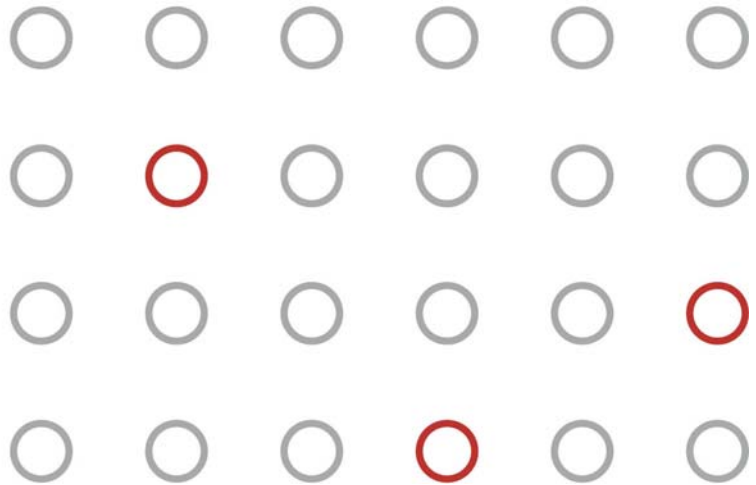


Property Services



PROPERTY SERVICES

Understanding that every property is different and that each owner's portfolio has its own structure and investment goals, our services are configured to meet the needs of individual clients.

One constant however, is our focus on the complete life cycle of your investment, from acquisition to disposal. By regularly monitoring the performance and compliance of each property we can minimise risk, identify optimisation, and ensure the delivery of the desired returns are fit to meet investor expectations.

Our services include:

- investment decision making advice
- technical due diligence and building condition and compliance reports
- facility management consultancy
- contractual documentation of property transactions
- tax depreciation schedules and insurance replacement cost valuations
- tenancy make good assessments, negotiations and reinstatements
- highest and best use studies
- building defect diagnostic reports

THE PROPERTY PERFORMANCE IMPERATIVE

The market is changing. Many existing buildings now face increased vacancies and compare poorly to newer stock. Tenants are increasingly evaluating the building they stay in or move to against a range of performance measures. We call them 'contemporary standards'. These include a greater expectation for buildings to perform environmentally.

With this as a backdrop it seems like a complex web for owners to work their way through the existing performance measurement tools to understand where they fail to meet new standards.

In the first instance what is needed is an assessment process that provides a clear gap analysis that takes the owner towards a balanced improvement strategy.

Davis Langdon and EC3 Global have constructed an assessment tool that enables this high level assessment.

PROPERTY PERFORMANCE ASSESSMENT

Assessing the ability of property to meet its expected performance levels, both from an owner and occupier viewpoint, is increasingly important. The growing tenant expectation for a greener compliant building has the potential to take

existing buildings to a new age of obsolescence.

We offer assessments that enable a comparative gap analysis of a single building or portfolio of buildings covering:

- condition – an assessment of general condition across structure, finishes, services and systems
- environmental – assessing the building's green efficiency in terms of energy, water and waste
- social – assessing the building's ability to meet the needs of its tenants in terms of safety, security, access, amenities and operational management

Our assessment results in a high level performance report that identifies current performance and opportunities for improvement including energy reduction strategies.

TECHNICAL DUE DILIGENCE

Purchasers and sellers of properties are increasingly expected to complete appropriate due diligence that enables well founded investment and divestment discussions.

We have developed an approach to the technical building assessment that identifies high risk and high value issues to be clearly evaluated



and appreciated prior to decisions being made.

We conduct appropriate building inspections and integrate the specialist advice from building surveyors, engineers and others assembled to fully understand the individual property.

Our reports are comprehensive and easy to understand and many clients use them as a foundation for their ongoing asset management.

MORE INFORMATION?

For further information on any of the above services, please contact:

Andy Bendell B.Sc., MRICS, AAPI, MFMA, Associate Principal

Phone: +613 9933 8800

Mob: +61 439 457 748

abendell@davislangdon.com.au

www.davislangdon.com