

Checklist for real estate risk management



Identify the risks related to your real estate and make it safe to own and use it

Prevent leakage damage

- Renew pipes and drains in time, and monitor the condition of operating equipment.
- Renewing pipes is one of the largest basic renovation investments. Determine the condition of the pipes and be prepared to renew them in time.
- Complete basic renovation before leakage damage becomes an issue.
- Monitor the condition of operating equipment, hoses and connections. Take note of the life cycle of the equipment and renew hoses at least every ten years.
- Housing companies should include this on the agenda of their general meeting.
- Flexible hoses used in operating equipment must be approved by the manufacturer.
- Have a specialist maintenance or plumbing business install the equipment.
- Make sure that washing machines have drip trays.
- The use of equipment must be monitored and the cut-off valves closed when the equipment is not in use.
- The users of the real estate must know where the cut-off valves are located and how to close them if necessary.
- This should be reviewed with the external contractors before beginning a renovation.
- Access to the cut-off valve must be taken into consideration in the locking plan.
- The pipes in empty real estate must be closed and emptied.
- Make sure that external water points are emptied and that the hoses are detached for the winter season.

Consider fire safety

- Check that you have a rescue plan in accordance with the Rescue Act and that it is up to date.
- Carry out the statutory electrical risk assessment and have a professional fix any shortcomings.
- Create and follow an electrical maintenance program.
- All equipment in use must be CE approved.
- Charging stations and electric connections must be compliant with regulations.
- Do not use extension cords – they are a fire risk.
- Make sure there are enough fire alarms and that they work.
- You need to have sufficient fire extinguishing equipment and regularly check its condition.
- You must clearly mark the location of this equipment.
- Waste collection sites must be sufficiently far away from the buildings and fitted with locks.
- Flammable liquids and gases must be stored as stated in legislation.
- Saunas are not for drying or storing clothes.
- The risk of fire increases with hot work – remember it especially when repairing something.

Natural phenomena



- › Maintain the roof and roof fittings regularly.
- › Carry out seasonal maintenance every spring and autumn.
- › Check and clean roof drains and gutters.
- › Use protective equipment when working on the roof.
- › The yard must be sloping so that water flows away from the walls of the buildings.
- › You must check that drains and yard wells are functional and regularly maintained.

Operational risks

- › Keep common areas and outdoor areas clean and tidy.
- › Keep stairs and corridors unobstructed.
- › Store goods only in the dedicated spots in attic and storage facilities.
- › Pay attention to the condition of play areas.
- › All play equipment must be safe.
- › You should agree on the use of trampolines together – use them at your own risk.

Locks and key safety

- › Locks should be modern and fit for purpose.
- › The level of key safety must be sufficient.
- › Only the person in charge can have new keys made.
- › Make a locking plan: determine which areas the key holders can access.
- › Name a person in charge of locks and key control.

Voluntary work

- › Voluntary work is a good way to take care of common spaces and the yard.
- › Participation is voluntary.
- › The more challenging tasks are left to professionals.
- › A housing company should insure those doing voluntary work in case of accidents.

Snow and slipping

- › The owner of the real estate is responsible for safety.
- › Prevent slippery pavements and the danger of snow falling from the roof.
- › Contact a professional to remove snow from the roof.
- › Restrict movement in dangerous areas.
- › Keep gravel or sand at hand to fix slippery areas.