



**BUREAU  
VERITAS**

Bureau Veritas **Services**

# MAINTENANCE AUDIT OF EXISTING BUILDINGS, INSTALLATIONS AND EQUIPMENT

*Auditing buildings, installations & equipment to ensure acceptable standard of performance*

## BUSINESS CHALLENGE

The Service consists of a gap analysis between the Client's required performance levels and the actual performance observed at the time of audit of the premises.

The Maintenance Audit service consists of assessing the quality of the maintenance services provided by a maintenance operator or facility manager, in comparison with the Client's maintenance requirements.

## SCOPE

The performance levels of maintenance requirements as defined by the Client in writing to Bureau Veritas may be related to:

- the good working order of the Property; and/or
- compliance with applicable regulations.

### **Main Structure Elements:**

- Walls, columns, beams, roof bearing structure;
- Framework supporting permanent & live loads;

### **Roof & Facades:**

- External walls, roof, windows and doors;

### **Mechanical Electrical & Plumbing Installations:**

- Electrical installations;
- Fire protection safety installations;
- Heating, ventilating and air-conditioning installations;
- Plumbing installations;

### **Interior & Exterior Finishing Works:**

- Floor coverings, wall finishes & Fixed and suspended ceilings;
- Insulation and waterproofing;
- Façade and exterior claddings;

### **Roads & Utilities Infrastructure:**

- Roads, parking areas & utilities infrastructure giving access to the Property;

### **Maintenance Documentation**



## SOLUTION

The Service consists of a gap analysis between the Client's required performance levels and the actual performance observed at the time of audit.

The Service will include the following:

- Analysing the Client's maintenance requirements to define the panel of maintenance services and items to be audited and related performance/quality indicators, when relevant;
- Performing a gap analysis between the maintenance requirements and maintenance contracts, when relevant;
- Organizing and implementing a maintenance audit program;
- Performing maintenance audits;
- Collecting or evaluating actual performance indicators observed on maintenance operations.

### What are the key benefits?

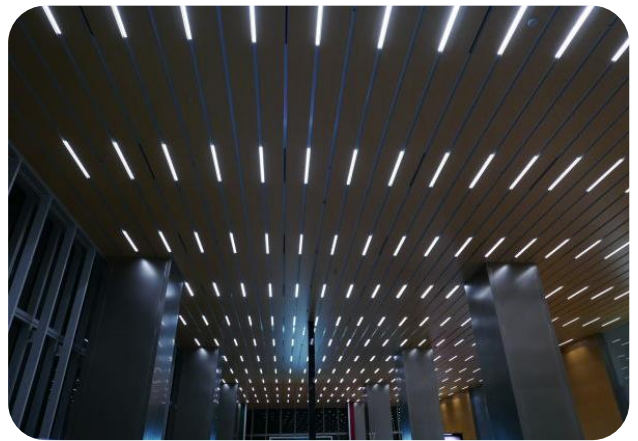
Reaching required maintenance performance levels may contribute to the

- Property's durability and value,
- Property performances / qualities and
- comfort of the occupier.

## OTHER SERVICES

Subject to an express agreement by the parties, the Service may be supplemented, when appropriate, with other services such as:

- Assistance to a maintenance bidding process: maintenance program elaboration including performance/quality indicators, competitive bidding, offers analysis, choice of maintenance/facility management companies;
- Maintenance action plan follow-ups;
- Technical diagnosis;
- Environmental site assessment;
- Regulatory monitoring;
- Green building certification & consultancy;
- Environmental performance assessment (Green Rating®);
- Energy audits.



## WHY BUREAU VERITAS?

Established in 1828, Bureau Veritas is a global leader in testing, inspection and certification (TIC), delivering high quality services to help clients meet the growing challenges of quality, safety, environmental protection and social responsibility. As a trusted partner, Bureau Veritas offers innovative solutions that go beyond simple compliance with regulations and standards, reducing risk, improving performance and promoting sustainable development.

Bureau Veritas core values include integrity and ethics, impartial counsel and validation, client focus and safety at work. The company is recognised and accredited by major national and international organisations and offers its clients a fully-integrated solution set.

## CONTACT

For details about this service, please contact Bureau Veritas:

- Munyaradzi Machemedze
- Inspection, Building & Infrastructure Manager
- Office: +27(0) 11 217 6390
- Email: [munyaradzi.machemedze@za.bureauveritas.com](mailto:munyaradzi.machemedze@za.bureauveritas.com)

## FOR MORE INFORMATION

please visit:

- [www.bureauveritas.com](http://www.bureauveritas.com)