

# PROPERTY RISK & COMPLIANCE

## EXPERT SERVICES ONLINE SOLUTIONS TRAINING

Asbestos & Hazardous Materials  
Occupational Hygiene  
Property Risk  
Health & Safety  
Environmental Management  
Contaminated Land  
Emergency Management

FACILITY OWNERS,  
MANAGERS AND  
WORKERS ARE  
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DESIGN,  
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AND OPERATION  
OF PROPERTY

Facility owners, managers and employers are confronted with an ever-broadening range of obligations relating to design, management and operation of property.

Working with Greencap, you can effectively identify, assess and manage property related risks in areas such as portfolio risk, compliance, legionella risk, working at heights, contractor management, cooling towers, confined spaces, chemical management, traffic management and public liability.

## Property Risk Assessment Services

For over three decades, Greencap has worked with property owners and property managers to mitigate risk across their portfolios. Developing long term partnerships with clients allows Greencap to add value across the portfolio and assist owners and managers with meeting their compliance obligations under the legislation.

Greencap will work with you to develop a tailored audit tool and approach to ensure we achieve appropriate client outcomes and can add value across the property or portfolio. Greencap provide a free desktop audit tool for property owners or managers to get a snapshot of their compliance, with further details below on the typical areas we would cover as part of this independent assessment.

### Greencap Property Risk Audit services include:

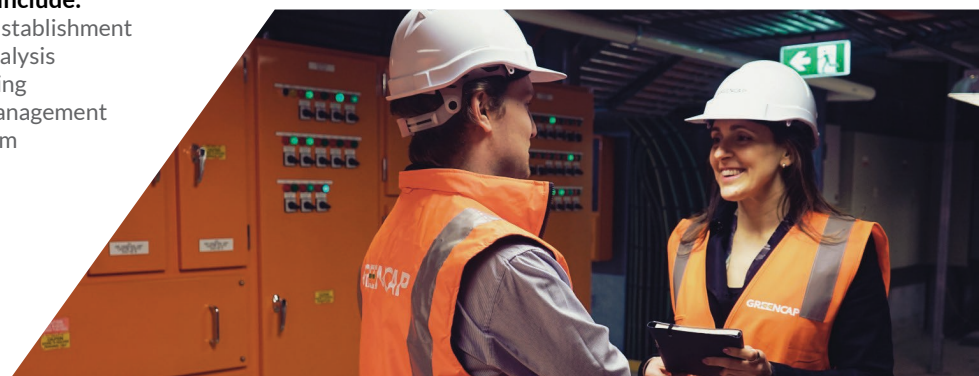
- Asbestos and Hazardous Materials
- Hazardous Chemicals
- Cooling Towers/Warm Water Systems
- Working at Heights
- Contractor Management
- Confined Spaces
- Fire Safety/Emergency Management

## Portfolio Risk & Compliance

Greencap has extensive experience with the management of risk and compliance across portfolios. From small, single-state portfolios through to large, national portfolios. Whilst the underlying compliance principles are similar, the approach we would take would vary across the type of property (retail, commercial, industrial, residential) and also the client relationship (owner and manager, owner with property manager engaged, property manager on behalf of owner, tenant as part of property etc).

### Services include:

- Initial Establishment
- Gap Analysis
- Reporting
- Risk Management Program



Greencap has a range of specialist principal level consultants who can advise on property related risks.

## Legionella Risk Management & Water Systems

Legionella bacteria can grow rapidly in building water systems, particularly when temperature and other conditions are favourable. Although this can include warm water systems, spa pools and even decorative fountains, outbreaks are often attributed to cooling towers, which can potentially disperse contaminated aerosols to a wide area.

Greencap teams manage microbiological testing and corrosion monitoring programs on behalf of a diverse range of clients across Australia and New Zealand in a wide variety of industries including: Industrials and manufacturing; Healthcare and hospitals; Retail; and Commercial premises.

## Confined Spaces

Confined spaces pose dangers because they are usually not designed to be areas where people work. Confined spaces often have poor ventilation which allows hazardous atmospheres to quickly develop, especially if the space is small. The hazards are not always obvious and may change from one entry into the confined space to the next.

### Greencap services include:

- Identification of confined spaces
- Risk Assessment of confined spaces
- Procedures/Permits
- Emergency Rescue Procedures
- Training

## Plant Risk Assessments

Greencap assists people who are managing and/or controlling plant in the workplace through the identification of hazards relating to plant, assessment of the risks associated and review of existing control measures in place and practical recommendations for additional measures to further mitigate risk.

## Traffic Management Risk Assessments & Plans

Management of the risk of collision between vehicles, or between vehicles and pedestrians can be a key risk for any business. These interactions occur across a range of businesses, from industrial warehouses through to construction sites, shopping centres and/or commercial buildings. A variety of mobile plant/vehicles exist in these workplaces and often there is a need for interaction between vehicles and/or pedestrians.

Greencap assist with undertaking Traffic Management Risk Assessments – looking at typical interactions between vehicles and between pedestrians and vehicles, and looking for ways to eliminate, or reduce as far as reasonably practicable the risk of these interactions. This may be via looking for ways to separate people and vehicles, reviewing pedestrian crossings and/or parking areas, systems of work for loading/unloading vehicles and various signage and/or road markings.

A Traffic Management Plan is one typical outcome that may result from these assessments – this may assist with communicating how traffic related risks are to be managed and generally include information around areas such as the desired flow of pedestrians/vehicles and graphical illustrations of these vehicle flows and other control measures including barriers and/or signage.

For further information on these services go to:  
[greencap.com.au/services](https://greencap.com.au/services)

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[greencap.com.au](https://greencap.com.au)

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