

Environmental Due Diligence

What is an environmental due diligence assessment?

An environmental due diligence assessment is undertaken to determine the contamination status and therefore the associated liabilities that will be transferred with the purchase of the site. Consequently, it is one of the most important parts of a property transaction.

The first stage is to perform a Preliminary Site Investigation (PSI) to assess the current and historical uses of the site to determine the likelihood and extent of any surface and sub-surface contamination of soil and groundwater. It also involves a site inspection, interviews with owners, occupants and regulatory bodies, as well as desktop research. If required, compliance with environmental legislation, licences and permits can also be assessed.

Based on the findings, soil or groundwater sampling and analysis may be required. If contamination is identified, a Detailed Site Investigation (DSI) can be undertaken to more accurately determine the nature and extent of the contamination. The DSI report will include a risk assessment identifying the various options available for managing the contamination.

FMG Engineering can also prepare a site remediation plan or a cost estimate for the various options available. This information is clearly valuable during transaction negotiations.

Why undertake a due diligence assessment?

- Determines the true value of a particular site by knowing the environmental liabilities.
- Identifies compliance with environmental legislation, standards and guidelines.
- Identifies potential opportunities and constraints to future development.
- Reduces uncertainty around site contamination issues.

Why choose FMG Engineering?

FMG Engineering understands the need for prompt, confidential and accurate advice and can tailor an investigation strategy to suit your needs. We have a comprehensive understanding of environmental legislation and over 40 years of local experience.

Our capabilities include:

- Preliminary Site Investigations (PSIs) comprising Environmental Site Histories (ESHs) and limited sampling.
- Detailed Site Investigations (DSIs) comprising soil, groundwater and vapour investigations.
- Development and implementation of remediation and management strategies.
- Provision of estimated remediation/management costs.
- Environmental compliance audits.



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