



Investigations/Repair Advisory Services/Life Cycle Costing/Technically Led Project Management

## Technical Due Diligence Audits

# Due Diligence Study Prior to Acquisition – Logistic Buildings and Warehouses

### Introduction

The recent acquisition of logistic warehouses through funding from various REITS (Real Estate Investment Trusts) has resulted in the need to carry out technical due diligence audits prior to acquisition. Ascent Facilities Engineering (AFE) Pte Ltd has undertaken numerous audit projects for our Clients.

### Work Executed

Typical technical due diligence audits on assets comprises an inspection and assessment of the condition of various components of the building including the finishes, structure, air-cond/mechanical and ventilation, electrical and fire installation systems. In addition, tests on the operability of the fire installation are carried under simulated fire condition. When deficiencies are detected, recommendations are given to rectify such defects. Accordingly, budgets are prepared so that future maintenance would be catered for. In addition, further investigation on some building defects to propose effective repairs are also carried out by AFE if requested by the Client. The possibility of adding additional floors on the roof was checked through with development guidelines including a structural check to determine the remaining carrying capacity of the existing foundations to take extra loads.

### Outcome

AFE with its team of multi-disciplinary consultants was able to undertake the fast track study within the project duration to furnish the report to their Clients to help them to make economic and financial decisions with its prospective seller.



Project Profile