

Internal Audit Services for Real Estate

In the present economic environment, there are number of indicators showing that internal control should receive an increased focus; first a slow-down in business in the real estate sector, with a Stabilization of investment portfolios and development projects put on hold resulting in a greater focus on asset management and property management activities. Then, there is an incentive to trim costs and to ensure that activities are well under control in order to mitigate brand and reputation risk, as well as increased financial risks for landlords following tenant defaults and/or large incentives granted to tenants to extend their leases and finally we observe a need to strengthen investor confidence and trust.

Your challenges in the Real Estate sector

As a property company, there are some specific challenges you need to address:

- **Effective Value Engineering** – considering the challenging market that require developer to provide value for money product that should be affordable in price without deteriorating in quality of the product;
- **Diverse Portfolio** - different types of real estate properties have different dynamics, including office buildings, shopping malls, hospitality industry and development projects;
- **Project Management** - effective management of the whole project which require careful selection and robust monitoring of consultants, contractors and sub-contractors, in order to make sure the timely delivery of project with required quality;
- **Compliance** - need to manage risks such as compliance, health & safety regulations, business conduct, physical security and information security across different locations;
- **Facilities and Property Management** – need to be strata law savvy to structure and manage the property effectively and provide transparency to owners through Owners' Associations.



Our added value

We have listed below some of the benefits we provided to Real Estate companies, when those companies relied on Thames Management Consultants to perform internal audits:

- An experienced central team combining internal audit experience with a broad knowledge of the different types of real estate properties;
- A top down analysis by a core team of experts, encompassing risk assessments related to a specific property and location, and with multilingual capabilities;
- A benchmarking of third party service providers used in different locations;
- A proven and consistent internal audit methodology and approach;
- Access to local compliance rules and culture.

Real Estate Company Internal Audit Manual

VM Jensen

A decorative graphic element consisting of a light blue horizontal bar with a rounded right end, and a red circular gradient shape partially visible behind it.

Real Estate Company Internal Audit Manual:

Internal Auditor's Manual and Guide Milton Stevens Fonorow,1989 DCAA Contract Audit Manual United States. Defense Contract Audit Agency,1992-07 United States Government Organization Manual ,1969 **United States Government Manual** ,1969 **Annotated Manual of Statutes and Regulations** United States,United States. Federal Home Loan Bank Board,1984 **Annotated Manual of Statutes and Regulations** United States. Federal Home Loan Bank Board,1984 **Annotated Manual of Statutes and Regulations** ,1969 **Federal Program Evaluations** ,1981 Contains an inventory of evaluation reports produced by and for selected Federal agencies including GAO evaluation reports that relate to the programs of those agencies *The Expense Manual* National Retail Dry Goods Association (U.S.). Controllers' Congress,1928 *Brazil* International Monetary Fund,2012-07-31 This report is a detailed assessment of Brazil s compliance with the Basel Core Principles Brazil has a well defined banking supervision process that grants the Banco Central do Brasil BCB broad enforcement powers to carry out corrective actions The licensing process has been enhanced and considerable improvements have been implemented with regards to debt collection by the BCB The authorities have adopted strategies to improve compliance measures Corrective and remedial powers of supervisors have been streamlined Consultations are under way for implementing Basel III **Federal Evaluations** , Contains an inventory of evaluation reports produced by and for selected Federal agencies including GAO evaluation reports that relate to the programs of those agencies *Economy in Government Procurement and Property Management* United States. Congress. Joint Economic Committee. Subcommittee on Economy in Government,1968 Investigates procurement and other property management activities of the Federal government especially the Defense Dept **Economy in Government Procurement and Property Management** United States. Congress. Economic Joint Committee,1968 **Federal Register** ,2000-07-12 Tax Policy Aspects of Mergers and Acquisitions United States. Congress. House. Committee on Ways and Means,1989 **The Green Banking Transition Manual** Rodrigo Zeidan,2025-03-13 The Green Banking Transition Manual sets the green banking standard for academic and professional audiences Dr Zeidan connects conventional financial indicators with green banking to present the practical case for sustainable finance His insightful approach demonstrates that assessing environmental indicators is necessary for prudent banking business and not a nice to have attachment This book will soon be the central manual for all involved in green banking and those who want to be involved in the future Internal Auditing National Industrial Conference Board. Division of Business Practices,Francis J. Walsh,1963 *Continental Illinois National Bank* ,1985 **Comprehensive Audit Manual** United States. General Accounting Office,1978 **Investigation of Corps of Engineers Civil Works Program** United States. Congress. House. Committee on Appropriations. Subcommittee on Deficiencies and Army Civil Functions,1951

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