

# Capability Statement

## Property Risk



### Property Risk Assessments

Property risk assessments review organisation assets and management practices to identify and assess risks and provide recommendations for control.

#### Assessment Types:

The types of property risk assessment include:

- 1) **Property Risk Audit** – Measures compliance against a predefined criteria.
- 2) **Property Risk Assessment** – A risk-based approach to identify and assess risk against a predefined criteria.
- 3) **Property Risk Inspection** – a basic site inspection focused on risk identification only and simplified reporting.

#### Assessment Categories:

Categories can be selected and tailored, including:

- Access & egress
- Confined spaces
- Contractor mgmt.
- Disability services
- Electrical safety
- Emergency response
- Environment
- Facilities
- Fall prevention
- Falling objects
- Fire safety
- First aid
- Hazardous building materials incl. Asbestos
- Hazardous chemicals
- Material handling & storage
- Plant & machinery
- Site security
- Traffic mgmt.
- Waste mgmt.

Assessments are tailored by industry (*industrial, commercial, residential*), relevant local/state laws including health safety and environment, *AS/NZS/ISO standards* and internal client systems.

### Target Audience

Property risk assessments are for any organisation that owns or manages industrial, commercial or residential property and seeks an independent perspective. These organisations may lack the time or internal expertise to conduct in-depth assessments themselves.

Typical clients include:

- Property Owners
- Facility Manager
- Strata Managers
- Site Managers

### Service Area

BH Risk Consulting is a Sydney-based consultancy operating across all states and territories in Australia and New Zealand.

### Timeframes

The optimal time to conduct property risk assessments varies depending on client objectives.

Typical timeframes include:

- **Initial risk assessment:** Conducted across a portfolio, group of properties, or during property acquisition to establish a baseline.
- **Periodic assessments:** Scheduled annually, biannually or customised timeframes based on level of risk and budget constraints.
- **Ad hoc assessments:** Unscheduled and unplanned but required to meet internal organisational needs.

### The Benefits

Property risk assessments provide an objective snapshot of managements risk, bridging the gap between daily activities and scheduled maintenance or internal audit programs.

Engaging an independent assessor brings fresh perspective, helping to identify risks or validate the effectiveness of existing controls and management activities.

### Why BH Risk Consulting

BH Risk Consulting understands that each property and organisation are unique and require a tailored service to meet these specific needs.

BH Risk Consulting is experienced in both private and public sectors across many industries including construction, property and facility management, utilities, manufacturing, defence, health and education.

BH Risk Consulting provides experience, ensuring risks are thoroughly and logically assessed in a cost-effective manner.

BH Risk Consulting can work within the clients existing risk framework, utilising your procedures and risk matrices, making findings and recommendations clearly understood when communicated.