



# CASE STUDY

Vendor Technical Due Diligence  
Commercial Office Tower Portfolio,  
NSW & VIC

**AssetWize**

[assetwize.com.au](https://assetwize.com.au)

# THE BRIEF



Following on from a recent similar engagement towards the end of 2020, the same client was looking to sell down partial interest in five of their Premium and A-Grade Commercial Office Towers located in the Sydney and Melbourne CBD's.

As such, a detailed technical review of the buildings was required to provide potential interested parties with a clear and transparent understanding of the condition of the properties. The properties were of mixed age and condition, with some properties having been subject to recent redevelopment and refurbishment.

The buildings ranged in size between 22 to 34 levels and with lettable areas between 22,000sqm to 55,000sqm.



# ASSETWIZE APPROACH

As part of the portfolio-wide Technical Due Diligence review, AssetWize led and managed five teams of industry specialists to inspect and provide advice relative to condition and compliance and expected future capital replacement costs for each of the buildings. Aspects of the buildings audited included;

- Building Services, including Lifts
- Building Fabric and Structure
- BCA Statutory Compliance
- High-Level Environmental

AssetWize bespoke reports primarily focused on key deficiencies and associated with each building. In addition, we worked collaboratively with the client to review, amend and add additional capital expenditure information within the client's existing CAPEX forecasts.



# OUTCOME

Our bespoke Due Diligence Reports focusing on key matters affecting the building only enabled the team to achieve a tight delivery timeframe without sacrificing the quality of reporting and provided already interested parties a quick and clear snapshot of each building's condition and future expenditure recommendations.

Rather than prepare new CAPEX documents as part of our report, utilising the clients' existing CAPEX forecast documents allowed for quicker and streamlined delivery of key budgeting information readily presentable for key stakeholders /decision-makers from potential joint-venture purchasers.



The logo for AssetWize is displayed in a bold, dark blue font. To the right of the logo is a large, stylized graphic composed of several overlapping hexagons in various shades of blue and white, with some hexagons containing smaller hexagons or lines, creating a complex, geometric pattern.

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