

Press Release

DEKRA at EXPO REAL 2019 in Munich

The Significance of True Value

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www.dekra.com/en/newsroom

Anyone purchasing real estate, real estate portfolios or industrial areas must be able to rely on the condition and safety of the building fabric and building technology. However, real estate experts at DEKRA are finding that the necessary technical due diligence (TDD) often becomes a bottleneck given the increasing complexity of such projects.

Structural and technical defects have a considerable influence on the value of a property to be purchased. They determine the estimated costs for maintenance and repair, and reflect the true potential for modernization or the true renovation costs that a property requires in the short, medium and long term. Determining the structural and technical condition of properties to be purchased always requires sufficient due diligence and the indispensable knowledge of numerous experts. This covers all aspects, including building fabric, building technology, fire safety and electrical installations, as well as building physics and sustainability.

“Coordination between the various technical experts across multiple locations and time frames and the compilation and evaluation of the individual appraisal reports requires experience and established processes within the organization,” said Andreas Kraus, Head of Construction and Real Estate at DEKRA. “Time delays and cost increases caused by problems and misjudgments relating to an incomplete acquisition appraisal that has not been performed with the required level of due diligence can rarely be compensated for during the course of the project.”

Due diligence can be custom-tailored to the specific project. Environmental due diligence to assess environmental risks is also essential when buying land. Experts assess not only possible contaminated areas and soil contamination, but also general site risks, hazardous substances in buildings and the environmental relevance of the current property use. For complex projects, a red-flag analysis is advisable during the due diligence process. This provides initial indications of major defects and maintenance backlogs, and enables priorities to be set early on in the purchasing process.

As Germany's largest testing organization, DEKRA possesses the necessary expertise in all technical disciplines and delivers technical due diligence from a single source. Interdisciplinary teams assess housing complexes, hotels, office buildings, shopping centers, logistics buildings, and business or industrial parks.

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As an international organization, DEKRA also coordinates the assignment of technical experts across national borders.

DEKRA at EXPO REAL 2019 in Munich (October 7 to 9)
Hall B1, Booth 120

www.dekra.com/en/events-local-10944/

About DEKRA

DEKRA has been active in the field of safety for more than 90 years. Founded in 1925 in Berlin as Deutscher Kraftfahrzeug-Überwachungs-Verein e.V., it is today one of the world's leading expert organizations. DEKRA SE is a subsidiary of DEKRA e.V. and manages the Group's operating business. In 2018, DEKRA generated sales totaling more than 3.3 billion euros. The company currently employs more than 45,000 people in approximately 60 countries on all six continents. With qualified and independent expert services, they work for safety on the road, at work and at home. These services range from vehicle inspection and expert appraisals to claims services, industrial and building inspections, safety consultancy, testing and certification of products and systems, as well as training courses and temporary work. The vision for the company's 100th birthday in 2025 is that DEKRA will be the global partner for a safe world.