and obligations under the Act, some of which assist in protecting property investment and position. We provide these services throughout all stages of construction works.

## Building Defect Diagnosis & Reporting

Building faults and defects are found in all types of property and construction and occur across all sectors on a global scale. Such failures in buildings can be caused by any number of contributing factors, both individually and collectively, and the nature and consequence of defects can vary significantly.

We combine skill and experience with specialist diagnostic equipment to test materials, moisture, building movement, etc to provide the necessary evidence or confirmation of the failure, in order to specify remedial works.



## Essential Safety Measures Audits / Management

In conjunction with our in-house building surveyors we undertake audits of Essential Safety Measures to verify compliance with regulations, which includes reviews of maintenance contracts to confirm the scope is adequate.

We also provide management of Essential Safety Measures including preparation of manuals and log books and mandatory site inspections.

## Emergency Evacuation Procedures Assessments

The review of existing emergency evacuation procedures is critical to ensure the correct legislative evacuation procedures are in place to ensure the safe egress of occupants from a building. Davis Langdon reviews existing documentation and undertakes a detailed site inspection to identify any shortfalls preventing safe egress from a building, ensuring the client is in compliance with all mandatory legislation.

## Maintenance and Capex Planning Implementation

The need for lifecycle assessments is driven by the requirement for capital expenditure and repairs and maintenance plans to assist asset managers with their budgeting. Our services include inspections, desktop reviews and measuring drawings, costing with our in-house cost managers and production of plans, budgets, and programs.

## Buildings Outgoings Review

We provide an independent review and audit of a building's outgoing and operating expenses to ascertain that they are fair, reasonable, correct and contractually enforceable. This includes a review

of managing agents/owners estimated and actual year end statement calculations, benchmarking of costs against industry standards, review of lease maintenance and outgoing recovery clauses, maintenance contracts, and where appropriate checks for non-compliance with retail leases legislation.

## Risk Assessments/OH&S

Risk assessments and occupational health and safety audits can provide owners with assurance that a property, tenancy, operation or task meets the new performance-based health and safety legislation. Identifying, assessing and controlling health and safety risks provide the foundation for establishing a systematic approach to managing health and safety.

## DDA Access Audits/Action Plans

Davis Langdon can assist with DDA compliance by undertaking DDA access audits and detailed DDA action plans to help comply with your obligations. Davis Langdon can also assist by programming and implementing DDA upgrade works.

## Mandatory Disclosure/NABERS

The Federal Government has agreed to a new national scheme to improve the energy efficiency of commercial office buildings. This will start in the second half of 2010, when building owners will need to provide up-to-date energy efficient information when they sell or lease office space covering more than 2,000m<sup>2</sup>.

All prospective tenants or buyers must be provided with a Building Energy Efficiency Certificate (BEEC) which is valid for 1 year summarising the performance of the building and an Energy Efficiency Assessment Report (EEAR) incorporating a NABERS Energy rating.

Davis Langdon has in-house experienced and accredited NABERS Assessors with the capacity to perform NABERS assessments, provide strategic advice to improve your building or tenancy whilst managing the costs. Early preparation is vital in order to reduce any future unexpected costs or penalties.

## PROPERTY PERFORMANCE ASSESSMENT

Assessing the ability of property to meet its expected performance levels, both from an owner and occupier viewpoint, is increasingly important. Building performance has now been heightened by community focus on achieving a greener built environment. We offer assessments that enable a comparative assessment of a single building or portfolio of buildings covering:

- condition: across structure, finishes, services and systems
- environmental: assessing green efficiency in terms of energy, water and waste
- social: assessing the needs of tenants in terms of safety, security, access, amenities and operational management.

Our assessment results in a high level performance report that identifies performance and benchmarks and highlights improvement and abatement opportunities.

## MORE INFORMATION?

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