

Property Risk Assessment Report

Prepared for: Body Corporate 349938
Date: 27 October 2023
Inspected by: Tony Joyce



30 Heather Street
Parnell Auckland
New Zealand



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Introduction

Health & Safety NZ Ltd was commissioned to undertake a Property Risk Assessment (PRA) of the subject site. The purpose of the assessment was to identify the physical hazards on site, and recommend appropriate risk controls in accordance with the New Zealand Health & Safety Legislation, Codes of Practice and the New Zealand Building Code.

Hazard Identification Methodology

The investigation took the form of a physical inspection of the site buildings, common areas, roof areas, etc. Where possible, inspection of tenancy egress paths and any external tenancy areas, together with tenancy electrical distribution boards, was included. An “area” analysis was carried out to identify the various hazard categories present in each location. The hazards were then collated by “hazard type” across the whole site.

Risk Assessment / Control

Suggested hazard control processes for each item have been detailed, based on the legally required hazard control “hierarchy” to eliminate or minimise the risk.

A Hazard Risk Rating has then been included for each item based on the following:

Risk Rating Table

	Consequence				
Likelihood	Negligible	Minor	Moderate	Major	Extreme
Almost Certain	Low	Medium	High	High	High
Likely	Low	Medium	Medium	High	High
Possible	Low	Medium	Medium	Medium	High
Unlikely	Low	Low	Medium	Medium	Medium
Rare/Remote	Low	Low	Low	Medium	Medium

Likelihood

Almost Certain	Very likely. Is expected to occur in most circumstances.
Likely	Will probably occur in most circumstances.
Possible	Might occur at some time.
Unlikely	Not expected, but there's a slight possibility it may occur at some time.
Rare/Remote	Highly unlikely. Occurs only in exceptional circumstances

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Consequence

	Injury	Environmental
Negligible	Minor event not requiring First Aid	Nuisance release
Minor	Minor injury or illness, First Aid treatment required. <3 days absence	Onsite release contained by organisation (volume below secondary containment threshold)
Moderate	Significant injury requiring medical treatment (e.g. fracture) >3 days absence >Hospital stay (short term)	Onsite release contained by organisation (volume above secondary containment threshold)
Major	Major injuries/long term incapacity or disability (e.g. loss of limb) requiring medical treatment.	Release affecting minimal off-site areas requiring external assistance
Extreme	Death or major permanent incapacity. An event that impacts on large numbers of people.	Toxic release affecting off-site areas with detrimental effect requiring outside assistance

Risk Rating

High	Urgent action required to eliminate/control the risk
Medium	Controls to be implemented to reduce risk to As Low As Reasonably Practicable (ALARP)
Low	Risk level is minimal. Controls to be implemented in due course

NB: In all cases, there is a legal requirement for hazards and their associated risks to be either eliminated or controlled.

Property Risk Assessment Report

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Disclaimer

Information for this report was gathered from site observation and discussion with building management staff. Access to certain parts of the site may have been restricted and therefore not inspected.

Every effort has been made to ensure that the information set out in this document is accurate. However, users are advised that:

The information provided does not replace or alter applicable laws and other official guidelines or requirements.

Health and Safety NZ Ltd does not accept any responsibility or liability whatsoever, whether in contract, tort, equity or otherwise, for any action taken, or reliance placed, as a result of reading any part, or all, of the information in this document or for any error, inadequacy, deficiency, flaw in or omission from the information provided in this document.

Property Risk Assessment Report

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Hazard: Accessways - Horizontal Paths



Status: Not Completed
Level / Floor: Ground Location: Carpark
Details: Including Basement Carpark

Risk Rating: L
Item #: 3750803

Hazard Description:

There is low headroom in this location. A striking hazard exists.

A Person Conducting a Business or an Undertaking (PCBU) must identify hazards that could give rise to reasonably foreseeable risks to health and safety and implement control measures in accordance with the Health and Safety at Work Regulations, both under normal working conditions and in an emergency.

Recommended Hazard Control:

The installation of low headroom signage is recommended.

Property Risk Assessment Report

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Hazard: Accessways - Horizontal Paths



Status: Not Completed
Level / Floor: Ground Location: Carpark
Details: Hot Water Cylinder Cupboard

Risk Rating: L
Item #: 3750808

Hazard Description:

The pipework located at low level across the thoroughfare is a potential striking hazard.

A Person Conducting a Business or an Undertaking (PCBU) must identify hazards that could give rise to reasonably foreseeable risks to health and safety and implement control measures in accordance with the Health and Safety at Work Regulations, both under normal working conditions and in an emergency.

Recommended Hazard Control:

We recommend the pipework is padded (e.g. with rubber material) and highlighted with hazard tape.

The installation of low headroom warning signage is also suggested.

Hazard: Accessways - Horizontal Paths



Status: Not Completed

Level / Floor: External Location: Roadway

Risk Rating: L

Item #: 4635456

Hazard Description:

Multiple tenants use this area, which means as a PCBU, there are overlapping duties with other parties.

Where the differing ground surfaces meet, there is a level change, creating a trip hazard.

PCBUs must discharge their overlapping duties to the extent they have the ability to influence and control the matter.

A Person Conducting a Business or an Undertaking (PCBU) must identify hazards that could give rise to reasonably foreseeable risks to health and safety and implement control measures in accordance with the Health and Safety at Work Regulations, both under normal working conditions and in an emergency.

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Recommended Hazard Control:

We recommend consultation, co-operation and co-ordination with the other PCBUs, and their arrangements with shared overlapping duties to control risks.

We recommend remedial repairs.

At a minimum, we recommend the level changes be highlighted.

Property Risk Assessment Report

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Hazard: Accessways - Stairs



Status: Not Completed

Level / Floor: External Location: Front of Building

Risk Rating: L
Item #: 3750802

Hazard Description:

There is no handrail to assist and provide stability to people using the steps.

Nosings have not been fitted to the steps treads. The absence of nosings creates potential slip hazards.

Section D1 of the New Zealand Building Regulations requires a handrail along one side if the total width of the stairway or ramp is less than 2 metres.

A Person Conducting a Business or an Undertaking (PCBU) must identify hazards that could give rise to reasonably foreseeable risks to health and safety and implement control measures in accordance with the Health and Safety at Work Regulations, both under normal working conditions and in an emergency.

Recommended Hazard Control:

We recommend a single handrail be installed to meet the current requirements of the Building Regulations.

We recommend the installation of non-slip luminance contrast nosing strips at each tread.

Hazard: Accessways - Stairs



Status: Not Completed

Level / Floor: Ground Location: Stairs (Carpark)

Risk Rating: M
Item #: 3750804

Hazard Description:

There is no edge delineation on the stair treads, which makes it difficult to discern each tread.

The lack of tonal contrast creates a potential trip hazard.

The HSWA requires a PCBU to review and revise control measures in accordance with the Health and Safety at Work Regulations.

Recommended Hazard Control:

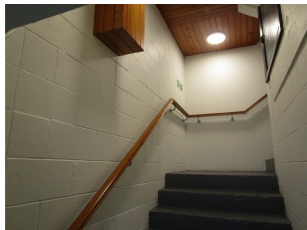
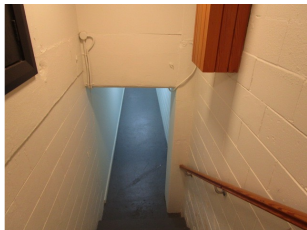
The installation of contrasting, non-slip nosings is recommended to highlight the leading edge of the stair treads as per NZBC Clause D1.3.3(g).

Property Risk Assessment Report

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Hazard: Accessways - Stairs



Status: Not Completed
Level / Floor: Ground Location: Stairs (Carpark)
Details: Lower Level

Risk Rating: L
Item #: 4635449

Hazard Description:

There is low headroom in this location. A striking hazard exists.

A Person Conducting a Business or an Undertaking (PCBU) must identify hazards that could give rise to reasonably foreseeable risks to health and safety and implement control measures in accordance with the Health and Safety at Work Regulations, both under normal working conditions and in an emergency.

Recommended Hazard Control:

The installation of low headroom signage is recommended.

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Hazard: Asbestos



Status: Not Completed
Level / Floor: All Levels Location: All Areas

Risk Rating: M
Item #: 4635441

Hazard Description:

The Health and Safety at Work (Asbestos) Regulations 2016 requires a Person Conducting a Business or Undertaking (PCBU) with management or control of a workplace who knows or ought reasonably to know that there is a risk of exposure to respirable asbestos fibres in the workplace must ensure, so far as is reasonably practicable, that all asbestos or Asbestos-Containing Materials (ACM) giving rise to the risk at the workplace is identified.

As the building was constructed prior 1 January 2000, The Approved Code of Practice, 'Management and Removal of Asbestos', indicates that asbestos is more likely to be on-site.

Whilst the asbestos may be in the individual units and not in the common areas, its presence on-site (particularly friable asbestos, e.g. damaged fibrolite panels) could still impact those in other areas of the site, including Body Corporate areas.

A Body Corporate is a Person Conducting a Business or an Undertaking (PCBU), and therefore has a duty of care to Occupants, Contractors, and Visitors to the site.

Recommended Hazard Control:

We recommend a check be made to ascertain if Asbestos Containing Material ('ACM') is present on-site.

If found:

The Health and Safety at Work (Asbestos) Regulations 2016 apply for any work that is carried out on any asbestos material.

A PCBU with management or control of the workplace must ensure that a written plan (an Asbestos Management Plan) for the workplace is prepared.

Any affected parties should be advised.

Property Risk Assessment Report

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Hazard: Confined Spaces



Status: Not Completed
Level / Floor: External Location: Front of Building

Risk Rating: M
Item #: 3750805

Hazard Description:

There are pits / sumps on-site.

We were unable to access these pits / sumps during the site visit.

Pits and sumps can be considered confined spaces under the Health and Safety at Work Act and Regulations.

A Person Conducting a Business or an Undertaking (PCBU) must identify hazards that could give rise to reasonably foreseeable risks to health and safety and implement control measures in accordance with the Health and Safety at Work Regulations.

Recommended Hazard Control:

We recommend the Body Corporate Committee determine whether the pits / sumps fall under the WorkSafe NZ Code of Practice definition of a confined space.

If these are deemed confined spaces, then we recommend the following:

A system of Safe Work Method Statement / Permit to be imposed for Confined Space entry. All Regulatory requirements to be followed. All necessary equipment and employee training / certification to be provided by the contractor. Confined space hazard warning signage is recommended.

A Safe Work Method Statement / Permit for this work to include atmospheric testing and the required confined space entry procedures. Contractors to be advised of the Safe Work Method Statement / Permit requirement as follows:

1. Posting signage in each location, where practicable. Suggested wording for signage: "No Contractor Access. Approved Safe Work Method Statement / Permit required."

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Hazard: Electrical



Status: Not Completed
Level / Floor: Ground Location: Main Switchboard
Details: Rear Stairs

Risk Rating: M
Item #: 3750793

Hazard Description:

There are electrical installations located in the Common Areas.

Multiple tenants use this area, which means as a PCBU, there are overlapping duties with other parties.

We were unable to determine whether a system of testing and inspection is in place to ensure so far as is reasonably practicable, that the electrical installation does not present a significant risk to persons or property.

The New Zealand Wiring Rules require periodic verification inspection and testing of existing installations to ensure compliance with AS/NZS 3019.

PCBUs must discharge their overlapping duties to the extent they have the ability to influence and control the matter.

Recommended Hazard Control:

We recommend consultation, co-operation and co-ordination with the other PCBUs, and their arrangements with shared overlapping duties to control risks.

We recommend Periodic Visual Inspection and Testing, as required by the New Zealand Wiring Rules (in accordance with AS/NZS 3019), be carried out to confirm that the electrical installation remains in good repair and to assist in mitigating the hazards associated with electricity to persons and property.

The site electrical contractor / consultant to advise a suitable frequency of testing based on the current state of the installation (see AS/NZS 3019 Section 2). e.g. older, degraded installations will require more frequent testing than newer installations.

Property Risk Assessment Report



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Hazard: Electrical



Status: Not Completed
Level / Floor: Level 1 Location: Main Entry
Details: Cleaner's Cupboard

Risk Rating: H
Item #: 4635442

Hazard Description:

There is unidentified cable in this location that is within reach and not suitably terminated to isolate the electrical hazard. This cable must be considered live. A potentially fatal shock hazard exists.

A Person Conducting a Business or an Undertaking (PCBU) who manages or controls fixtures, fittings, or plant at a workplace must, so far as is reasonably practicable, ensure that these are without risks to the health and safety of any person under the Health and Safety at Work Act.

Recommended Hazard Control:

We recommend the cable is terminated by an electrician to meet the Wiring Rules AS/NZS 3000 Section One.

Property Risk Assessment Report

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Hazard: Emergency Procedures



Status: Not Completed
Level / Floor: All Levels Location: All Areas

Risk Rating: M
Item #: 3750791

Hazard Description:

Fire evacuation procedure notices were located on-site.

Regulation 14 of the Health and Safety at Work (General Risk and Workplace Management) Regulations requires a PCBU to ensure that an emergency plan is prepared for the workplace and ensure it is maintained so that it remains effective.

Fire Safety and Evacuation of Buildings Regulations requires the owner of a building to have a procedure in place (evacuation procedure) for the safe, prompt, and efficient evacuation of the building's occupants.

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Recommended Hazard Control:

We recommend the Body Corporate Committee confirms that there is a process of regular review and update of the emergency evacuation procedures and emergency management plan.

Property Risk Assessment Report

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Hazard: Emergency Procedures



Status: Not Completed
Level / Floor: Ground Location: Carpark

Risk Rating: M
Item #: 4635444

Hazard Description:

There is no exit signage provided for the fire exit door in this location.

The Building Code requires escape routes to be identified by exit signs which are clearly visible and shall be located:

- a) At each point in the open path where a door giving access to a final exit or an exitway is not visible in normal use
- b) To clearly indicate each door giving access to a final exit or an exitway, and
- c) To clearly identify the route of travel through the exitway.

A Person Conducting a Business or an Undertaking (PCBU) must identify hazards that could give rise to reasonably foreseeable risks to health and safety and implement control measures in accordance with the Health and Safety at Work Regulations.

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Recommended Hazard Control:

We recommend the installation of clear exit signage directing occupants to the exit.

Consultation with a Fire Evacuation Specialist may be required.

Property Risk Assessment Report

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Hazard: Emergency Procedures



Status: Not Completed
Level / Floor: Ground Location: Carpark

Risk Rating: M
Item #: 4635445

Hazard Description:

The emergency exit door is access-controlled.

An emergency break-glass override release is not provided, and it is unknown if this exit provides free egress at all times.

Doors on an emergency escape route path must be able to be opened during an emergency evacuation without the use of a key, card or other device.

A Person Conducting a Business or an Undertaking (PCBU) must identify hazards that could give rise to reasonably foreseeable risks to health and safety and implement control measures in accordance with the Health and Safety at Work Regulations.

Recommended Hazard Control:

We recommend that the Body Corporate Committee confirms that this exit meets the requirement of Clause C4.2 of the New Zealand Building Code and acceptable solution AS4 - Clause 3.15.2.

If the door does not comply, a break-glass device is recommended.

Property Risk Assessment Report

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Hazard: Emergency Procedures



Status: Not Completed
Level / Floor: Basement Location: Carpark

Risk Rating: M
Item #: 4635451

Hazard Description:

There is no exit signage provided for the fire exit door in this location.

The Building Code requires escape routes to be identified by exit signs which are clearly visible and shall be located:

- a) At each point in the open path where a door giving access to a final exit or an exitway is not visible in normal use
- b) To clearly indicate each door giving access to a final exit or an exitway, and
- c) To clearly identify the route of travel through the exitway.

A Person Conducting a Business or an Undertaking (PCBU) must identify hazards that could give rise to reasonably foreseeable risks to health and safety and implement control measures in accordance with the Health and Safety at Work Regulations.

Recommended Hazard Control:

We recommend the installation of clear exit signage directing occupants to the exit.

Consultation with a Fire Evacuation Specialist may be required.

Property Risk Assessment Report

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Hazard: Emergency Procedures



Status: Not Completed
Level / Floor: Basement Location: Carpark

Risk Rating: M
Item #: 4635452

Hazard Description:

The emergency exit door is access-controlled.

An emergency break-glass override release is not provided, and it is unknown if this exit provides free egress at all times.

Doors on an emergency escape route path must be able to be opened during an emergency evacuation without the use of a key, card or other device.

A Person Conducting a Business or an Undertaking (PCBU) must identify hazards that could give rise to reasonably foreseeable risks to health and safety and implement control measures in accordance with the Health and Safety at Work Regulations.

Recommended Hazard Control:

We recommend that the Body Corporate Committee confirms that this exit meets the requirement of Clause C4.2 of the New Zealand Building Code and acceptable solution AS4 - Clause 3.15.2.

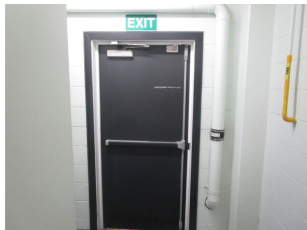
If the door does not comply, a break-glass device is recommended.

Property Risk Assessment Report

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Hazard: Emergency Procedures



Status: Not Completed
Level / Floor: External Location: Rear of Building

Risk Rating: M
Item #: 4635455

Hazard Description:

The fire exit door has no external exit signage.

Anything placed outside a fire exit door would obstruct the escape route path in an emergency.

The owner of a building must maintain, in accordance with Fire Safety and Evacuation of Buildings Regulations, the means of escape from fire for the building so as to ensure that:

- they are kept clear of obstacles at all times; and
- their exit doors are not locked, barred, or blocked so as to prevent any of the building's occupants from leaving the building.

A Person Conducting a Business or an Undertaking (PCBU) must identify hazards that could give rise to reasonably foreseeable risks to health and safety and implement control measures in accordance with the Health and Safety at Work Regulations.

Recommended Hazard Control:

We recommend that exit signage, e.g. "Fire Exit - Keep Clear", be posted on the outside of all fire exit doors.

Property Risk Assessment Report

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Hazard: Falling



Status: Not Completed
Level / Floor: External Location: Balconies

Risk Rating: H
Item #: 3750801

Hazard Description:

There are balconies on the building. There is a potential climb-over hazard where furniture is located against or near the balcony barriers.

These effectively reduce the height of the barriers with the items creating a 'ladder' that a child could use for climbing.

A fall from these heights could be fatal.

This hazard is not a "Workplace" hazard in that it does not affect workers on-site. Although the balconies are not located in a common area, it is likely to affect occupants, particularly children. For this reason, we have classified it as a General Hazard, and we recommend the following controls.

The HSWA requires a PCBU to review and revise control measures for the prevention of falling.

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Recommended Hazard Control:

We recommend the Occupants / Unit Owners be advised of the dangers of placing furniture and / or planter boxes against or near balcony barriers and that children on the external balconies are supervised.

Property Risk Assessment Report

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Hazard: Falling Debris



Status: Not Completed
Level / Floor: External Location: Front of Building

Risk Rating: M
Item #: 3750800

Hazard Description:
There are large trees on-site.

Regulation 25 of The Health and Safety (General Risk and Workplace Management) Regulations 2016 requires a PCBU (Person Conducting a Business or an Undertaking) to ensure risks associated with falling objects are managed.

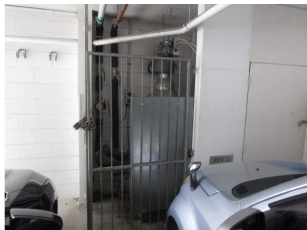
.....
Recommended Hazard Control:
A programmed tree maintenance schedule is recommended to limit falling branches and low headroom hazards.

Property Risk Assessment Report

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Hazard: Gas



Status: Not Completed
Level / Floor: Ground Location: Carpark
Details: Boiler Area

Risk Rating: L
Item #: 4635446

Hazard Description:

There are natural gas installations used in this building.

Gas hazard warning signage is not provided at the entrance to the plant room / area where the gas installations are located.

The natural gas pipework is identified with durable adhesive pipe markers and colour coded with yellow ochre-coloured paint to meet AS/NZS 5601 Section 5.

The HSWA requires a PCBU to review and revise control measures in accordance with the Health and Safety at Work Regulations.

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Recommended Hazard Control:

We recommend gas hazard warning signage is posted at the entrance to the room or area where the installations are located.

Property Risk Assessment Report

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Hazard: Glazing



Status: Not Completed
Level / Floor: All Levels Location: Stairs (Front)

Risk Rating: M
Item #: 3750795

Hazard Description:

We were unable to determine whether the glass in the stairwells can withstand human impact.

A person stumbling on the stairs is likely to fall onto the glass.

A Person Conducting a Business or an Undertaking (PCBU) must identify hazards that could give rise to reasonably foreseeable risks to health and safety and implement control measures in accordance with the Health and Safety at Work Regulations.

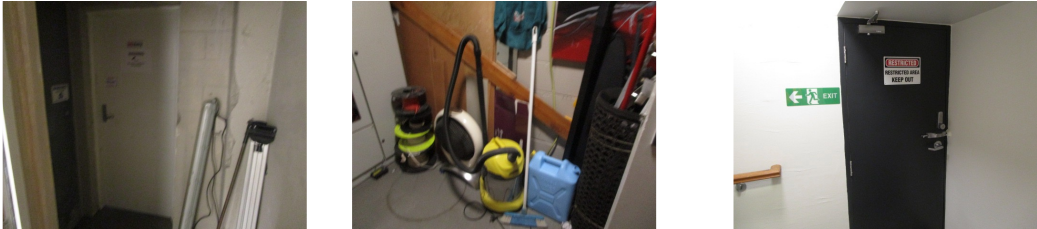
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Recommended Hazard Control:

We recommend consultation with a glazier to determine whether the glass can withstand human impact.

If the glass cannot withstand human impact, we recommend the installation of an additional barrier for fall prevention.

Hazard: Housekeeping



Status: Not Completed

Level / Floor: Ground Location: Main Switchboard Room

Details: Rear Stairs

Risk Rating: L

Item #: 3750807

Hazard Description:

There are materials, redundant items, etc., being stored in the Main Switchboard room.

The items are trip hazards for anyone working in the room and have the potential to obstruct the electrician who needs clear access to equipment.

A Person Conducting a Business or an Undertaking (PCBU) must identify hazards that could give rise to reasonably foreseeable risks to health and safety and implement control measures in accordance with the Health and Safety at Work Regulations, both under normal working conditions and in an emergency.

Recommended Hazard Control:

We recommend rubbish and other items be removed to keep the Switchboard room clear, as required by the Australian / NZ Wiring Rules.

Property Risk Assessment Report

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Hazard: Lifts & Hoists



Status: Not Completed
Level / Floor: All Levels Location: Lift Shaft

Risk Rating: M
Item #: 4635438

Hazard Description:

The lift machinery is located within the lift shaft itself.

A Person Conducting a Business or an Undertaking (PCBU) who manages or controls fixtures, fittings, or plant at a workplace must, so far as is reasonably practicable, ensure that these are without risks to the health and safety of any person under the Health and Safety at Work Act.

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Recommended Hazard Control:

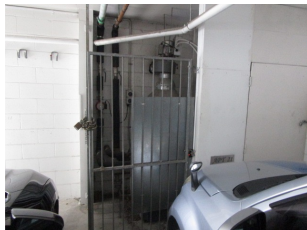
We recommend the Body Corporate Committee confirms that work in lift shafts and pits is being carried out in accordance with the local legislation and the lift company’s safety procedures.

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Hazard: Machinery - Boilers



Status: Not Completed
Level / Floor: Ground Location: Carpark

Risk Rating: M
Item #: 4635447

Hazard Description:

Gas boilers have very hot surfaces, and there is a scalding risk from high-temperature water leakage. A severe burn injury risk exists.

A Person Conducting a Business or an Undertaking (PCBU) must identify hazards that could give rise to reasonably foreseeable risks to health and safety and implement control measures in accordance with the Health and Safety at Work Regulations.

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Recommended Hazard Control:

The posting of hot surfaces hazard warning signage is recommended.

Property Risk Assessment Report

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Hazard: Machinery - Roller Doors / Grilles



Status: Not Completed
Level / Floor: Basement Location: Carpark

Risk Rating: M
Item #: 3750798

Hazard Description:

The chain drive mechanism for the roller shutter door / grille is unguarded and within reach of the ground.

All moving machinery must be adequately guarded. Current best practice for machine guarding is based on the Standard AS/NZS 4024 (Series) Safety of Machinery. All machinery guarding on-site must comply with this Standard.

A Person Conducting a Business or an Undertaking (PCBU) must identify hazards that could give rise to reasonably foreseeable risks to health and safety and implement control measures in accordance with the Health and Safety at Work Regulations.

Recommended Hazard Control:

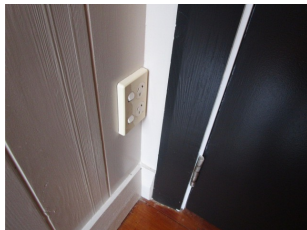
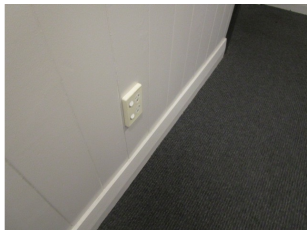
We recommend additional guarding be fitted to isolate the machinery hazard.

Property Risk Assessment Report

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Hazard: Public Safety



Status: Not Completed
Level / Floor: All Levels Location: Corridors

Risk Rating: M
Item #: 3750792

Hazard Description:

Power socket outlets are accessible to children. We assume that these are not Residual Current Device ('RCD') protected in this location.

The HSWA requires a PCBU to review and revise control measures in accordance with the Health and Safety at Work Regulations.

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Recommended Hazard Control:

We recommend that these socket outlets are Residual Current Device ('RCD') protected.

Additionally, we recommend that the RCD's are tested regularly as part of the electrical testing regime to comply with the Wiring Regulations.

Property Risk Assessment Report

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Hazard: Site Procedures

Status: Not Completed
Level / Floor: All Levels Location: All Areas

Risk Rating: L
Item #: 3750790

Hazard Description:

General procedures relating to this site need to be communicated to all unit owners and contractors.

Recommended Hazard Control:

Provide unit owners and contractors with the required general procedures relating to this site.

This information is available in the Site Procedures Notice for Unit Owners and Site Procedures Notice for Contractors on the Client Portal (www.hsnzprotect.com).

Body Corporate Committee* to confirm that the Site Procedures Notices are forwarded to unit owners and contractors on an annual basis.

(*Or unit owners in a Cross Lease arrangement, Incorporated Society, Association, etc.)

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Hazard: Site Roads & Traffic



Status: Not Completed
Level / Floor: External Location: Roadway

Risk Rating: M
Item #: 3750799

Hazard Description:

Multiple tenants use this area, which means as a PCBU, there are overlapping duties with other parties.

There are straight sections of roadway on-site where relatively high speed can be achieved.

Speed limit signage is not provided at the entrance to the carpark. Potential vehicle / pedestrian collision hazards exist.

PCBUs must discharge their overlapping duties to the extent they have the ability to influence and control the matter.

A Person Conducting a Business or an Undertaking (PCBU) must identify hazards that could give rise to reasonably foreseeable risks to health and safety and implement control measures in accordance with the Health and Safety at Work Regulations, both under normal working conditions and in an emergency.

Recommended Hazard Control:

We recommend consultation, co-operation and co-ordination with the other PCBUs, and their arrangements with shared overlapping duties to control risks.

We recommend 10 kph speed limit signage be posted for carparks.

Both signposts and signage painted on the road surface are recommended.

Property Risk Assessment Report

Prepared for: Body Corporate 349938
Date: 27 October 2023
Inspected by: Tony Joyce



Hazard: Site Roads & Traffic



Status: Not Completed
Level / Floor: External Location: Carpark Entrances

Risk Rating: L
Item #: 4635454

Hazard Description:

There is no maximum height signage posted in the carpark.

The HSWA requires a PCBU to review and revise control measures in accordance with the Health and Safety at Work Regulations.

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Recommended Hazard Control:

We recommend maximum height signage posted in the carpark.

Property Risk Assessment Report

Prepared for: Body Corporate 349938
Date: 27 October 2023
Inspected by: Tony Joyce



Hazard: Working at Height



Status: Not Completed
Level / Floor: Roof Location: Roof (Main)

Risk Rating: M
Item #: 3751059

Hazard Description:

There are fatal falling hazards where the roof parapets are either too low to provide fall protection or are non-existent.

It appears that regular access is not required to this roof area for maintenance or servicing purposes.

The Health and Safety at Work Act requires that if there is a potential for a person at work to fall from any height, reasonable and practicable steps must be taken to prevent harm from resulting.

Recommended Hazard Control:

We recommend no access be permitted to this roof area without a Safe Work Method Statement / Permit detailing the fall prevention method and falling debris control measures to be used. This must be submitted to the Body Corporate Committee and approved prior to the work being undertaken.

Contractors to be advised of the Safe Work Method Statement / Permit requirement as follows:

1. Posting signage at the roof access point(s), where practicable. Suggested wording for signage: "No Contractor Access. Approved Safe Work Method Statement / Permit required."
2. Where posting signage is not practicable, contractors to be advised of the requirement at the time they are instructed to carry out the work.

We also recommend that signage referencing a 2-metre Exclusion Zone at the roof edge is also provided at the roof access point.

Property Risk Assessment Report

Prepared for: Body Corporate 349938
Date: 27 October 2023
Inspected by: Tony Joyce



Hazard: Working at Height



Status: Not Completed
Level / Floor: Roof Location: Roof (Main)

Risk Rating: M
Item #: 4635436

Hazard Description:

An anchor point fall arrest system is installed on-site.

The Body Corporate Committee advises that the annual inspection of this system is current.

The Health and Safety at Work Act requires that if there is a potential for a person at work to fall from any height, reasonable and practicable steps must be taken to prevent harm from resulting.

Recommended Hazard Control:

We recommend no use of the anchor point fall arrest system be permitted without appropriate training.

Standard operating procedures for anchor point fall arrest equipment to be provided at roof access points and a Safe Work Method Statement / Permit system to be used.

Contractors to be advised of the Safe Work Method Statement / Permit by posting signage at the roof access points. Suggested wording for signage: "No Contractor Use of Anchor Points without approved Safe Work Method Statement / Permit."

Property Risk Assessment Report

Prepared for: Body Corporate 349938
Date: 27 October 2023
Inspected by: Tony Joyce



Hazard: Working at Height



Status: Not Completed
Level / Floor: Roof Location: Roof (Main)

Risk Rating: H
Item #: 4635437

Hazard Description:

Anchor points are installed on-site, and we were unable to determine whether the system has been certified by a Chartered Professional Engineer (CPEng) upon installation.

The Best Practice Guidelines for Industrial Rope Access recommends a CPEng certifies that the anchor points have been installed to meet the engineered design by issuing a PS4. The Building Owner should retain the PS4.

This requirement is in addition to the annual certification of compliance of anchor point systems.

Fatal falling hazards exist for anyone using an uncertified fall prevention system.

The Health and Safety at Work Act requires that if there is a potential for a person at work to fall from any height, reasonable and practicable steps must be taken to prevent harm from resulting.

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Recommended Hazard Control:

We recommend that the Body Corporate Committee confirms that a Qualified Engineer has certified the fall prevention systems.

Property Risk Assessment Report



Prepared for: Body Corporate 349938
Date: 27 October 2023
Inspected by: Tony Joyce

Hazard: Accessways - Stairs



Status: Completed
Level / Floor: All Levels Location: Stairs
Details: Front and Rear Stairs

Risk Rating: N/A
Item #: 3750794

Hazard Description:

The treads and nosings on the stairs are in good condition.

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Recommended Hazard Control:

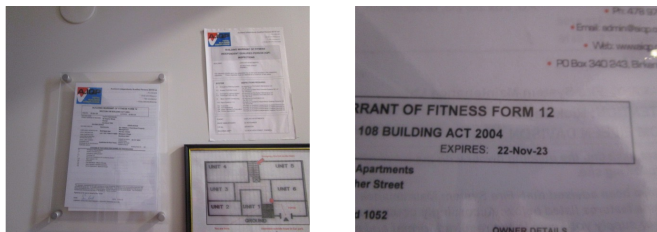
No action required.

Property Risk Assessment Report

Prepared for: Body Corporate 349938
Date: 27 October 2023
Inspected by: Tony Joyce



Hazard: Building Warrant of Fitness (BWofF)



Status: Completed
Level / Floor: Level 1 Location: Main Entry

Risk Rating: N/A
Item #: 3750796

Hazard Description:
Building Warrant of Fitness (BWofF) is current.

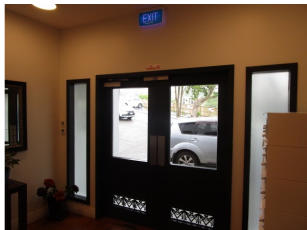
.....
Recommended Hazard Control:
No action required.

Property Risk Assessment Report

Prepared for: Body Corporate 349938
Date: 27 October 2023
Inspected by: Tony Joyce



Hazard: Emergency Procedures



Status: Completed
Level / Floor: Level 1 Location: Main Entry

Risk Rating: N/A
Item #: 4635440

Hazard Description:

Exit signage is posted, and the exit path is unobstructed.

The exit door is access-controlled, and in addition to a standard door release button, an emergency break-glass override release is fitted to ensure that free egress is possible at all times.

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Recommended Hazard Control:

No action required.

Hazard: Equipment Restraint



Status: Completed

Level / Floor: Ground Location: Carpark

Details: Hot Water Cylinder Cupboard

Risk Rating: N/A

Item #: 3750797

Hazard Description:
The hot water cylinder has been secured to prevent movement.

Recommended Hazard Control:
No action required.

Hazard: Fire Safety



Status: Completed

Level / Floor: All Levels Location: Corridors

Risk Rating: N/A

Item #: 4635439

Hazard Description:
The fire hose reel servicing is up to date.

Recommended Hazard Control:
No action required.

Property Risk Assessment Report

Prepared for: Body Corporate 349938
Date: 27 October 2023
Inspected by: Tony Joyce



Hazard: Fire Safety



Status: Completed
Level / Floor: Ground Location: Carpark

Risk Rating: N/A
Item #: 4635448

Hazard Description:

The fire alarm panel is free from obstructions.

The panel indicated 'Normal' at the time of inspection.

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Recommended Hazard Control:

No action required.

Property Risk Assessment Report

Prepared for: Body Corporate 349938
Date: 27 October 2023
Inspected by: Tony Joyce



Hazard: Gas



Status: Completed
Level / Floor: External Location: Rear of Building
Details: Gas Meter Cage

Risk Rating: N/A
Item #: 3750806

Hazard Description:

There are natural gas installations used in this building.

The natural gas pipework is identified with yellow ochre-coloured paint, and the pipework has correct identification labelling meeting AS/NZS 5601 Section 5.

Gas hazard warning signage is provided at the entrance to the plant room / area where the gas installations are located.

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Recommended Hazard Control:

No action required.

Hazard: Gas



Status: Completed

Level / Floor: Basement Location: Corridor

Risk Rating: N/A

Item #: 4635450

Hazard Description:

The natural gas pipework is identified with yellow ochre-coloured paint, and the pipework has correct identification labelling meeting AS/NZS 5601 Section 5.

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Recommended Hazard Control:

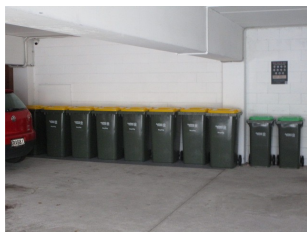
No action required.

Property Risk Assessment Report

Prepared for: Body Corporate 349938
Date: 27 October 2023
Inspected by: Tony Joyce



Hazard: Housekeeping



Status: Completed
Level / Floor: Basement Location: Carpark
Details: Rubbish Bin Area

Risk Rating: N/A
Item #: 4635453

Hazard Description:

Good standards of housekeeping and cleanliness were observed during this assessment.

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Recommended Hazard Control:

No action required.

Property Risk Assessment Report

Prepared for: Body Corporate 349938
Date: 27 October 2023
Inspected by: Tony Joyce



Hazard: Machinery - Roller Doors / Grilles



Status: Completed
Level / Floor: Ground Location: Carpark

Risk Rating: N/A
Item #: 4635443

Hazard Description:

The chain drive mechanism for the roller shutter door / grille is guarded.

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Recommended Hazard Control:

No action required.

Property Risk Assessment Report

Prepared for: Body Corporate 349938
Date: 27 October 2023
Inspected by: Tony Joyce



End of Report

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