

ENVIRONMENTAL DUE DILIGENCE

Are you aware of the potential risks of soil or groundwater contamination before you acquire a new property asset?



WHAT IS ENVIRONMENTAL DUE DILIGENCE?

Most property owners understand the requirements of getting their Financial Due Diligence and Legal Due Diligence when they are in the process of acquiring a new asset.

However, Environmental Due Diligence is mostly forgotten at the time and can cause potential risks at the site in the future.

The initial steps involved in an Environmental Due Diligence is a desktop review, a preliminary site investigation which includes a on-site inspection to see if there are any obvious signs of environmental damage on the site.

A detailed site investigation involves taking soil samples and ground water and sending them to a lab to have an in-depth look at what else might be a likely cause of contamination. The report of a detailed site investigation is customised based on the requirements of the client.

A common misconception is that if the building is new there is less chance of contamination. However, environmental contamination is not related to the age of the building. It is important to understand what's occurred on the site prior to the construction of the building.

For example, the cause of soil and/or groundwater contamination could be due to the previous usage of the site as a dumping ground for asbestos, or there may have been an underground storage tank with petrol or diesel, that may have leaked and contaminated the soil or the groundwater. The older the land the greater the risk.

Property owners with Finance and Accounting backgrounds are being more risk-aware of the negative impacts of the lack of Environmental Due Diligence and are engaging consultants for expert advice earlier on in the project.





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Strategic and client facing role for expert services in relation to asbestos and hazardous materials, occupational hygiene and property risk and compliance.

Greencap is a leading risk management and compliance company in Australia and New Zealand providing businesses with Expert Services, Online Solutions & Training which will manage business risk across Property, Work Health & Safety & the Environment.



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