

Large Land Portfolio across Abu Dhabi

BACKGROUND

CBRE was instructed by the UAE Government to undertake a market valuation of a large mixed-use land portfolio located across the emirate of Abu Dhabi. The portfolio consisted of mainly agricultural and development plots along with several plots which had already seen some development.

The purpose of the instruction was to help facilitate our client better understand the current situation of each individual plot, the potential of each plot, the contents of each plot and finally the market value of each plot.

CHALLENGE

As a result of the large number of individual plots within the portfolio and the remote location of some, traditional methods of surveying would be slow, expensive and high risk given the complexity of the instruction. Traditional methods can also encounter issues with access and poor record keeping potentially creating further issues in the future.

Given the above risks and our clients requirement of speed, accuracy and record keeping we recommended employing drones as opposed to traditional methods to carry out the inspections. This also helped keep our clients costs down which was a challenge given budget constraints.

In order to overcome the above challenges, CBRE undertook the following actions:

- CBRE employed the latest Drone Technology to quickly and accurately measure and record the contents of each plot in a time efficient and cost-effective manner
- Following on from this team members were able to identify which plots required further inspection to ensure nothing was missed
- Each team member was assigned a portion of plots to which they were able to extract the relevant information to help determine the market value and future potential.

HOW CBRE CREATED ADVANTAGE

- CBRE was able to incorporate the latest technology to survey all plots in a timeframe which otherwise would not have been possible
- Inspections are detailed with all plot and building characteristics captured ensuring nothing is missed. Records of all inspections are however held electronically should future reference be needed
- Then using our team of professionals, we were able to process and analyze the data gathered helping us deliver a complex instruction to the client in a timely and cost-effective manner.



Confidential client - photo representation