

IS PART OF THE
SOLUTION

Technical *Due Diligence*

What is it?

- \ **Technical *Due Diligence*** Diligence normally involves auditing the special technical installations, structures and surroundings of a building, industrial facility or other infrastructure.
- \ This process may require the mobilisation of several specialties such as: architecture, civil engineering, mechanical engineering, electrical engineering and safety teams.
- \ ***Due Diligence*** is a useful tool for generating a summarised, but comprehensive and objective, description of the state of a property, in all its various aspects.
- \ ***Due Diligence*** is used to assess the facility's legal compliance, detect any operational and/or maintenance problems in equipment and systems and identify and forecast any investments that may be required either for the fulfillment of legal requirements and for the operation of the special installations.



- \ ***Due Diligence*** is also concerned with the assessment of the maintenance regime implemented for the infrastructure and its various systems. These services take the form of an audit of maintenance procedures, the inspection of equipment and the carrying out of specific tests on groups of associated systems.

How does it work?

Technical Due Diligence is based on:

An analysis of the facility's technical documentation -
- engineering specialty projects and final drawings;

On-site confirmation of pertinent factors;

The assessment of the operational status and state of conservation of the various systems and equipment, as well as the identification of pre-existing construction defects and pathologies;

Assessment of maintenance services, through the verification of documentation and inspection.

\ The outcome is a descriptive report of the facility as it stands. This covers the construction itself and also all HVAC, electrical, telecommunications, security, and water and sewage systems. The report describes the general operational status of the facility and details any constraints preventing the various systems from achieving full operational capability. As part of its overall assessment of the facility, the report will also list any investments that need to be considered.

What are the benefits?

The benefits of **Technical Due Diligence** are:

- ▲ Forecasting and programming the work required to correct pathologies;
- ▲ Identification of actions that will improve the operational performance of equipment and, thus, enhance user satisfaction;
- ▲ Valuation of the asset.



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Why PLM?

- \ International group
- \ Local company with a staff of over 170 technicians
- \ Countrywide coverage
- \ Experienced teams with a full range of specific expertise
- \ Over 25 years of local experience
- \ Internationally proven methods