



Industrie Service

**Choose certainty.
Add value.**



Are you looking for a partner offering reliable support before and during the acquisition of property, during its planning, construction and operation and even its conversion,

dismantling or sale? Welcome to TÜV SÜD. We offer full life cycle support for real estate – from development to demolition – with reliability and expertise.

Determine Value. Create Value. Maintain Value.

TÜV SÜD Industrie Service GmbH





Interdisciplinary.
Expert.
Cost-effective.

Leave nothing to chance – TÜV SÜD Industrie Service for your real estate and properties

TÜV SÜD Group, or more specifically the experts at TÜV SÜD Industrie Service GmbH, offer comprehensive engineering and testing services for real estate.

We accompany your property throughout its life cycle, from project development to realisation and use, and also assist you during changes in use, conversion or (partial) demolition. We provide consulting, analysis and investment valuation services, whether you plan to purchase property or real estate.

We provide customised solutions and solve complex interdisciplinary tasks on your behalf. To offer you the support you need, we bring together experts from an array of disciplines and network them into powerful teams whenever required.

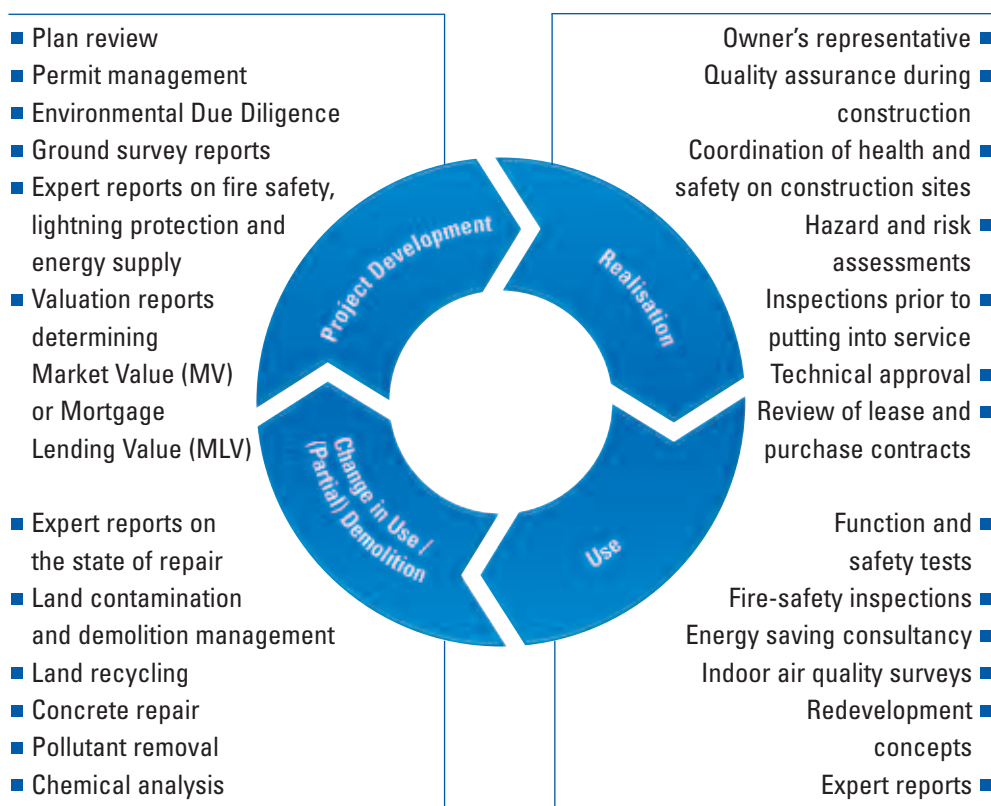
Expertise. Impartiality. Objectiveness. Just a few of TÜV SÜD's outstanding characteristics. The best reason to build on the certainty offered by a good name:

TÜV SÜD. Choose certainty. Add value.





Our areas of expertise






Your
approved and
independent
real estate
analyst.

Your partner in real estate valuation: TÜV SÜD ImmoWert GmbH

TÜV SÜD ImmoWert GmbH concentrates on long-term valuation of residential, commercial, hotel and leisure and specialised real estate. Valuations carried out by TÜV SÜD ImmoWert GmbH are entirely independent of external influences. They focus exclusively on management analyses, site and market factors and the building's condition and state of repair. The real estate analysts of TÜV SÜD ImmoWert GmbH provide banks and insurance companies, municipalities, financial institutions and private individuals with clear and concise statements as to a property's worth.

A selection of our services:

- ▶ **Valuation reports determining Market Value (MV) and Mortgage Lending Value (MLV)**
- ▶ **Brief reports giving an indication of value and subsequent valuation reports**
- ▶ **Risk rating**
- ▶ **Market Value appraisals**
- ▶ **Review of lease and purchase contracts**
- ▶ **Property rating**
- ▶ **Portfolio analyses**
- ▶ **Due diligence reviews**



Benefit from our experience in all types of properties:

- ▶ Residential and office buildings
- ▶ Shopping malls and business parks
- ▶ Airports and train stations
- ▶ Underground and multi-storey car parks
- ▶ Exhibition centre and museums
- ▶ Power stations and industrial plants
- ▶ Hospitals and nursing homes
- ▶ Refineries and petrol stations
- ▶ Sports stadiums and multi-purpose halls
- ▶ Schools and universities
- ▶ Theatres and cinemas





Because you
want your
investments to
be worthwhile.

Expertise in all construction-related matters: TÜV SÜD's construction engineering experts

The construction engineering experts at TÜV SÜD Industrie Service GmbH offer a comprehensive range of construction-related services for developers, designers, investors and contractors. From technical consultancy to project management. From pollutant removal to certification.

A selection of our services:

- ▶ **Rehabilitation concepts and examination of building materials**
- ▶ **Project management / owner's representative**
- ▶ **Quality assurance during construction**
- ▶ **On-site coordination of health and safety at construction sites**
- ▶ **Testing of civil engineering structures**
- ▶ **Preparation of construction handbooks**
- ▶ **Acceptance of construction work**
- ▶ **Expert reports on all matters related to construction**

Fire safety: Minimise hazards. Protect lives. Secure property.

Construction engineering, electrical and building services engineering, systems engineering ... preventive fire safety calls for an integrated approach, because the 'fire safety chain' is only as strong as its weakest link. Given this, we network experts from all disciplines to build a powerful team and work jointly on solving this issue.

Fire safety and smoke control strategies, quality assurance during construction, technical or acceptance inspections, surveys, expert reports or due diligence reviews: whatever your needs, TÜV SÜD's experts will supply their experience and interdisciplinary expertise in end-to-end support.





**Efficient.
Expert.
Reliable.**

Safe and sound: Electrical and Building Services Engineering

The installation of building services equipment is a complex and technically demanding task for planners and designers, contractors and developers. An array of different systems including heating and ventilation systems, fire safety equipment, electrical installations and alarm systems require thorough planning and consideration. What a good thing, then, that you can rely on a partner providing expert support during the planning, installation and operation of your complex building services equipment – TÜV SÜD Industrie Service.

A selection of our services:

- ▶ **Quality assurance and testing during planning and installation**
- ▶ **Testing before initial operation of equipment and recurrent tests and inspections**
- ▶ **Expert reports on fire safety, smoke control and evacuation**
- ▶ **Hazard assessments to ensure lightning protection complies with EMC standards**
- ▶ **Power supply analysis**
- ▶ **Analysis and assessment of energy performance**

Complex Power Consulting

Entrepreneurs motivated by foresight are today making use of increasingly stringent climate-protection requirements to optimise the energy efficiency of their installations. However, not every entrepreneur is adept at identifying cost reduction opportunities. Complex Power Consulting by TÜV SÜD is based on solid inventory analysis taking specific areas of energy consumption into account. We know from experience that many hidden opportunities to improve energy efficiency and reduce operating costs can be found in building services engineering in particular.

Your benefits:

- You unlock potential energy savings, in most cases without the need for major investments.
- You obtain an objective technical and economic assessment of feasible measures.
- You comply with legal requirements.

TÜV SÜD. Choose certainty. Add value.





**We put
safety first.**

Expert support in design, manufacturing and operation: Lifts and Machinery

Operators of lifts, escalators and moving walkways must comply with a host of national and international regulations and standards. As an operator in Germany, you are also responsible for the implementation of the German Ordinance on Industrial Safety and Health (BetrSichV).

Without expert support, compliance with all applicable requirements is next to impossible. Lifts, escalators, automated parking systems and gates – at TÜV SÜD Industrie Service, we inspect, assess, test and monitor your lifts and machinery and their components, strictly in line with all relevant directives and standards, so that you can rest assured.

A selection of our services:

- ▶ **Quality assurance and testing during manufacturing and installation**
- ▶ **Support in implementing the Ordinance on Industrial Safety and Health**
- ▶ **Initial and recurrent inspections**
- ▶ **Inspection following modifications or defects/damage**
- ▶ **Support during modernisation and refurbishment of lifts and machinery**
- ▶ **Preparation of expert witness reports to be used in court**
- ▶ **Convenient provision and management of all test-related information in netDocX, the virtual handbook available at www.netinform.de**





Enabling you
to conciliate
ecological
and economic
value.

Individual solutions for a future worth living: Environmental Engineering

The environmental engineering experts at TÜV SÜD Industrie Service bring your individual needs in line with environmental protection regulations and standards.

During project realisation, we ensure planning reliability and legal certainty. In the operational phase, we work with you to analyse your plant and eliminate weaknesses. Within the scope of decommissioning and disposal, we identify risk factors and quantify them while never losing sight of economic aspects.

A selection of our services:

- ▶ **Waste and pollution management**
- ▶ **Consulting services on sites and foundations (soil conditions)**
- ▶ **Land recycling**
- ▶ **Measurement of indoor pollutants**
- ▶ **(Partial) demolition and disposal management**

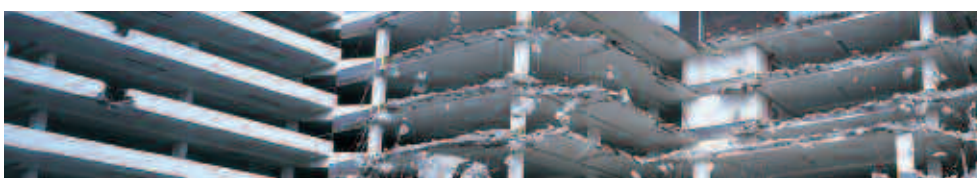
- ▶ **Pollutant removal**
- ▶ **Permit management (permit procedure, environmental impact analysis)**
- ▶ **Expert reports**

Our area of focus:

Environmental Due Diligence

The acquisition of real estate involves a host of different risks, also in terms of environmental aspects. Therefore: Choose certainty and opt for TÜV SÜD's Environmental Due Diligence services.

From national environmental standards, construction quality and disposal management to HSE (health, safety and environmental protection) standards and regulations – our end-to-end analysis reduces financial risks and the risk of liability under civil and criminal law, identifies energy and raw material opportunities, adds value and involves many other benefits.





Industrie Service



www.tuev-sued.com

We have international representation. We offer access to the entire scope of TÜV SÜD's know-how.

TÜV SÜD Industrie Service GmbH provides engineering and test services for planners, developers and operators of buildings, technical and infrastructural facilities. Our range of services spans the entire life cycle of your property. Our interdisciplinary approach and the in-depth know-how of our 2,300 staff members enable us to solve even the most complex interdisciplinary problems. We are an independent and experienced expert organisation, providing consulting services for all issues related to the safety, reliability and cost-effectiveness of your installations – worldwide.

Contact us now.

We will be pleased to supply names of experts in your region.

Civil Engineering

Dr. Joachim Junggunst
Tel.: +49 (0)89 5791 – 2527
Fax: +49 (0)89 5791 – 2513
bautechnik@tuev-sued.de

Lifts and Machinery

Dieter Roas
Tel.: +49 (0)89 5791 – 1242
Fax: +49 (0)89 5791 – 2627
foerdertechnik@tuev-sued.de

Electrical and Building Services Engineering

Anton Pittrich
Tel.: +49 (0)89 5791 – 2440
Fax: +49 (0)89 5791 – 3421
eg-technik@tuev-sued.de

Environmental Engineering

Johann Puritscher
Tel.: +49 (0)89 5791 – 1043
Fax: +49 (0)89 5791 – 2167
umwelt.service@tuev-sued.de

TÜV SÜD ImmoWert GmbH

Holger Busch
Tel.: +49 (0)89 5791 – 2405
Fax: +49 (0)89 5791 – 2566
holger.busch@tuev-sued.de

TÜV SÜD Industrie Service GmbH

Westendstraße 199
80686 Munich / Germany

Tel.: +49 (0)89 5791 – 0
Fax: +49 (0)89 5791 – 1289
ismarketing@tuev-sued.de