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| --- | --- | --- | --- |
| **Client name** | | **Month year** | |
|  |  | |  |
|  |  | |  |
|  | Select report type | |  |
|  |  | |  |
|  |  | |  |
|  | Property address | |  |

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Executive Summary

The following summarises our findings following our inspection of the property on Click or tap to enter a date. and highlights where further enquiries, requests for information or assurances should be sought. The text should be read in conjunction with our full Select report type. Priorities listed under Legal Issues and Statutory Compliance should be duly verified by your legal advisors, as necessary.

|  |  |  |
| --- | --- | --- |
| Key |  |  |
| High Risk | Significant issue where an urgent remedy is required prior to the proposed property transaction or a serious defect requiring immediate attention. | ⚫ |
| Medium Risk | Key issue to be clarified and/or fully considered in relation to the proposed property transaction or repairs having a significant cost implication. | ⚫ |
| Low Risk | A minor issue which is not considered to constitute a material issue in the short term. | ⚫ |
| Information | For information only: not a risk item | ⚫ |

|  |  |
| --- | --- |
| Scope of Instructions |  |
| 1. Savills France were instructed by [-insert client name-] on [insert date] to carry out a technical [and environmental] due diligence and thereafter provide a [insert report type] on the property. | ⚫ |
| Interest Being Acquired |  |
| 1. The interest in the subject property being acquired is a [e.g. freehold, co-ownership, etc.] interest arrangement. | ⚫ |
| Property Description |  |
| 1. The subject property is [a/an] [insert age] year[s] old [warehouse/office] building situated [on ZAC] [insert ZAC name] in [Municipality] in the department of [insert Department name] ([insert number of department]). It is located around [insert distance]km from [Municipality name] ([insert number of department]) city centre. The subject property comprises a [single] level warehouse building with [one/two] set[s] of ancillary offices which are on [one/two] levels[s], [welfare accomodation] and parking. The warehouse is divided into [Insert number] principal cells and is occupied by a [single/two] tenant[s]: ‘[Insert tenant(s) name]’. | ⚫ |
| |  |  | | --- | --- | | Element | Description | | Date of construction completion | Delivered in [insert year]. | | Mezzanine | [Yes/No] in [insert location (e.g. cell 1 and cell3)]. | | Surface area | * Total land surface: [insert area]m² (according to title plan). * For the building, the total surface in [SHON or SDP, etc.] according to the geometer’s measurements survey is [insert area]m². It is split as following: * Warehouse: [insert area]m² * Offices: [insert area]m² * [Add others accordingly (e.g. Technical Rooms, etc.)] | | Clear internal height in warehouse | Spot measurements of the clear heights measured on site are:   * [Insert measure]m under roofing deck. * [Insert measure]m under secondary beam. * [Insert measure]m under purlins beam. * [Insert measure]m under trusses beam. * [Insert measure]m under principal beam.   [Modify/delete accordingly ] | | Dock levelling platforms or loading bays | [Insert number] located to the [front/rear/side, etc.] elevation[s], and [all/some] provided with dock levellers. [Loading docks are fitted with vertical sliding sectional doors] | | Drive-in goods doors | [Insert number] [Insert location if known (e.g. one to cell 1 and two to cell 3, etc.)]. | | Warehouse floor loading capacity | [Option 1]  [Insert number][Insert unit accordingly daN/m² or tonnes/m²] according to the [DOE (preferably) or descriptive notice].  [Option 2]  Unknown. Information not available. | | Number of parking spaces | [Insert number] car parking spaces for passenger vehicles and [Insert number] for heavy goods vehicles (HGVs). | | |
| Structural / Building Fabric Assessment |  |
| 1. **Substructure:** The warehouse floor is formed with ground bearing reinforced concrete slabs.  * The floor slab is generally in a [good/fair/poor] condition. * [List the other issues here] | ⚫ |
| 1. **Superstructure:** The frame of the building is formed with [precast reinforced concrete, timber laminate (glulam), steel, etc.] columns and [precast reinforced concrete, timber laminate (glulam), steel, etc.] beams on assumed mass concrete footings and pad foundations.  * The superstructure is generally in a [good/fair/poor] condition. * [List the other issues here] | ⚫ |
| 1. **Roofs:** The roofs are formed with [built-up felt, or PVC membrane, etc.] waterproofing over insulation and supported by the [reinforced concrete, profiled steel, etc.] roofing deck.  * The roofs are generally in a [good/fair/poor] condition. * [List the other issues here] | ⚫ |
| 1. **Facades:** The warehouse elevations are formed with [reinforced concrete, profiled steel, etc.] panels around the loading bays level with [skin profiled steel cladding panels, etc.] with internal insulation above and to the side and rear elevations. The offices elevations are formed with [profiled steel colour coated, etc.] cladding panels, provided with [ribbon] windows with lacquered aluminium frames with double glazed windows and doors.  * The facades are generally in a [good/fair/poor] condition. * [List the other issues here] | ⚫ |
| 1. **External Areas:** The external areas are mainly formed with an asphalt hard standings in front of the building for circulation and parking areas. Reinforced concrete hardstanding is provided in front of loading bays for the heavy goods trailers.  * The external areas are generally in a [good/fair/poor] condition. * [List the other issues here] | ⚫ |
| 1. **Internal Areas:** The internal areas of the offices are formed with mineral fibre ceiling tiles within a 60 x 60 cm exposed grid with recessed strip lighting. The external walls are dry lined with a painted paper finish, the offices at first floor are formed with demountable partitions. The floors have a tiled finish.   The internal area of the warehouse are formed by the inner face of the roofing deck and the profiled steel cladding panels forming the elevations. Separation wall between offices and the warehouse is formed with blockwork. Dividing walls between warehouse cells are formed with prefabricated concrete panels.   * The internal areas are generally in a [good/fair/poor] condition. * [List the other issues here] | ⚫ |
| Building Services Installations Assessment |  |
| 1. **Heating, Cooling and Ventilation:** The warehouse has warm air blowing units within the cells connected on hot water circuits that are heated by [insert number] gas fired boiler[s] with a capacity of [insert capacity]kW each. The boilers room is located to the [insert location] (see building plan above).   The offices are heated by [electrical convection] heaters. There are [no] cooling units in offices [or] [heated and cooled with reversible ceiling-mounted air conditioning cassette units].   * [List the other issues here] | ⚫ |
| 1. **Electrical Installations:** Lighting to the warehouse is provided by [suspended/recessed] [spot/strip] lights. Offices are provided with [suspended/recessed] [spot/strip] lighting. [Electrical cabling and IT distributed through the offices is by PVC skirting trunking].  * [List the other issues here] | ⚫ |
| 1. **Fire Protection Systems:** Fire protections at the warehouse include sprinkler system ([one/two] diesel pumps and jockey pump), fire hose reels, hand held fire extinguishers, sliding fire doors between cells, smoke venting roof lights, pushbutton call points and sounders, and illuminated fire exit signage. A fire alarm panel is provided in the offices which is connected to the smoke detection in the offices and push button call points. In addition, there are fire hydrants in the exterior areas, and lightning conductor system on the roofs.  * [List the other issues here] | ⚫ |
| Assessment of Statutory Compliance |  |
| 1. We have [not] been provided with [all] the original building permits, declaration of completion of works, and certificates of compliance for the original building permit. | ⚫ |
| 1. The building is subject to the ICPE regulations and the workplace regulations with regard to fire safety. | ⚫ |
| 1. We have [not] been provided with [all] the mandatory periodical inspection reports. The reports should be obtained from the tenant[s] to insure they are complying with their lease obligations. | ⚫ |
| 1. The tenant has a statutory responsibility for identifying and managing accessibility shortcomings in the building. | ⚫ |
| 1. The use of products containing asbestos has been prohibited in France since 1996. Therefore, since 1st January 2006 an asbestos report ‘*Dossier Technique Amiante*’ (DTA) has been required for all buildings with a building permit delivered prior to 1st July 1997. [State if due to age asbestos products could be in building and information on DTA or declaration by architect for building after 1997]. [The asbestos report '*Dossier Technique Amiante (DTA)*' by '*Consultants name*' dated concluded that there is (not) asbestos in the property.] | ⚫ |
| Environmental Assessment |  |
| [If building is not ICPE]   1. The warehouse does not benefit from an environmental operating permit for combustible materials (ICPE 1510). Therefore, the occupier will not be authorised to store combustible materials over 500 tonnes at the property. It would be prudent to establish that this is covered in the lease to ensure compliance by the tenant. 2. An environmental audit (phase I) has been undertaken by ‘*Ramboll*’. The report, attached in Appendix [insert Appendix number (4)], has [not] reported [some/any] [major] environmental risks.  * [List the environmental issues identified by consultants if any.] | ⚫ |
| 1. An Energy performance certificate ‘*Diagnostic de Performance Energétique*’ (DPE) by [name] dated [date] gives a rating of ‘[rating]’ at [figure] kWhEP/m².an. The gas emissions in regards to the greenhouse effect are rated at ‘[rating]’ with the consumption given as [figure] kgéqCO2/m².an. | ⚫ |
| Repairs Budget |  |
| 1. A summary of the budget for repairs to the property over [five, ten] years is provided below. The full Capex table is provided at Appendix [insert Appendix number (2)]. | ⚫ |
| [insert Summary of Capex budget (new design), modify dimension to 17.9cm x 9.3cm] | |
| Legal Issues |  |
| 1. We have not identified any legal issues at the property. [or] We have identified some legal issues at the property. The key issues are the following:  * [List key issues here if any] | ⚫ |
| Documents |  |
| 1. We have [not (delete if not applicable)] been provided with access to the online data room. The documentation reviewed has been referred to as necessary in the report. The documentation is [comprehensive and complete / largely comprehensive and complete / not complete]. The “Q&A” (Questions & Answers) option within the data room has [not (delete if not applicable)] been made available for use during the due diligence process [and our questions have been posted directly (delete if not applicable)]. [The list of documents that have not been provided in the data room is provided in Appendix 1.] [Text for Exec Summary] | ⚫ |
| Conclusion |  |
| 1. Further investigations are not considered necessary for the building. [Amend as required]   We recognise that your decision to proceed with this [acquisition/sale] is dependent on professional advice from a number of sources and not just our comments alone. From a Building Surveyor’s viewpoint, we have no reason to caution you against proceeding with the transaction proposed, but you should do so having first considered carefully, and reflected on, all the comments in this report. | ⚫ |

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**Appendix 1: Information required**

**Appendix 2: Documentation Information**

**Appendix 3: Limitations**

**Appendix 4: Consultant’s report 1**

**Appendix 5: Reinstatement Cost Assessment**

**Appendix 6: Capex Forecast**

|  |  |
| --- | --- |
| Written by: | Name and qualifications |
| Checked by: | Name and qualifications |
| Issue date: | Issue date |
| Revision date: | DD/MM/YYYY – V(1,2,3 ..) |
| File reference: |  |

# General Information

## Scope of Instructions

**Property address:** Property address

**Client:** [contact], [client name], [address].

**Savills instructions:** This Select report type has been undertaken in accordance with our fee proposal dated Click here to enter a date. and the scope of services set out therein. You have informed us that you are proposing to [acquire/sell] the [freehold/leasehold] in the property.

[ List out consultants appointed and specialism.]

|  |  |  |
| --- | --- | --- |
| Name | Specialism | Report at Appendix |
| Click here to enter text. | Environmental consultancy | 4 |
| Click here to enter text. | Services engineering | 5 |
| Click here to enter text. | Reinstatement Cost Assessment | 6 |

This report is intended for the addressee only and third parties are not permitted to rely on the contents without the express permission of Savills France.

## Survey Limitations

This Select report type and our inspection have been undertaken and prepared in accordance with our Standard Survey Limitations (Commercial Building Surveys), which is attached as an appendix.

No opening up or testing of the building fabric or building services installations has been undertaken unless stated to the contrary in this report.

Given that you are acquiring the freehold interest in the property, our inspection and report concentrate on significant items of disrepair. Minor disrepair items are therefore excluded from this report

## Inspection Details

This inspection was carried out by [insert surveyor name], Savills on [insert date] and we were accompanied by the [e.g. property manager, etc.]

The estate was [not] fully accessible. The inspection was undertaken on a visual basis, without proving materials or destructive investigations. Pictures are used to clarify the text.

The weather was [e.g. heavy rainfall, clear and cool, etc.] for the duration of the inspection.

The elevation facing [name of street] is deemed to face [e.g. north, south, etc.], with all other directional references following this orientation.

## Documents

We have [not (delete if not applicable)] been provided with access to the online data room (*Espace Notarial*). The documentation reviewed has been referred to as necessary in the report. The documentation is [comprehensive and complete / largely comprehensive and complete / not complete]. The “Q&A” (Questions & Answers) option within the data room has [not (delete if not applicable)] been made available for use during the due diligence process [and our questions have been posted directly (delete if not applicable)]. [The list of documents that have not been provided in the data room is enumerated in Appendix 1.]

# Property Description

## General Description

The subject property is [a/an] [insert age] year[s] old [warehouse/office] building situated [on ZAC] [insert ZAC name] in [Municipality] in the department of [insert Department name] ([insert number of department]). It is located around [insert distance]km [geographical location (e.g. northwest)] from [Municipality name of closest main town] city centre and [insert distance]km to the [geographical location (e.g. northwest)] of [insert name of other known main city for reference] The building is [not] accessible by public transport.

The goods delivery to the warehouse is along the [front, rear etc.] elevation with a [insert number]m deep truck yard to the front of the loading bays according to [onsite measurement/aerial plans]. The office accommodation is on the [front elevation between cells 2 and 3, etc.]. There [is/are] [one/two] battery charging room[s] located to the [insert location] (see aerial plan below).

The site is bounded by [insert street/avenue, etc., name] to the [geographical location (e.g. northwest)], [insert street/avenue, etc. 2, name] to the [geographical location (e.g. northwest)], [insert other streets or adjacent buildings, etc.]. The edge of the property is outlined in red in the aerial photograph below.

|  |
| --- |
|  |
|  |
| Location plan |

## Site Plan

The Site Plan below is to show the layout of the building. It is provided in the data room as part of the [insert source (e.g. '*Dossier des Ouvrages Executes’* (DOE))] dated [insert date].

|  |
| --- |
|  |
|  |
| Site plan |

## Form of Construction

The subject property comprises a [single] level warehouse building with [one/two] set[s] of ancillary offices which are on [one/two] levels[s], [welfare accomodation] and parking. There are technical plant rooms [and a security guard post]. The warehouse is divided into [Insert number] principal cells and is occupied by a [single/two] tenant[s]: ‘[Insert tenant(s) name]’.

The characteristics of the building’s construction are summarised in the construction information grid below.

[Change/Modify the table below accordingly (i.e. warehouse, offices, residential, etc.)]

|  |  |
| --- | --- |
| Element | Description |
| Date of construction completion | Delivered in [insert year]. |
| Mezzanine | [Yes/No] in [insert location (e.g. cell 1 and cell3)]. |
| Surface area | * Total land surface: [insert area]m² (according to title plan). * For the building, the total surface in [SHON or SDP, etc.] according to the geometer’s measurements survey is [insert area]m². It is split as following: * Warehouse: [insert area]m² * Offices: [insert area]m² * [Add others accordingly (e.g. Technical Rooms, etc.)] |
| Clear internal height in warehouse | Spot measurements of the clear heights measured on site are:   * [Insert measure]m under roofing deck. * [Insert measure]m under secondary beam. * [Insert measure]m under purlins beam. * [Insert measure]m under trusses beam. * [Insert measure]m under principal beam.   [Modify/delete accordingly ] |
| Dock levelling platforms or loading bays | [Insert number] located to the [front/rear/side, etc.] elevation[s], and [all/some] provided with dock levellers. [Loading docks are fitted with vertical sliding sectional doors] |
| Drive-in goods doors | [Insert number] [Insert location if known (e.g. one to cell 1 and two to cell 3, etc.)]. |
| Warehouse floor loading capacity | [Option 1]  [Insert number][Insert unit accordingly daN/m² or tonnes/m²] according to the [DOE (preferably) or descriptive notice].  [Option 2]  Unknown. Information not available. |
| Number of parking spaces | [Insert number] car parking spaces for passenger vehicles and [Insert number] for heavy goods vehicles (HGVs). |

## Development Team [where known]

[List out the development team members associated with the building or the refurbishment works undertaken (adapt to suit)]

|  |  |
| --- | --- |
| Role | Company |
| Funder |  |
| Developer |  |
| Architect |  |
| Project Manager |  |
| Civil and Structural Engineer |  |
| Acoustic Engineer |  |
| Fire Engineering Consultant |  |
| Building contractor |  |

## Accommodation Provided

[Amend table and notes to provide summary of areas]

[to remove one or more columns from the "Measurement surveys section" please do the following: 1) select the box "Measurement surveys (géomètre surveys)" then right click and click on split, 2) choose 4 columns and 1 row, 3) select columns you want to delete and click on cut, 4) select the box "Measurement surveys" again then right click and this time click on merge.]

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  | Measurement surveys (géomètre surveys)\* | | | | Rented surface\*\* | Permitted surface\*\*\* |
| Building | SHOB1 (m²) | SHON2 (m²) | SDP3  (m²) | Utile4  (m²) | (m²) | (m²) |
| Warehouse |  |  |  |  |  |  |
| Technical rooms |  |  |  |  |  |  |
| Offices |  |  |  |  |  |  |
| Security post |  |  |  |  |  |  |
| **Total** |  |  |  |  |  |  |

|  |  |
| --- | --- |
| \* | Summary of measurement surveys (Géomètre surveys) on the property by *[Insert name of consultants]*, dated [Insert date of report]. |
| \*\* | From lease contract. |
| \*\*\* | From building permit(s). |
| 1 | SHOB (*Surface Hors Œuvre Brute*) = Gross surface area. The surface of each floor including basements, roofs and terraces. |
| 2 | SHON (*Surface Hors Œuvre Nette*) = Net surface area. The surface of each floor with a clear height of at least 1.8m, excluding plant rooms, car parking and non-habitable rooms. Roof areas, terraces and balconies are not included. This area is used for administrative purposes. |
| 3 | SDP (*Surface de Plancher*) = Net surface area of each floor with a clear height of at least 1.8m, excluding plant rooms, car parking and non-habitable rooms. Roof areas, terraces and balconies are not included. This area is used for administrative purposes. |
| 4 | SU (*Surface Utile*) = Net surface area in ‘*utile*’ is the net surface area normally used for leases. The Gross Lettable area (*Surface Utile Brute*) excludes structural elements (columns and walls, etc.) and vertical circulation areas. For the Net Lettable area (*Surface Utile Nette*) horizontal circulation areas, welfare facilities and sanitary are excluded. |

[Delete and keep what is necessary/applicable]

The different types of measure between the net administrative area [SHON or Surface de Plancher] and net lettable area of ‘Utile’ make comparison difficult. However, [insert summary of area table].

[or]

The measured [SHON or Surface de Plancher] by the Géomètre is within that permitted by the building permit.

[or]

There is nothing to suggest that the as-built areas for the building do not comply with the permitted [SHON or Surface de Plancher], plus a 2% tolerance, and we note that the certificate of conformity was issued by the local authority on [insert date of certificate]. However, only a measurement survey in [SHON or Surface de Plancher] would provide further clarification on this matter. [Delete last sentence if not required]

[or]

The measured [SHON or Surface de Plancher] by the Géomètre is greater than that permitted by the building permit[s] at [Total SHON or Surface de Plancher from measured survey]. The authorised area is [Total SHON or Surface de Plancher for permits]m². Hence the measured area is [State difference]m², or [percentage]%, larger than that authorised. This is [greater then/within] the 2% tolerance normally accepted for building permits. Your lawyers should advise on any adverse impact on the property arising from this difference. [Amend paragraph if required]

The leased area for the warehouse is [larger than, same as, smaller than] that in the measurement survey dated [state date]. [If the leased area is larger is there an exclusion in the lease for differences is it approximate etc.]

## Title / Ownership

The [freehold] interest is depicted in Land Registry Title (*Extrait cadastral modèle1*) number [insert number] dated [insert date] and summarised in the table below. The Title Plan (*Plan de Situation*) is shown below.

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Parcels Designation | | | | | | |
| Municipality | Section | | Number | Address | Surface (m²) | |
| Extrait Cadastral modèle 1 : [number of extrait cadastral] | | | | | | |
| [Name Municipality 1] |  | |  |  |  | |
|  |  | |  |  |  | |
| Extrait Cadastral modèle 1 : [number of extrait cadastral] | | | | | | |
| [Name Municipality 2] |  | |  |  |  | |
|  |  | |  |  |  | |
|  | | | | | | |
| **Total** | |  | | | |  |

|  |
| --- |
|  |
|  |
| Title plan |

[Any legal points associated with the building Title / ownership should be covered at Section 3.1 (to form part of a complete list of all legal issues which can be passed onto the client’s legal team), as opposed to here (which is a description only, not advisory).]

## Tenure

### Lease 1

|  |  |
| --- | --- |
| Element | Description |
| Date of Lease | [Insert date]. |
| Landlord | [Insert name]. |
| Tenant | [Insert name]. |
| Start date and term | [Insert date] for [Insert term] years. |
| Expiry date / break date | [Insert date] with break options on [Insert dates]. |
| Leased area | [Insert information]. |
| Lease terms | [Insert information].  [The landlord is responsible for major works only as of Art.606 of the French Civil Code.] |
| Service charge framework | [Insert information]. |

### Lease 2

|  |  |
| --- | --- |
| Element | Description |
| Date of Lease | [Insert date]. |
| Landlord | [Insert name]. |
| Tenant | [Insert name]. |
| Start date and term | [Insert date] for [Insert term] years. |
| Expiry date / break date | [Insert date] with break options on [Insert dates]. |
| Leased area | [Insert information]. |
| Lease terms | [Insert information].  [The landlord is responsible for major works only as of Art.606 of the French Civil Code.] |
| Service charge framework | [Insert information]. |

### Other lease documents

[This section can be adapted to suit agreements for lease, and extended / expanded to include licences to alter and other pertinent tenure documents to the transaction. Again, descriptive only (as opposed to advice or recommendations).]

## General Photos

General photos of the property are shown below.

|  |  |  |
| --- | --- | --- |
|  |  |  |
|  |  |  |
| Caption |  | Caption |

|  |  |  |
| --- | --- | --- |
|  |  |  |
|  |  |  |
| Caption |  | Caption |

|  |  |  |
| --- | --- | --- |
|  |  |  |
|  |  |  |
| Caption |  | Caption |

|  |  |  |
| --- | --- | --- |
|  |  |  |
|  |  |  |
| Caption |  | Caption |

# Structural and Building Fabric Assessment

## Substructure

The warehouse floor is formed with ground bearing reinforced concrete slabs. [Amend paragraph if required]

|  |  |
| --- | --- |
| **Assessment:** [for example - No signs of subsidence, heave or displacement were identified as part of the site inspection.] | ⚫ |
| **Assessment:** Discuss the condition, extent of any cracking, works required and if maintenance or Capex] | ⚫ |
| **Assessment:** [\*\*\* for example - The reinforced concrete underground car park is showing evidence of penetrating dampness. This requires further investigation and assessment in terms of remedial works required to provide dry conditions.] | ⚫ |
| **Assessment:** The design load of the floor slab in the warehouse is [insert capacity] tonnes/m² according to the [insert reference: e.g. DOE by ‘*Arcelor Bissen SA*’], dated [insert date]. This floor loading [does] [not] satisfy the requirements for a traditional Class A logistics building. | ⚫ |

|  |  |  |
| --- | --- | --- |
|  |  |  |
|  |  |  |
| Substructure |  | Substructure |

## Superstructure

The frame of the building is formed with [precast reinforced concrete, timber laminate (glulam), steel, etc.] columns and [precast reinforced concrete, timber laminate (glulam), steel, etc.] beams on assumed mass concrete footings and pad foundations. The ceiling is formed with [reinforced concrete, profiled steel, etc.] panels supported by [reinforced concrete, profiled steel, etc.] [secondary beams, purlins, trusses, etc.], [which rest on the principal beams]. The principal column grid is around [Insert number]m x [Insert number]m ([measured onsite]), and the depth of deliveries zone behind loading doors is approximately [Insert number]m.

|  |  |
| --- | --- |
| **Assessment:** [\*\*\* for example - Generally speaking, the steel frame is performing well and no significant defects were identified.] | ⚫ |
| **Assessment:** [\*\*\* for example - The steel frame provides a good floor-to-ceiling height.] | ⚫ |
| **Assessment:** [\*\*\* for example - All exposed pre-cast concrete sections are sound.] | ⚫ |

|  |  |  |
| --- | --- | --- |
|  |  |  |
|  |  |  |
| Superstructure |  | Superstructure |

## Roofs

The roofs are formed with [built-up felt, or PVC membrane, etc.] waterproofing over insulation and supported by the [reinforced concrete, profiled steel, etc.] roofing deck.

There are [polycarbonate, glass reinforced plastic, etc.] roof lights with [foil backed felt] upstands provided to the parapets and roof lights. Parapets are covered with [factory finished profiled steel, etc.] capping. The roofs are [not] accessed from the [left-hand side façade, etc.] using a [fixed, spiral steel emergency exit stairs, etc.] ladder.

|  |  |
| --- | --- |
| **Assessment:** [\*\*\* comment on condition of roofs only ] | ⚫ |
| **Assessment:** [\*\*\* comment on condition of roofs only of roof accessories (for example)] | ⚫ |
| **Assessment:** [\*\*\* comment on condition of rainwater goods] | ⚫ |
| **Assessment:** The average clear heights under roofing deck and principal beams are [insert number]m and [insert number]m, respectively. This [does] [not] satisfy the Class-A requirement for the storage height to be at least 9.3m (allowing for 1m between the storage and the sprinkler heads given that the sprinkler system rests on the principal beams).. | ⚫ |
| **Assessment:** Ideally natural lighting should form 4% of the roof area including smoke venting. The roofs [do] [not] satisfy this requirement as the roof lights form around [insert total surface of roof lights]m² ([insert percentage]%) of the total surface of the roof (according to [aerial photography or document with percentage of smoke venting roof lights if possible]). | ⚫ |

|  |  |  |
| --- | --- | --- |
|  |  |  |
|  |  |  |
| Caption |  | Caption |

## Facades

The warehouse elevations are formed with [a double skin of colour coated profiled steel cladding panels with internal insulation]. In addition, [reinforced concrete, profiled steel, etc.] panels are provided around the loading bays. The offices elevations are formed with [profiled steel colour coated, etc.] cladding panels with internal insulation and provided with lacquered aluminium framed, double glazed [ribbon or casement] windows and doors. There are [Insert number] loading bay doors along the [front and side, etc.] elevation. Loading bays are fitted with vertical sliding sectional doors, with vision panels half-way up the doors, weather seals, dock levellers and buffers. In addition to the loading bays, there are [Insert number] drive-in goods doors to the [front and side, etc.] façade.

|  |  |
| --- | --- |
| **Assessment:** \*\*\* comment on condition of cladding | ⚫ |
| **Assessment:** \*\*\* comment on condition of windows and doors | ⚫ |
| **Assessment:** There is a drop of [insert measure]m between the loading bay and loading level, which [does or does not] satisfy the 1.2m requirement for Class [A or B] warehouses. | ⚫ |
| **Assessment:** [All or percentage% of] loading bays are fitted with weather seals and dock levellers, which satisfies the requirement for Class [A or B] warehouses (at least 80% of the docks with weather seals and dock levellers). | ⚫ |
| **Assessment:** The current ratio is one loading bay to [insert surface for 1 LBD]m² of warehouse space, which is a [good/fair/poor] ratio (Class [A or B] warehouses should have a ratio no greater than [1,000 or 1,500 respectively]² of warehouse area per loading bay, respectively.). [If the ratio is not meet state the extra number of dock levellers] | ⚫ |

|  |  |  |
| --- | --- | --- |
|  |  |  |
|  |  |  |
| Facade |  | Window unit |

## External Areas

The external areas are mainly formed with an asphalt hard standings [in front of, around, to the rear of] the building for circulation and parking areas. A reinforced concrete hardstanding is provided in front of loading bays for the heavy goods trailers with a depth of [number]m²[remove if not applicable and state if only for trailer stands]. There is a [concrete apron with gravel finish, tiled paving and grass, etc.] to the front of offices. The [other] elevations of the building are mainly bounded by soft landing and a fire brigade access.

Access to the building for Heavy Goods Vehicles (HGV) and passenger vehicles is from the main entrance of the site on [insert street/avenue name], and from [separate] vehicles security barriers. The property is enclosed by fences and has a [security post]. The property is around [insert distance]km and [insert distance]km distance from the carriageways [carriageway 1 name] and [carriageway 2 name], respectively. This does [not] respect the best practice for logistics building to be within 10km of a dual carriageway.

The car parking is provided to the [front of the property, etc.]. There are [insert number] car parking spaces within the boundaries of the site (according to aerial plans), of which [insert number] are accessible ([insert percentage]% of total). Considering a total surface (SHON) of [insert number]m² (excluding [ technical rooms and compactor rooms]), the ratio of car parking spaces to floor area is 1 space per [insert number]m². A minimum of [insert number] car parking spaces are recommended for this property given that typically one car parking space should be provided for each 62m² of office space ([insert number] in this case) and every 167 to 400m² of activity area ([insert number] to [insert number] in this case). Therefore, the car parking ratio available is considered [good/sufficient/insufficient]. For HGV, there are [insert number] parking spaces. We note that HGV and passenger vehicles parking areas are [not] separated, which does [not] respect the Class [A or B] warehouse characteristic.

|  |  |
| --- | --- |
| **Assessment:** \*\*\* comment on condition only. | ⚫ |
| **Assessment:** The depth of [insert number]m for the truck yard is a [good/insufficient/poor] distance given that a Class [A or B] warehouse should have a minimal manoeuvring area of 32m to the front of the loading bays while 35m is considered optimal. | ⚫ |
| **Assessment:** \*\*\* comment on condition only. | ⚫ |

|  |  |  |
| --- | --- | --- |
|  |  |  |
|  |  |  |
| Car park |  | Service yard |

## Internal Areas

The internal areas of the offices are formed with mineral fibre ceiling tiles within a 60 x 60 cm exposed grid with recessed strip lighting. The external walls are dry lined with a painted paper finish, the offices at first floor are formed with demountable partitions. The floors have a tiled finish.

The internal area of the warehouse are formed by the inner face of the roofing deck and the profiled steel cladding panels forming the elevations. Separation wall between offices and the warehouse is formed with blockwork. Dividing walls between warehouse cells are formed with prefabricated concrete panels. [Adapt text accordingly]

|  |  |
| --- | --- |
| **Assessment:** \*\*\* comment on condition only. | ⚫ |
| **Assessment:** \*\*\* comment on condition only. | ⚫ |

|  |  |  |
| --- | --- | --- |
|  |  |  |
|  |  |  |
| Office interior |  | Interior |

## Retail Space [Remove section if not applicable]

The retail space is formed by [description].

|  |  |
| --- | --- |
| **Assessment:** \*\*\* comment on condition only. | ⚫ |
| **Assessment:** \*\*\* comment on condition only. | ⚫ |

|  |  |  |
| --- | --- | --- |
|  |  |  |
|  |  |  |
| Retail layout |  | Flat layout |

## Common Parts [Remove section if not applicable]

The common parts at the building are formed by [description].

|  |  |
| --- | --- |
| **Assessment:** \*\*\* comment on condition only. | ⚫ |
| **Assessment:** \*\*\* comment on condition only. | ⚫ |

|  |  |  |
| --- | --- | --- |
|  |  |  |
|  |  |  |
| Common parts |  | Common parts |

## ‘Back of House’ Areas [Remove section if not applicable]

|  |  |
| --- | --- |
| **Assessment:** \*\*\* comment on condition only. | ⚫ |
| **Assessment:** \*\*\* comment on condition only. | ⚫ |

|  |  |  |
| --- | --- | --- |
|  |  |  |
|  |  |  |
| ‘Back of House’ Areas |  | ‘Back of House’ Areas |

# Building Services Installations Assessment

## Introduction to Building Services

In accordance with your instructions, we appointed a Mechanical, Electrical and Plumbing (MEP) engineer (Click here to enter text.) on your behalf to inspect the building services installations. Their report is provided at as an appendix and should be read in full, however we summarise the salient points below. [Remove last sentence if finds are provided directly in this report]

[or]

We have inspected the building services installations from a building surveyor’s perspective only.

## General Services Overview

[use and adapt the assessment that is most applicable]

|  |  |
| --- | --- |
| **Assessment:** The building has recently been completed and the services are in an as new condition. | ⚫ |
| **Assessment:** The building is only [say 2 to 5 years] years old and the services are in a good condition. | ⚫ |
| **Assessment:** The building is [say 6 to 10 years] years old and the services are in a satisfactory condition. They should remain in a serviceable condition during the Capex period. | ⚫ |
| **Assessment:** The services are now [say 11 to 16 years] years old and are in a condition commensurate with their condition. They should remain in a serviceable condition during the Capex period; however, they will be near the end of their technical life at the end of this period. | ⚫ |
| **Assessment:** The services are now [say 17 to 25 years] years old and some of the equipement will be reaching the end of its technical life during the Capex period. |  |

## Heating, Cooling and Ventilation

The warehouse has warm air blowing units within the cells connected on hot water circuits that are heated by [insert number and make] gas fired boiler[s] with a capacity of [insert capacity]kW each. The boiler room is located to the [insert location] (see building plan above).

The offices are heated by [electrical convection] heaters. There are [no] cooling units in offices [or] [heated and cooled with reversible ceiling-mounted air conditioning cassette units].

There is [no] comfort cooling (air conditioning) for the office accommodation[ with ceiling/wall-mounted cassettes and the chiller units located at roof level]. Heating for the offices is provided by [the reversible air conditioning cassette units, radiators on a hot water circuit or electrical convection heaters]. Ventilation in the offices is provided by [extraction in the toilet facilities and vents in the windows or openable window casements].

|  |  |
| --- | --- |
| **Assessment:** \*\*\* comment on adequacy of maintenance and repair. | ⚫ |
| **Assessment:** mandatory inspection report for gas installations, which is required every year, has been undertaken by ‘[insert consultants’ name]’ and provided in the data room. The report dated [insert date] has no observations. | ⚫ |

## Electrical Installations

There is a [private or electrical authority (EDF)] transformer of [insert capacity]kVA ([insert date]) located [in/off and location]. The principal switchboard “*Tableau General Basse Tension*” (TGBT) is located in the electrical plant room situated [in/off and location] (see building plan above). The transformer supplies the principal switchboard with low-voltage distribution via local switchboards throughout the property.

Lighting to the warehouse is provided by suspended [LED? warehouse spot/strip] lights. Offices are provided with [suspended/recessed] [LED? spot/strip] lighting. [Electrical cabling and IT distributed through the offices is by PVC skirting trunking]. Concerning the external areas, [fluorescent lamps (spotlights)] are located on the external walls of the warehouse and [lighting columns] are provided to the car parking areas.

|  |  |
| --- | --- |
| **Assessment:** \*\*\* comment on power supply. | ⚫ |
| **Assessment:** \*\*\* comment on condition only. | ⚫ |
| **Assessment:** The verification report for the electrical installations has been reviewed in the Assessment of Statutory Compliance Section below. [or] The latest mandatory verification report has not been provided and should be obtained in order to comment further on the condition and compliance of the electrical installations. | ⚫ |

## Fire Protection Systems

Fire protections at the warehouse include sprinkler system (with [one/two] diesel pump[s] and jockey pump), fire hose reels, hand held fire extinguishers, sliding fire doors between cells, smoke venting roof lights, pushbutton call points and sounders, and illuminated fire exit signage. A fire alarm panel is provided in the offices which is connected to the smoke detection in the offices and push button call points. In addition, there are fire hydrants in the exterior areas, and lightning conductor system on the roofs.[modify accordingly]

For the sprinkler system, there are [one/two] galvanised steel sprinkler tank[s] on a reinforced concrete plinth adjacent to the sprinkler room which is situated to the [insert location] of the building. The [one/two] tank[s] have a capacity of [insert capacity]m3 each. There is a storm water infiltration basin located to the [insert location] of the warehouse. [one/two] other retention pond[s] are located to the [insert location] of the building. There [is/are] [one/two] firefighting waste water collection basins to the [insert location] of the property and the [insert location] of the building. There is also a firefighting water reservoir to the [insert location] of the property (capacity of [insert capacity]m3 according to the [insert reference: e.g. environmental consultants]). A hydrocarbon separator basin is located to the [insert location] of the property. [(Delete/modify accordingly)] [GB - paragraph above needs further consideration]

|  |  |
| --- | --- |
| **Assessment:** \*\*\* comment on quality of installation. | ⚫ |
| **Assessment:** \*\*\* comment on condition. | ⚫ |
| **Assessment:** The verification report for the fire protection systems has been reviewed in the Assessment of Statutory Compliance Section below. [or] The latest mandatory verification report has not been provided and should be obtained in order to comment further on the condition and compliance of the electrical installations. | ⚫ |
| **Assessment:** The triennial maintenance report, including inspection and cleaning of the sprinkler tank, has [not] been provided in the data room. We note that the installation is [nearing/over] 30 years old and therefore [will need/ needs] an overhauling report to confirm that the installation is compliant with the regulations. | ⚫ |

## Domestic Water Services

The property is connected to the local drinking water supply. There are anti-return valves on the water system.

[Or (delete accordingly)]

We were not provided with any information regarding the drinking water supply and the sewerage system for the buildings. We assume the buildings are connected to the local drinking water supply and provided with a separate system for rain water and foul water.

|  |  |
| --- | --- |
| **Assessment:** \*\*\* comment on condition. | ⚫ |

## Public Health Systems

The property is provided with a separate system for rain water and foul water.

[Or (delete accordingly)]

We were not provided with any information regarding the sewerage system for the buildings. We assume the buildings are connected to a separate system for rain water and foul water.

|  |  |
| --- | --- |
| **Assessment:** \*\*\* commentary on installations. | ⚫ |
| **Assessment:** \*\*\* comment on condition. | ⚫ |

## Lifts (Vertical Transportation)

There is [no] vertical transportation (lift) in the building.

[Or (delete accordingly)]

[A/two/three] [insert brand] [insert capacity (e.g. six, eight, ten)] person ([insert weight]kg) lift[s] [has/have] been provided in the offices building.

|  |  |
| --- | --- |
| **Assessment:** \*\*\* comment on design and installation. | ⚫ |
| **Assessment:** \*\*\* comment on levels of maintenance. | ⚫ |
| **Assessment:** \*\*\* comment on condition. | ⚫ |

## Other Installations [only use if there is specialist equipment]

There is specialist equipment at the property in the form of [summary].

|  |  |
| --- | --- |
| **Assessment:** \*\*\* commentary on installation | ⚫ |
| **Assessment:** \*\*\* comment on level of maintenance | ⚫ |

|  |  |  |
| --- | --- | --- |
|  |  |  |
|  |  |  |
| Services installation |  | Services installation |

# Legal Issues

We provide commentary below on issues identified by us relating to Title, ownership and tenure, however it is assumed that your solicitors are principally advising you on these issues. We also analyse construction documentation – building contract, appointments, warranties / insurances and guarantees. [(Adapt text here to suit interest being acquired)]

[(List out all legal issues – not any statutory compliance issues – whether associated with Title, tenure, construction documents, defects period or material / product guarantees, etc, and which the client’s legal team need to advise on. This will rarely be a standard list.)]

## Title Issues

### Boundaries

[Comment on the physical site boundaries. Do the boundaries on site reflect the red line as depicted in the Land Registry Title plan?]

|  |  |
| --- | --- |
| **Assessment:** [\*\*\*if necessary] | ⚫ |

### Easements and Rights of Way [Remove section if not applicable]

[Commentary on any key rights of access over subject property or adjacent property, etc.]

|  |  |
| --- | --- |
| **Assessment:** [\*\*\*if necessary] | ⚫ |

### Neighbourly Matters [Remove section if not applicable]

[Commentary on any key neighbourly matters, etc.]

|  |  |
| --- | --- |
| **Assessment:** [\*\*\*if necessary] | ⚫ |

### Other Title Issues [Remove section if not applicable]

[State if there are any title issues]

|  |  |
| --- | --- |
| **Assessment:** [\*\*\*if necessary] | ⚫ |

## Tenure Issues

### Service charge issues

|  |  |
| --- | --- |
| [State if the service charge clauses are standard or not] | ⚫ |

### Lease issues

|  |  |
| --- | --- |
| [Not any lease issues from section 2.8] | ⚫ |

[if lease not provided]

We have not seen a draft of the lease on which to comment. However, we have assumed it is on standard French commercial terms where the tenant is responsible for repairs excluding those covered by article 606 (being the major works to the structure and envelope) which are at the expense of the Landlord.

## Construction Documents

Principle construction documents summarised in the table below.

|  |  |  |  |
| --- | --- | --- | --- |
| Document | Author and date | Savills’ Comments | Risk Rating |
| Final Report by Building Control (*Rapport Final de Contrôle Technique – RFCT)* | By [insert company name] dated [date] | The report covers the following operations:  **L** = the soundness and compliance of the works and the inseparable equipment (for example, foundations, frame, envelope and service connections to the property)  **LE** = the soundness of the existing structure for the extensions  **STI** = the security for occupiers of a building subject to the workplace regulations following completion (for example, fire precautions, the distribution, and this, automatic doors and mechanical services)  **ENV** = the risk of fire or explosion associated with the environmental regulations ICPE has not been made available. | ⚫ |
| Handover certificates ‘*Procès-Verbaux de Réception de Travaux*’ (PVRT) | By [insert company name] dated [date] | These documents are less significant as time passes and once a building is over 10 years old this documents are not of high importance. | ⚫ |
| Completion of snagging certificates ‘*Procès-Verbaux de Levée des Réserves*’ (PVLR), | By [insert company name] dated [date] | [These documents are less significant as time passes and once a building is over 10 years old this documents are not of high importance.] | ⚫ |
| Decennial insurance ‘*Assurance Dommage Ouvrage*’ (DO) | Issued by [insert company name], and dated [date] (Policy N° [policy reference]) | [Option 1: DO]  The policy is for an estimated total construction cost of €[cost of works in policy]. The 10 years of cover are provided from the date of completion [date of PV de réception]. The documentation appears to be in order, however, the certificate of final payment should be obtained for completeness. [Option if no final payment] The documentation appears to be in order and we note that there is a certificate for final payment of the policy following completion of the works on [date of attestation de paiement]. [Option if final payment made]  [If summary of claims available:]  The summary of claims is provided below:   * [Claim reference]: [item and/or issue]. The letter from [name of insurance company] dated [insert date of letter] confirmed that the insurance cover is [not] granted. The claim is [resolved/ongoing]   [Option 2: no DO]  Given the age of the building there will be no decennial liability cover for the property. [Alternative option for the above if building is over 10 years old and no major works have been undertaken in the last 10 years]  [or]  No information has been provided in the data room concerning the decennial insurance | ⚫ |
| As-Built File ‘*Dossiers des Ouvrages Exécutés*’ (DOE) | By [insert company name] dated [date] | [Option 1: provided]  The DOE was [not (delete if not applicable)] set out with a global list. The documentation appears [comprehensive and complete / largely comprehensive and complete / not complete].  [Option 2: not provided]  The DOE has not been provided in the data room. |  |
| Building Maintenance Instructions *(Dossier d’Intervention Ultérieure sur l’Ouvrage – DIUO)* | By [insert company name] dated [date] | [Option 1: provided]  The building maintenance instructions (DIUO) by *[Insert name of consultants]* dated [Insert date of report] has been provided in the data room. The documentation appears [complete / not complete].  [Option 2: not provided]  The building maintenance instructions (DIUO) has not been provided in the data room. [This is common for buildings of this age as it was not a mandatory document at the time of construction.] |  |

For further details, including legal requirements, for each of the following documents please refer to Document Information attached as an appendix.

## Building Regulations

The property is subject to the work place regulations “*Code du Travail*” applicable at the time of construction.

[ It is also subject to regulations for the protection for the environment which apply to large storage warehouses in France “*Installation Classées pour la Protection de l’Environnement*” (ICPE).]

## Other Legal issues

|  |  |
| --- | --- |
| [Text] | ⚫ |

# Assessment of Statutory Compliance

## Building Permits

The planning permits ‘*Permis de Construire*’ (PC), declaration of completion ‘*Déclaration Attestant l’Achèvement et la Conformité des Travaux*’ (DAACT) and the certificates of conformity, and other documents in relation to the subject property are the following:

| Number | Date delivered | SHOB  (m²) | SHON  (m²) | Comments | Declaration of completion (DAACT) | Non Opposition to the Compliance |
| --- | --- | --- | --- | --- | --- | --- |
| PC[Insert number] | [Insert date of PC] | [Insert area in SHOB] | [Insert area in SHON] | * [Insert comments (e.g. construction of logistics building, extension of cell 1, creation of a second battery charging room, etc.)] | [Insert date] | [Insert date] |

|  |  |
| --- | --- |
| [Option if there are bungalows/cabins at the property].There is a cabin/bungalow installed by the occupier at the property. We understand that this does not have planning permission so has been considered as tenant's equipment only. Your legal team should ensure that this is suitably addressed in the yielding up clauses within the lease and that it has not been included as part of the surface for the building in the teaser or leases. | ⚫ |

For comparison between the authorised areas and surface given by measurement surveyor (G*éomètre*), see section ‘Accommodation provided’ in chapter 2.

We understand that the full building permit history is being reviewed by your notary as part of the due diligence.

## Health and Safety Regulations

The property will be subject to the work place regulations “*Code du Travail*” applicable at the time of construction.

It is also subject to regulations for the protection for the environment which apply to large storage warehouses in France “*Installation classées pour la protection de l’environnement*” (ICPE). Please refer to the Environmental Issues section for further details regarding the ICPE regulations.

## Fire Regulations

The building is subject to the ICPE regulations and the workplace regulations with regard to fire safety. The ICPE regulations take precedence and are generally more demanding than the workplace regulations.

## Social Inclusion

We have not been provided with an access audit for the building. The tenant has a statutory responsibility for identifying and managing accessibility shortcomings in the building. [Option: if building is not ERP] There is currently no retrospective obligation for owners to bring their buildings up to current accessibility standards unless major works are undertaken to the property. [Option: if building is Code de Travail]

[Option1: buildings built prior to 1975]When the building was constructed it was not subject to accessibility regulations. The workplace regulations are not applied retrospectively to buildings. However, the physical characteristic of the building cannot be such that the employer is unable to comply with their obligations under the regulations. Therefore, as a minimum it is recommended that at least an accessible toilet should be provided at ground floor level and a lift that insures that there is no obstacle to vertical circulation. The building is also subject to the ERP regulations and the parts of the property concerned by these regulations should conform to the accessibility requirements. [Option: remove last sentence if building is not ERP]

[Option 2: buildings permits from 1975 until 1 January 2007]When the building was constructed it was subject to less demanding accessibility regulations, compared to those that are currently in force, which applied to wheelchair users only. In addition, it should also satisfy the requirements of the workplace regulations. Therefore, as a minimum it is recommended that at least an accessible toilet should be provided at ground floor level and a lift that insures that there is no obstacle to vertical circulation. The building is also subject to the ERP regulations and the parts of the property concerned by these regulations should conform to the accessibility requirements. [Option: remove last sentence if building is not ERP]

[Option 3: buildings permits from 1 January 2007 onwards]The building was constructed following implementation of the accessibility regulations and should be fully accessible.

The access provisions at the building include the following and are considered [Satisfactory, limited or in need of improvement]:

* [Accessible car parking spaces]
* [Slopes on external paths not to exceed 2% and no step to entrance]
* [Accessible WCs]
* [Accessible lift]

For further details, including legal requirements, on social inclusion please refer to the Document Information attached as an appendix

## Asbestos Regulations

The use of products containing asbestos has been prohibited in France since 1996. Therefore, since 1st January 2006 an asbestos report (Dossier Technique Amiante – DTA) has been required for all buildings with a building permit delivered prior to 1st July 1997.

[Option 1: not provided]

[The asbestos report 'Dossier Technique Amiante has not been provided]

|  |  |
| --- | --- |
| **Assessment:** The building permit has been delivered in [Date], a DTA is not required for this building. | ⚫ |

[Option 2: provided]

[The asbestos report 'Dossier Technique Amiante (DTA)' by 'Consultants name' dated concluded that there is (not) asbestos in the property (number of locations)]

|  |  |
| --- | --- |
| **Assessment:** [if there is asbestos containing materials in the building give more details, number, locations, state of repair, limited, good condition periodic reviews will need to be undertaken, asbestos containing materials with damage should be removed. next inspection (required every 3 years) … etc.)] | ⚫ |

## Testing

As part of good housekeeping the mandatory inspection reports should be obtained from the tenants to insure they are complying with their lease obligations.

### Electrical and Gas Installations

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Statutory Testing | Frequency Required | Testing contractor / company name | Date of Last Report | Comments | RAG rating |
| Electrical Installations | Annually | [name of consultants] |  |  | ⚫ |
| Gas Installations | Annually | [name of consultants] |  |  | ⚫ |

[Amend tables in this section by removing equipment that is not appropriate for the building and putting a summary of the findings in the comments]

### Fire Protection Systems

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Statutory Testing | Frequency Required | Testing contractor / company name | Date of Last Report | Comments | RAG rating |
| Fire Alarm System | Six-monthly | [name of consultants] |  |  | ⚫ |
| Emergency Lighting | Six-monthly | [name of consultants] |  |  | ⚫ |
| Sprinkler System | Six-monthly | [name of consultants] |  |  | ⚫ |
| Fire Hydrants | Annually | [name of consultants] |  |  | ⚫ |
| Fire Hose Reels | Annually | [name of consultants] |  |  | ⚫ |
| Extinguishers | Annually | [name of consultants] |  |  | ⚫ |
| Smoke Clearance | Annually | [name of consultants] |  |  | ⚫ |
| Dry Risers | Annually | [name of consultants] |  |  | ⚫ |
| Lightning Conductor | Annually | [name of consultants] |  |  | ⚫ |

### Others

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Statutory Testing | Frequency Required | Testing contractor / company name | Date of Last Report | Comments | RAG rating |
| Lifts | Annually | [name of consultants] |  |  | ⚫ |
| Water Quality (Legionella) | Annually | [name of consultants] |  |  | ⚫ |
| Cradle Equipment (if applicable) | Annually | [name of consultants] |  |  | ⚫ |
| Other |  |  |  |  | ⚫ |

|  |  |
| --- | --- |
| **Assessment:** These observations should be addressed as part of the maintenance routine | ⚫ |
| **Assessment:** As part of good housekeeping the mandatory inspection reports should be obtained from the tenants to insure they are complying with their lease obligations. | ⚫ |

# Environmental & Sustainability Assessment

## Environmental Protection Regulations (ICPE)

The site is subject to the terms of an ICPE permit ‘*Arrêté Préfectoral*’ [reference] issued on [date]. The operator is named as [name of operator] and authorisation was approved for the following activities:

|  |  |  |
| --- | --- | --- |
| **Heading** | **Description** | **Characteristics** |
| **Authorisation** | | |
| [Item number] | [description] | * [Quantity / volume / power, etc.] |
| **Registration** | | |
| [Item number] | [description] | * [Quantity / volume / power, etc.] |
| **Declaration** | | |
| [Item number] | [description] | * [Quantity / volume / power, etc.] |
| **Not Classified** | | |
| [Item number] | [description] | * [Quantity / volume / power, etc.] |

For further details, including legal requirements, on the Environmental Protection Regulations please refer to the Document Information attached as an appendix.

|  |  |  |
| --- | --- | --- |
| **Heading** | **Description (copy from this table then delete it)** | **Characteristics** |
| 1172 | Products made with bleach, insecticides | * 1 tonne (quantity) |
| 1173 | Freshening and anti-acarian products | * 1 tonne (quantity) |
| 1412 – 2b | Storage of flammable liquefied gasses | * 0.2 tonnes (quantity) |
| 1430 – 2 | Storage of flammable liquids | * 0.4 m3 (capacity) |
| 1432 – 2b | Storage of flammable liquids | * 0.4 m3 (capacity) |
| 1436 | Flammable liquids with flash point between 60°C and 93°C |  |
| 1450 – 2b | Solid firelighters | * 650 kg (quantity) |
| 1510 – 1 | Storage of flammable materials in a covered warehouse | * 427,209 m3 (total volume) |
| 1511.2 | Refrigerated warehouse |  |
| 1520 | Wood charcoal | * 2 tonnes (quantity) |
| 1530 – 1 | Storage of paper, cardboard, or similar combustible materials | * 427,209 m3 (total volume) |
| 1532 | Storage of wood or similar combustible materials | * 850 m3 (total volume) |
| 1630.2 | Storage of products containing soda |  |
| 2230 – 2 | Storage of milk and dairy products | * 46,000 litres (quantity) |
| 2255 – 3 | Storage of alcohol bottles | * 250 m3 (total volume) |
| 2662.1 | Storage of products containing polymers (plastic materials, rubber, elastomers, resins and adhesives) |  |
| 2662 – a | Storage of products containing polymers | * 427,209 m3 (total volume) |
| 2663 – 1a | Storage of tyres and products containing at least 50% of polymers in alveolar condition (for example latex foam, polyurethane, polystyrene etc.). | * 427,209 m3 (total volume) |
| 2663 – 2a | Storage of tyres and products containing at least 50% of polymers in other conditions (for example latex foam, polyurethane, polystyrene etc.). | * 427,209 m3 (total volume) |
| 2910 – A | Combustion installation | * 2.69 MW (power) |
| 2920 – 2b | Refrigeration or Compression installations with a pressure > 105 Pa | * 60 kW (power) |
| 2925 | Activity of battery charging | * 200 kW (total power) |
| 4320.2 | Storage of extremely flammable aerosols or flammable of category 1 or 2, containing flammable gasses of category 1 or 2 or flammable liquids of category 1 |  |
| 4321 | Storage of extremely flammable aerosols or flammable of category 1 or 2, not containing flammable gasses of category 1 or 2 or flammable liquids of category 1 |  |
| 4330.2 | Storage of flammable liquids of category 1 |  |
| 4331.2 | Storage of flammable liquids of category 2 or category 3 excluding items of heading 4330 |  |
| 4510.2 | Storage of environmentally hazardous aquatic goods of chronical category 1 |  |
| 4511.2 | Storage of environmentally hazardous aquatic goods of chronical category 2 |  |
| 4718 | Storage of flammable liquefied gasses of category 1 and 2 |  |
| 4734 | Storage of specific petroleum products and alternative fuels: petrol and naphtha; kerosene (including aviation fuels); gas oils (including diesel fuel, domestic heating oil and gas oil blends); heavy fuel oil; alternative fuels for vehicles, used for the same purposes and uses and having similar flammability and environmental hazardous properties |  |
| 4755.2.b | Agricultural mouthwash alcohols and their components presenting similar properties of substances classified in categories 2 and 3 of flammable liquids |  |
| 4801 | Storage of coal, coke, lignite, wood charcoal, tarmac, asphalt, ember and bituminous materials |  |
| 4802.2.a | Employment within closed equipment (refrigerated) containing fluorescent greenhouse effect gasses concerned by regulations n° 842/2006 or n° 1005/2009 |  |

The report by *[Insert name of consultants]* attached as an appendix reported the following:

* [Major observation]
* [Major observation]
* [Major observation]
* [Major observation]
* [Major observation]

|  |  |
| --- | --- |
| **Assessment:** [ discuss who would do the works and if they are in the Capex plan or not] | ⚫ |

## Site Environmental Risk Assessment

We appointed environmental consultants, Click here to enter text., on your behalf to carry out an environmental risk assessment of the site. The site environmental risk assessment report is attached at as an appendix.

|  |  |
| --- | --- |
| **Assessment :** [discuss pollution risk] ,we summarise the key points as follows:  “Low to moderate” risk | ⚫ |

## Environmental Regulations

[Note: warehouses heated to 12°C or below do not need to conform to the RT2012, RT2005 or the RT2000 regulations (unless this has been specified in the documentation for the operating permit or building permit). They would still need to conform to the DTU and most developers design the warehouse in proportion to the boiler requirements (sometimes to the RT2005 or RT2000) for commercial raisons]

The building is only subject to the thermal regulations dating from the submission of the original building permit in [date].

[Option 2 - building permit submission prior to 1987]

Therefore, the building would not have been subject to any thermal regulations but only the building codes applicable at the time of construction. From 1988 successively more rigorous thermal regulations have been introduced for new commercial buildings which require significant energy consumption savings of over 85%. That said, the more recent regulations *‘RT2020’,* *‘RT2012’, ‘RT2005*’ and ‘*RT2000*’only apply to warehouse areas that are normally heated to above 12°C. Hence many warehouses are designed with this limit in mind with the current thermal regulations applying to the office accommodation only.

|  |  |
| --- | --- |
| **Assessment:** When the building is due to be re-let it will be competing with a generation of environmentally higher performance buildings with much lower energy costs and a better image. | ⚫ |

[Option 3 - building permit submission from 1988 and before 1st June 2001]

Therefore, the building would have been subject to the ‘*RT1988*’ thermal regulations that took effect in 1988. The regulations applicable to new buildings ‘*RT2012*’ would require a significant energy consumption saving of over 65%. That said, the new regulations would only apply to warehouse areas that are normally heated to above 12°C Hence many warehouses are designed with this limit in mind with the current thermal regulations applying to the office accommodation only.

|  |  |
| --- | --- |
| **Assessment:** When the building is due to be re-let it will be competing with a generation of environmentally high performance buildings with much lower energy costs and a better image. | ⚫ |

[Option 4 - building permit submission from 1st June 2001 and before 1st September 2006]

Therefore, the building would have been subject to the ‘*RT2000*’ thermal regulations that took effect for building permit submissions after 1st June 2001. The regulations applicable to new buildings ‘*RT2012*’ would require a significant energy consumption saving of over 55%. That said, the new regulations only apply to warehouse areas that are normally heated to above 12°C. Hence many warehouses are designed with this limit in mind with the current thermal regulations applying to the office accommodation only.

|  |  |
| --- | --- |
| **Assessment:** The office areas are likely to have a lower thermal performance than many of new build warehouses currently on the market. | ⚫ |

[Option 5 - building permit submission from 1st September 2006 and before 28th October 2011- BUT with RT2000 for the warehouse]

Therefore, the building would have been subject to the ‘*RT2005*’ thermal regulations that took effect for building permit submissions after 1st September 2006. The regulations applicable to new buildings ‘*RT2012*’ would require further reduction in energy consumption of over 50%. That said, ‘*RT2012*’ only applies to warehouses that are normally heated to above 12°C. Hence many warehouses are designed with this limit in mind with the current thermal regulations applying to the office accommodation only.

|  |  |
| --- | --- |
| **Assessment:** The office areas are likely to have a lower thermal performance than many of new build warehouses currently on the market. | ⚫ |

[Option 7 - building permit submission from 28th October 2011 - 30th June 2022 (offices)]

Therefore, the offices in the building are subject to the most recent ‘*RT2012*’ thermal regulations that took effect for building permit submissions after 28th October 2011. The regulations applicable to new buildings ‘*RT2020*’ would require further reduction in energy consumption of around 20% on average. That said, the thermal regulations ‘*RT2012*’ only apply to warehouses that are normally heated to above 12°C. Hence many warehouses are designed with this limit in mind with the current thermal regulations applying to the office accommodation only.

**Assessment:** The offices in the warehouse will have a good global thermal performance compared to older warehouses currently on the market. [Amend if warehouse area conforms to higher regulation than RT2000].

[Option 7 - building permit submission from 1st July 2022 until present (offices and schools only - residential since 1 January 2022 and remaining to follow]

Therefore, the offices in the building are subject to the most recent ‘*RT2020*’ thermal regulations that took effect for building permit submissions for offices since 1 July 2022. The thermal regulations applicable to the warehouse ‘*RT2012’* only apply to warehouses that are normally heated to above 12°C. Hence many warehouses are designed with this limit in mind with the current thermal regulations applying to the office accommodation only. [TEXT to be checked]

|  |  |
| --- | --- |
| **Assessment:** The warehouse will have a better global thermal performance than many other warehouses currently on the market. [Amend if warehouse area conforms to higher regulation than RT2000]. | ⚫ |

[Note: if refurbishment works were to be undertaken that create an additional surface area of over 1,000m² and if the thermal renovations (envelope, heating/cooling, ventilation and lighting) are greater than 25% of the value of the building, then the building as a whole would have to comply to ‘*RT Existant Globale*’ (equal to ‘*RT2005*’ energy performance for the areas heated normally above 12°C). For all other refurbishments the elements replaced would have to comply with the current thermal regulations. RT existant globale does not apply to buildings built prior to 1948 - also RT1982 did not apply to commercial buildings and RT1974 was for residential buildings (not clear if this was not extended to commercial buildings in 1976 in some manner)]

## Flood risk

|  |  |
| --- | --- |
| e.g. 1:500 “low risk” | ⚫ |

## Energy Performance Certificate

An Energy Performance Certificate (EPC) ‘*Diagnostic de Performance Energétique*’ (DPE) by [name] gives a rating on a scale of A to G (where A is best performing) for overall energy consumption and gas emissions with regards to the greenhouse effect. The EPC has been issued for the [office or office and warehouse] accommodation for a total thermal surface of [insert total thermal surface]m².

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Building | Date of report | Overall energy consumption rating | Overall gas emissions rating | Thermal Surface (m²) |
| [Warehouse, Offices, entire building] | [insert date] | [insert rating]  ([insert amount] kWhep/m2.an) | [insert rating]  ([insert amount] kgéqCO2/m2) | [insert surface] |

|  |  |
| --- | --- |
| **Assessment:** [State if the ratings are good. Also if it has been done for the warehouse and office area then it skews the result as the warehouse would not generally be subject to the thermal regulations and hence EPC is not required] | ⚫ |

## Air conditioning inspection (ACI) certificate

The Air Conditioning Inspection (ACI) certificate by [insert Name] and dated [insert date] is provided.

|  |  |
| --- | --- |
| **Assessment:** [Delete if not applicable] | ⚫ |

## Ozone Depleting Substances (ODS)

Regarding Ozone Depleting Substances (ODS), the use of hydrochlorofluorocarbon (HCFC) refrigerants (ex. R22), in chiller units for example, is currently being phased out and the maintenance with recycled gas has not been permitted under European law from 01 January 2015. The report by *[Insert name of consultants]* attached in appendix [Insert appendix number] has [not] identified any equipment containing HCFC the day of the visit.

|  |  |
| --- | --- |
| **Assessment:** [If HCFCs are present we need an assessment to discuss that it is no longer legal to replace the gas and when the equipment brakes down it would need replacement. If the equipment is critical than programmed replacement should be undertaken before the equipment brakes down] | ⚫ |

## Environmental Labelling

[Option 1: Building does not have a labelling]

The building has not been rated under any environmental standard (for example the French environmental standards for buildings HQE ‘*Haute Qualité Environnementale*’, BBC ‘*Bâtiment de Basse Consommation’*, THPE ‘*Très Haute Performance Energétique*’ or BREEAM the British environmental standard which is gaining recognition in France).

|  |  |
| --- | --- |
| **Assessment:** The building may be able to obtain HQE Exploitation or BREEAM In-Use. However, compliance with these standards, or the improvements that may be required, is outside the scope of this report and would require a specialist environmental inspection | ⚫ |

[Option 2: Building have a labelling]

We have been provided in the data room with the BREEAM In-Use certification for the entire building. The certificate provided, number [number of certificate] and dated [insert date], has attributed to the building “[number of stars] stars – [rating]” rating with an overall score of [percentage]% for the asset performance and has attributed to building management “[number of stars] stars – [rating]” rating with an overall score of [percentage]%.

|  |  |
| --- | --- |
| **Assessment:** We have undertaken a BREEAM In-Use improvement feasibility study and the report is attached as [Appendix XX]. | ⚫ |

## Sustainability of Building Design/Renewables

There are special features at the property in the form of [rainwater harvesting, PVs, solar panels] which are old located in [location].

|  |  |
| --- | --- |
| **Assessment:** [Discuss and comment on adequacy of maintenance and repair]. | ⚫ |

## Polychlorobiphényles (PCB) in Transformers

The sale of new transformers using PCB’s was prohibited on 2 February 1987 and as such will not have been used at the property.

|  |  |
| --- | --- |
| The report by *[Insert name of consultants]* attached in appendix [Insert appendix number] has not identified any risk. | ⚫ |

## Termites

|  |  |
| --- | --- |
| According to the termite infestation plan dated 1 January 2019, produced by the Environmental Ministry, the department of *[Insert department's name]* (*[Insert department's number]*) is [not] at [high] risk of termite infestation and your legal team should confirm if a termite report will be required for the proposed purchase. | ⚫ |

## Legionella bacteria

There is no plant or equipment in the building thought likely to present a significant risk of the build up of legionella bacteria. However, the cylinders for the domestic hot water should be subject to periodical testing and/or a regime of disinfecting by increasing the water temperature to 60°C or above to control bacterial growth. [Add further information if cooling towers are present etc.]

## Other e.g. CRC

|  |  |
| --- | --- |
| [Text] | ⚫ |

# Conclusions and Recommendations

From a building surveyor’s perspective this property is [insert a single paragraph expressing an opinion as to the general condition and state of repair of the building, for example: "..... is in fair condition having regard to its age and location."].

The materials and forms of construction employed in constructing the building have resulted in a property characteristically requiring [low/medium/high] levels of maintenance.

The following, more significant, defects are worthy of note:

* [Summary of major issue]
* [Summary of major issue]
* [Summary of major issue]

Further investigations are not considered necessary for the building. [Amend as required]

We recognise that your decision to proceed with this [acquisition/sale] is dependent on professional advice from a number of sources and not just our comments alone. From a Building Surveyor’s viewpoint, we have no reason to caution you against proceeding with the transaction proposed, but you should do so having first considered carefully, and reflected on, all the comments in this report.

1. Information Required / Additional Enquiries

In addition to the documentation provided, the table below summarizes the missing documentation:

|  |  |  |
| --- | --- | --- |
| Key |  |  |
| High Risk | Document required, or highly recommended, to complete the proposed purchase. | ⚫ |
| Medium Risk | Documents recommended to obtain for completeness as part of the transaction. | ⚫ |
| Low Risk | Useful documents to obtain as part of the transaction. | ⚫ |

[Delete the provided and the non-applicable documents from the table:]

|  |  |  |
| --- | --- | --- |
| Item | Information Required / Additional Enquiries | RAG Rating |
| **Construction and Urbanism** | Mass Plan of the property | ⚫ |
| Land Registry Title (*Extrait Cadastral Modèle 1*) | ⚫ |
| Cadastral Plan (*Plan Cadastrale*) | ⚫ |
| Measurements survey (*Relevé Géomètre-Expert*) | ⚫ |
| Building Permit Application including:   * Descriptive Notice * Security Notice * Accessibility Notice | ⚫ |
| Building permits (*Permis de Construire*):   * others | ⚫ |
| Declaration of completion (*Déclaration Attestant l’Achèvement et la Conformité des Travaux - DAACT*):   * Others | ⚫ |
| Conformity Certificate (*Certificats de conformité*):   * Others | ⚫ |
| **Compliance** | Periodical inspection reports for:   * Electrical Installations * Gas Installations * Fire Alarm System * Emergency lighting * Sprinkler system * Fire Hydrants * Fire Hose Reels * Extinguishers * Smoke Clearance * Dry Risers * Lighting Conductor * Lifts * Water Quality (Legionella) | ⚫ |
| Asbestos Report (*Dossier Technique Amiante- DTA*) | ⚫ |
| Accessibilité Audit | ⚫ |
| **Environmental documents** | Energy Performance Certificate (*Diagnostic de Performance Énergétique - DPE*) | ⚫ |
| ICPE permit (‘*Arrêté Préfectora*’ *ICPE*) | ⚫ |
| **Legal issues/documents** | The Final Report by Building Control (*Rapport Final de Contrôle Technique* *- RFCT*) | ⚫ |
| The Handover Certificate (*Procès-Verbaux de Réception de Travaux - PVRT*) | ⚫ |
| The Completion of Snagging Certificate (*Procès-Verbaux de Levée des Réserves - PVLR*) | ⚫ |
| The Decennial Insurance (Assurance *Dommage Ouvrage - DO*) | ⚫ |
| The As-Built File (*Dossier des Ouvrages Exécutés - DOE*). | ⚫ |
| The Building Maintenance Instructions (*Dossier des Intervention Ultérieur sur l’Ouvrage - DIUO*). | ⚫ |
| **Other documents** | Lease Contract (*Contrat de Bail*) | ⚫ |
|  | Termites Inspection report | ⚫ |
|  |  |  |

1. Document Information

**Construction Document Information**

Final Report by Building Control (RFCT)

|  |
| --- |
| *The final report by building control (Rapport Final de Contrôle Technique – RFCT) is mandatory and the project developer has to appoint a building controller as stated by the article R 111-38 of the Code de la Construction et de l’Habitation (CCH). The building controller issues a summary of all his advice notes during the appointment period as well as those items that still remain open and not closed out. The report must be provided before handover of works.*  *The report covers the following operations:*  *L = the soundness and compliance of the works and the inseparable equipment (for example, foundations, frame, envelope and service connections to the property) [a minimum requirement]*  *LP = the soundness and compliance of the works and the equipment (for example, foundations, frame, envelope, partitions, plus mechanical and electrical services) [alternative to “L” above]*  *LE = the soundness of the existing structure [for extensions and refurbishments]*  *STI = the security for occupiers of a building subject to the workplace regulations following completion (for example, fire precautions, the distribution, and this, automatic doors and mechanical services) [minimum requirement for buildings subject to the workplace regulations]*  *SEI = the security for occupiers of a public access building (ERP) or high-rise buildings (IGH) following completion (for example, fire precautions, electrical distribution, lifts, automatic doors and mechanical services) [minimum requirement for buildings subject to the public access or high-rise regulations]*  *SH = the security for occupiers of a residential building following completion (for example, fire precautions, electrical distribution, lifts, automatic doors and mechanical services) [minimum requirement for residential buildings]*  *PS = the security for occupiers of the building and seismic zone [option for seismic zones]*  *Hand = the accessibility of the building for disabled users [a minimum requirement]*  *ENV = the risk of fire or explosion associated with the environmental regulations ICPE [to confirm compliance with the ICPE regulations]*  *PV = concerns the testing/commissioning by the contractors before handover of the as built drawings [option]*  *PHa = the acoustic insulation requirements for non-residential buildings [option]*  *PHh = the acoustic insulation requirements for residential buildings [option]*  *Th = the thermal insulation requirements [option]*  *GTB = the building management system (GTB) [option]*  *F = the performance of the plant and equipment [option]*  *Av = the stability of the neighbouring works [option]*  *HYSa = the health and hygiene in non-residential buildings (including ventilation, water, sanitary provisions, wastewater and rubbish) [option]*  *HYSh = the health and hygiene in residential buildings (including ventilation, water, cemetery provisions, wastewater and rubbish) [option]*  *CO = coordinating services that there is more than one technical inspector [option]*  *Brd = the transport of strictures in the building [option]* |

Decennial Insurance (DO)

|  |
| --- |
| *Recent construction works benefit from an initial defects period, Garantie de Parfait d’Achèvement (GPA), for a year following completion of the works. The benefit from this contractual guarantee should be assured in the sales contract for the property. In addition, the technical services installations will be covered for two years under the ‘Garantie de Bon Fonctionnement’, in accordance with the Construction Code.*  *In accordance with the French law it is compulsory to provide a Decennial Insurance (Dommage Ouvrage – DO) for all major works. This insurance covers works for the structure and envelope of the building against defects that affect the occupation and use of the building during the 10 years following completion. The owner of the property benefits from this cover and hence transfer is not required. Claims are made by informing the insurer of the defect and then an expert is appointed by the insurance company who makes a report with recommendations. Once this report is received the insurance company confirms if it will cover the claim.* |

As-Built File (DOE)

|  |
| --- |
| *The As-Built file (Dossier des Ouvrages Exécutés – DOE) is a contractual document that is provided upon delivery of the site. The DOE is made up of the companies that carried out the works, it includes various types of documents designed to facilitate the understanding and management of the building.* |

Building Maintenance Instructions (Health and Safety File) (DIUO)

|  |
| --- |
| *The Building Maintenance Instructions (Dossier d’Intervention Ultérieure sur l’Ouvrage – DIUO) became compulsory by the article L 4531 (L n° 93-1418 of 31 December 1993) and the decree R 4532-96 (D: n° 94-1159 of 26 December 1994). Hence, this document is mandatory for all works that have been undertaken after this decree.* |

**Social Inclusion**

|  |
| --- |
| *The law of 11 February 2005 ‘Loi 2005-102’ established the principle of accessibility for disabled people to all premises and extended the definition of disability to include not only those that are wheelchair bound but those with impaired physical ability, sight and hearing. The construction code ‘Code de Construction et de l’habitation’ was updated accordingly and is applicable to building permits submitted from 1 January 2007 onwards. However, accessibly law for disabled people has been in existence since the law of 30 June 1975 ‘Loi 1975-534’, which required provisions for disabled people in ERP premises and work places with 20 or more employees.*  *The decree of 17 May 2006 ‘Décret 2006-555’ setout obligations on existing ERP premises to comply with the provisions in the construction code regarding accessibility for disabled people. Since 1 January 2015 it has been mandatory that all ERP premises class 1 to 4 are fully accessible, in accordance with the accessibility audit previously undertaken on the premises. This audit has been a legal obligation since 1 January 2011. ERP premises class 5 must address accessibility issues as part of any modifications and extensions to the premises. In addition, they should have made at least a part of their premises accessible by 1 January 2015 in order that they can provide all their services to disabled users. The accessible part of the premises must be located near the entrance.*  *The workplace regulations impose certain obligations regarding accessibility following decrees in 1984 and 1987. The regulations are as follows:*   * *Article R232-118: For the accessibility of the workplace for toilet facilities and restaurant facilities* * *Article R232-2-6: For accessible toilet facilities* * *Article L5212-2: For the obligation to employ 6% of the workforce in an organization with more than 20 staff* |

**Asbestos Regulations**

|  |
| --- |
| *The use of products containing asbestos has been prohibited in France since 1996. Therefore, since 1st January 2006 an asbestos report (Dossier Technique Amiante – DTA) has been required for all buildings with a building permit delivered prior to 1st July 1997.* |

**Environmental Protection Regulations (ICPE)**

|  |
| --- |
| *The environmental protection regulations ‘Installations Classées pour la Protection de l’Environment’ (ICPE) are regulations that apply to operations, equipment and products that may affect the environment. Warehouse declarations, registrations or authorisations are lodged with the Préfecture for the activities taking place within the building and the exploiters (tenant or sometimes landlord) are granted user permits. A declaration is the lowest level of permission with acknowledgement of receipt by the local authority for the submitted information constituting the permit to operate. Registrations and authorisations requires an operating permit, which must be updated if any significant changes occur. Class A and B warehouses must have the suitable ICPE approvals with the 1510 as a minimum for storage of combustible materials.* |

1. Limitations
2. Consultant’s Report 1
3. Reinstatement Cost Assessment Report
4. Capex Forecast

|  |  |
| --- | --- |
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