

PROPERTY EXPERTS



SERVICE OFFERING CONSULTANTS | VALUERS | LAWYERS

CONTACT
SEAN ROCHE LLB BBM
SOLICITOR / VALUER
info@rochelegal.com.au 1300 335 334

LEGAL DUE DILIGENCE

Caveats
Conveyancing
Environmental Investigations
Leases/Licenses
Litigation
Native Title/Heritage Listing
Title Searches
Titles Office Lodgements
Vendor/Company Searches
Witness Transactions
Zoning/Restrictions on site

Lodgement of caveats and interlocutory injunctions
Full conveyancing process for any purchase or sale of residential, industrial or commercial property
Determine environmental risks with the site and search the Environmental Contaminated Site Register (EMR/CLR)
Review terms and conditions of all leases and agreements
General litigation over property related disputes - 'no win no fee' available in some circumstances
Determine if the site is free from heritage or third-party claims
Investigate title for freehold/leasehold issues and risks including mortgages and easements
Lodgement of dealings to the Qld Titles Office including registration of Power of Attorney documents and transfer forms
Confirm vendor has legal right to sell the property
Independently witness a transfer of property between parties under the Land Title Act 1994 and Land Act 1994
Confirm building compliance and current use to Local Zoning

FINANCIAL DUE DILIGENCE

Asset Schedules
Capital Expenditure (CAPEX)
Development Feasibility Assessment
Financial Management Plans
Income/Rent Analysis
Land Tax Issues
Lease Disputes
Life Cycle Costs
Operational Expenditure (OPEX)
Rate Notices (Statutory)
Rent Reviews
Rental Arrears
Revenue/Expenditure Forecast
Side Agreements
Sinking Funds
Tax Depreciation Schedules
Vacancies/Temporary Leases
Valuations

Confirm assets included/excluded from a transaction
Review capital expenditure and input to IRR calculation
Hypothetical development feasibility assessment and valuation
Develop long-term financial management plan and produce financial models
Review the lease summary for net and gross income
Review valuation and calculations at time of purchase or revaluation
Investigate all current lease disputes for financial impacts
Calculate remaining life and CAPEX forecasts, preventive maintenance tasks, schedules and OPEX forecasts
Review income and expenditure for market analysis
Review current rate notice/outgoings and recoveries
Check pending rent reviews/conditions and incentives, determine market rent (independent valuation)
Audit rent receipts to confirm income and arrears
Review income and expenditure with sensitivity analysis
Investigate any side agreements and other income streams
Check sinking fund contributions and projected expenditure, determine appropriate sinking fund allowance
Review latest taxation depreciation schedule or develop new tax depreciation schedule (simplified or complex)
Confirm conditions of temporary leases and passing rent
Determine market value, fair value (DRC), or insurance value (ILL) of property

TECHNICAL DUE DILIGENCE

Asset Register (FAR) Construction
Asbestos Risk
Building Condition Assessment
Building Performance Assessment
Discrimination Act
Environmental Risks
Flood Risks
Market Research Report
OH&S Compliance
Site Security Assessment
Site Selection Analysis
Zoning Compliance

Development of a new Fixed Asset Register (FAR) or re-structure of existing FAR
Identification of possible asbestos containing materials (ACM) and removal of non-friable ACM
Visual inspection of building components for deterioration and failure risk
Review building performance requirements, gap analyses, and benchmarking of asset components
Disability DDA Compliance audit for buildings and facilities
Check EPA (EMR/CLR) Registers for contaminated site listing
Review site's susceptibility to flood
Review, forecast and report trends in property / construction market
Review of building OH&S risk and propose remediation strategies
Review site's security and risks
Analysis of property acquisition alternatives
Check DA approvals to confirm Zoning compliance