

## Property Risk Assessments

### PEACE OF MIND

As a property owner or manager, you are legally and morally required to provide both a safe working environment and hazard-free premises for all stakeholders. Introducing our experienced risk consultants and cloud based risk management platform 'BOSS' will establish a base line position, inform you of your obligations and provide recommendations to assist in the development of property based risk management programs and solutions.

The obligations of a property owner or manager include; Identification and elimination or at least, mitigation of all identified risks. Development and implementation of a proactive approach to health, safety and environment with ongoing exchange of information with building occupants regarding health & safety and risk reduction.

### THE PROCESS

Commencing with a comprehensive review of all existing work health safety and environment systems, emergency management systems, and contractor management procedures. A thorough, non-invasive audit is conducted of all accessible areas including-roof, plant rooms, basement car parking, common areas and external grounds. A comprehensive written audit report is produced which identifies all hazard items observed during the assessment. The report will include commentary surrounding potential hazards and any breaches of legislation with mandatory requirements and recommended actions for hazard control.

#### Our property risk assessments incorporate:

- Contractor management systems
- Cooling towers
- Confined spaces
- Working at heights
- Traffic management
- Plant and equipment safety
- Asbestos containing materials

- Environmental hazards
- Radio frequency radiation
- Disability access
- Emergency management procedures
- Dangerous goods/Hazardous substances
- Workplace environment and amenities
- Full Function Fire Testing / System Interface Testing

### BOSS

BOSS is a revolutionary, unique and exclusive web-based system. Developed specifically for the management of property risk and fire safety compliance and designed to help users understand their obligations and mitigate or remedy risk.

Hazard items are categorized by risk rating with a description, observation comments and recommendations. Data can be, shared, scheduled for follow-up or closed out by users with an optional escalation process for final signoff by supervisors.

- Exclusive cloud-based risk management system
- Manage items for review, follow-up or closure
- Built-in automated escalation process
- Secure user-specific logins
- Complete visibility via customised views
- Manage a property or an entire portfolio
- Live reporting and KPI management tools
- Warehousing for management plans and other relevant documents



#### Additional services through our partner QED Environmental Services

- Indoor air quality
- Hazardous materials and asbestos
- Chemical management
- Potable water testing
- Legionella risk management
- Slip testing

