BAUSTANDARD

BAUSTANDARD BROCHURE

GREEN FLAGS ONLY



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ABOUT US

TRANSACTION-READY REAL ESTATE STARTS HERE

When investors decide to acquire or sell newly built or existing real estate, unresolved asset issues often slow down the transaction process. Due diligence frequently uncovers previously unidentified technical and commercial risks, which can delay or even prevent completion of the transaction.

Let us help and prepare accordingly

FOCUS ON REAL ESTATE QUALITY

OUR ROLE

Asset Managers focus primarily on efficient management of large portfolios, which means they often operate reactively. Brokers focus on markets and selecting buyers or sellers through their carefully built networks.

> *Baustandard focuses on the assets about to change hands, backed by more than ten years of experience in investment management, transaction management, construction supervision, and technical asset management. We ensure that assets are transaction ready; material risks are identified and resolved, documentation is well structured and complete, so nothing stands in the way of a swift and confident closing.*





BUILDING EXPERTISE FOR BETTER TRANSACTIONS

SELL, BUY & BUILD

SELL EFFICIENTLY

Preparing assets for a successful transaction by identifying potential risks before they become deal issues. Findings are resolved and documented in a structured, defensible format.

BUY WITH CONFIDENCE

Gaining clear understanding of the asset. Risks and solutions are identified early, enabling strong negotiations and informed decisions.

BUILD WITH OVERSIGHT

Representing the investor's interests throughout the construction process, monitoring quality, compliance, and delivery. Potential issues are addressed before they affect investment performance.

Baustandard identifies risks early, resolves them across both technical and commercial dimensions, documents every solution, and ensures a clear path to signing.

RESULT

The most compelling opportunities often come with unresolved issues. Baustandard resolves them, ensuring transactions are professionally prepared, risk-controlled, and positioned for value creation.

> *Resolving material risks before data room preparation or term sheet signing is where we add value. Your organisation can focus on core tasks. Your transaction closes with certainty.*

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OUR EXPERTISE INCLUDES

TECHNICAL

Asbestos
Building installations
Charging point management
Concrete degradation
Construction calculations
Energy labels and VABI management
Fire alarm systems
Fire safety
Foundation stability
Grid congestion
Ground water
Heat Act and ESCOs
Leaks or damp
Long term maintenance planning
Maintenance responsibility demarcation
Missing obligatory inspection reports or certificates
Noise nuisance from building installations
Outdated installations nearing end of life
Parking decks
Parking management systems
Soil investigation
Structural cracks

LEGAL & COMPLIANCE

Aesthetics committee and design guidelines
Elderly homes
Errors in deed of division
Hidden obligations from old contracts
Land registry boundary issues
Lease contract deviations
Leasehold
Legal proceedings
Missing addenda or contract appendices
Missing permit documentation
Municipal pre-emption rights
Municipality or province relationship management
Nitrogen legislation
Non-compliance with environmental or permit conditions
Objections from local residents
Parking requirements
Permit applications
Recognised energy-saving measures
Rent tribunal
Reporting, acquisition- and disposition proposals
Share deals
Short-stay letting
SPA negotiations
Unfavourable, missing or incorrect HOA agreements
VAT versus transfer tax
Warranty issues
WWS points

OPERATIONAL & COMMERCIAL

Area development
Construction contracts and design risk
Construction in surrounding area
Data room preparation
Deal structuring
Greenwashing risk
Insurance
Media attention or reputational risks
Outstanding loans
Q&A management
Rent arrears
Service charge reconciliations
Vacancy management
Valuations
Waste collection

OUR APPROACH

PREPARATORY PHASE



2 weeks/asset

OUR APPROACH

SALE PREPARATION & MANAGEMENT

- Completion of DD investigation
- Strategic budgeting: resolving versus documenting
- Mitigation & documentation
- Data room preparation
- Execution of sale strategy
- Complete guidance and support through sales process and closing

ACQUISITION MANAGEMENT

- Completion of DD investigation
- Mitigation & risk assessment through either:
  - acceptation
  - resolving
  - seller resolving
  - discount or
  - further investigation
- Negotiations with seller
- Mitigation & documentation
- Complete guidance and support through purchase process and closing including handover to Asset Management
- Optional: Construction supervision

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THANK YOU



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