Interim Assessment Report

4 Assessments

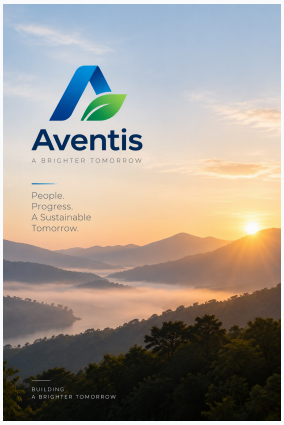
Assessment Period • Jul 2026

TITLE

A Technical and Operational Review of Aventis Current Operations, Focusing on Safety and Security.

OBJECTIVE

Conduct an overall assessment of the site's safety and security conditions, identify key areas of risk and operational deficiencies, and establish recommendations to strengthen emergency preparedness, incident management, fire hazard prevention, hazardous materials management, security infrastructure, and interior maintenance to support continuous improvement and provide management with a clear direction for prioritizing safety-related operational and capital expenditures.



PART 1

SITE DESCRIPTION

General

Site Leader	asdads
Employees	231
Contractors	231
Avg. Guests	321
Insurance Cover	Over $10.000
Insurance Expiry	12 Dec 1212

Emergency Services & Distances

Airport	<10km (1h 30m)
Medical Facility	<5km (40m)
Police	20-50km (1h)
Fire Station	<5km (1h)

Utilities

Water Source	Well
Sewage Treatment	Septic Tank
Power Source	Grid - Substation On-site
Distance to Grid	<5km
Backup Generator	Available
Backup Duration	—

Critical Points & Layout

Vehicle Entry Points	123
Pedestrian Entry Points	123
Perimeter Fence	Available
No. of Buildings	123
Car Parks	321
Layout Type	Urban
Main Feature	Lakes

Security System

Security System	No
Security Guard	Not Available
Access Control	Not Available
Security Control Room	Available

Intruder Alarm	Available
Ground Patrol System	Available
Visible Warning Signage	Available

Fire Control System

Smoke Detector	Available
Thermal Detection	Available
Fire Sprinkler	Available
Public Announcement	Available
Fire Hydrant	Available

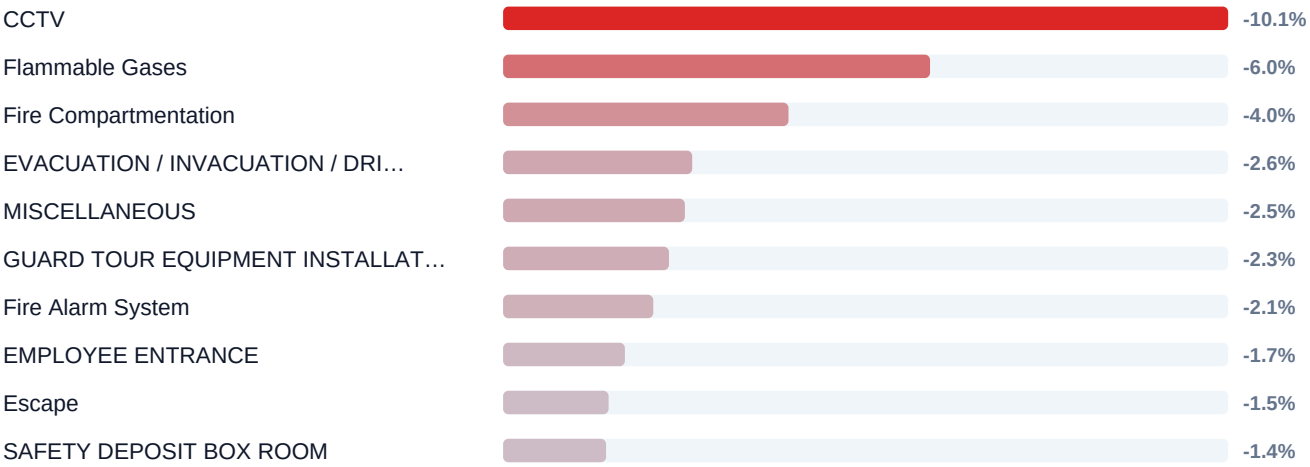
Communications

Internet Availability	Not Available
Cellular Provider	321

SITE SUMMARY

Avg. Score	Avg. Progress	Questions	Earned / Max
81.8%	100.0%	636/636	1629.8 / 2099.0

TOP RISK CATEGORIES



PART 2

ASSESSMENTS IN THIS REPORT

Building Assessments

Assessment	Building	Answered	Progress	Score
Assessment Stony Residence	Stony Residence	41/41	100.0%	**84.12%**
Assessment Villa Accu	Villa Accu	22/22	100.0%	**79.36%**
Assessment Villa Butu	Villa Butu	535/535	100.0%	**76.51%**
Assessment Villa Ministry	Villa Ministry	38/38	100.0%	**87.13%**

OVERALL NARRATIVE REPORT / CAPEX

The site demonstrates an overall commitment to maintaining a safe and secure working environment through the implementation of various safety measures, emergency response arrangements, and operational procedures. Key provisions include CCTV and security systems for surveillance and access monitoring, AED equipment to support emergency medical response, and established incident handling procedures to address workplace accidents and unexpected events. Fire hazard reduction measures are also in place to minimize potential fire risks and protect occupants and property.

However, several areas require further improvement to strengthen the site's overall safety performance. Particular attention should be given to the availability, accessibility, and maintenance of AED equipment, the adequacy of CCTV coverage, and the consistency of incident reporting, investigation, and corrective actions. Hazardous materials management also requires improvement, particularly in storage arrangements, proper labelling, safety data sheet availability, and handling practices. Furthermore, regular interior inspections and proper documentation of identified defects are necessary to ensure building conditions remain safe and well-maintained.

Overall, continued improvement in safety management practices, routine inspections, equipment maintenance, and corrective action monitoring is recommended to address identified gaps, strengthen regulatory compliance, and promote a safer and more secure environment across the site.

PART 3

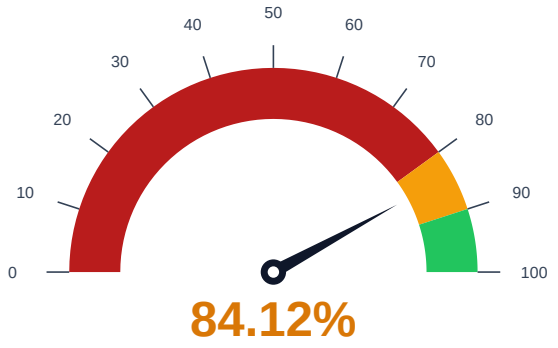
Assessment Stony Residence

Stony Residence

ASSESSMENT SUMMARY

Overall Score	Progress	Questions	Earned / Max
84.12%	100.0%	41/41	124.5 / 148.0

Overall Score Gauge





CATEGORY BREAKDOWN

Category	Answered	Points	Score
Hazardous Material	2 / 2	10.0 / 10.0	**100.0%**
MISCELLANEOUS	10 / 10	23.0 / 30.0	**76.7%**
MISCELLANEOUS	10 / 10	23.0 / 30.0	**76.7%**
INSPECTION CHECK LIST INTERIOR	7 / 7	9.5 / 11.0	**86.4%**
FRONT OF THE HOUSE	7 / 7	9.5 / 11.0	**86.4%**
CHINESE RESTAURANT	7 / 7	9.5 / 11.0	**86.4%**
CCTV	21 / 21	80.0 / 95.0	**84.2%**
HEART OF HOUSE	1 / 1	2.0 / 2.0	**100.0%**
INTERVIEW ROOM	1 / 1	2.0 / 2.0	**100.0%**

NARRATIVE REPORTS / CAPEX

Overall Narrative Report / CAPEX

The building demonstrates a moderate level of hazardous materials management; however, deficiencies in storage, labelling, documentation, and handling practices may increase the risk of exposure and related incidents. Further improvements are required to ensure safe handling and compliance with applicable safety requirements.

Hazardous Material

Hazardous materials management is essential to prevent occupational exposure, environmental contamination, and potential fire or chemical-related incidents. The site maintains hazardous materials for operational activities; however, inadequate storage arrangements, insufficient labelling, limited safety data sheet (SDS) availability, and improper handling practices may increase the risk of accidental exposure and unsafe conditions. Proper identification, segregation, storage, handling procedures, and regular inspections are necessary to ensure hazardous materials are managed safely and in accordance with applicable requirements.

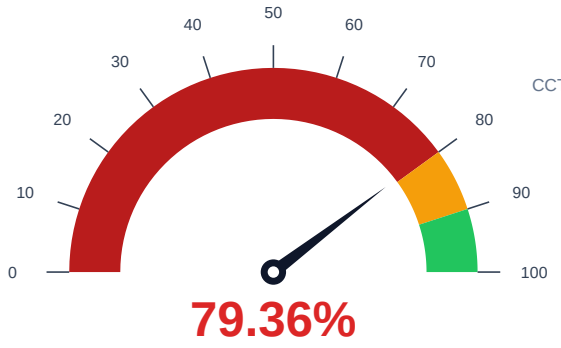
Assessment Villa Accu

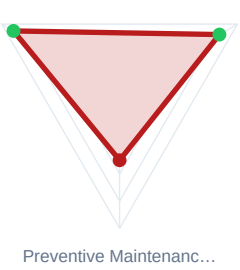
Villa Accu

ASSESSMENT SUMMARY

Overall Score	Progress	Questions	Earned / Max
79.36%	100.0%	22/22	74.6 / 94.0

Overall Score Gauge





CATEGORY BREAKDOWN

Category	Answered	Points	Score
Preventive Maintenance.	3 / 3	7.5 / 15.0	50.0%
Fire Compartmentation	3 / 3	7.5 / 15.0	50.0%
FIRE HAZARD REDUCTION	16 / 16	63.5 / 75.0	84.7%
Saunas	3 / 3	14.0 / 15.0	93.3%
Flammable Gases	13 / 13	49.5 / 60.0	82.5%
CCTV & SECURITY SYSTEMS INFRASTRUCTURE	2 / 2	3.6 / 4.0	90.0%
CCTV EQUIPMENT NEAT AND CLEAN	2 / 2	3.6 / 4.0	90.0%

FIRE HAZARD REDUCTION

Fire hazard reduction is essential to minimize the likelihood of fire incidents and protect occupants, property, and ongoing operations. The site has implemented basic fire prevention measures through the provision of fire safety equipment and general housekeeping practices; however, potential ignition sources, improper storage of combustible materials, and inadequate control of electrical or other fire hazards may increase the risk of fire. Continuous hazard identification, proper storage arrangements, equipment maintenance, and routine fire safety inspections are necessary to strengthen fire prevention measures and reduce the likelihood of fire-related incidents.

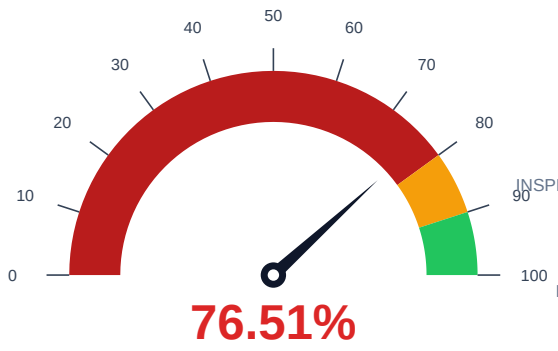
Assessment Villa Butu

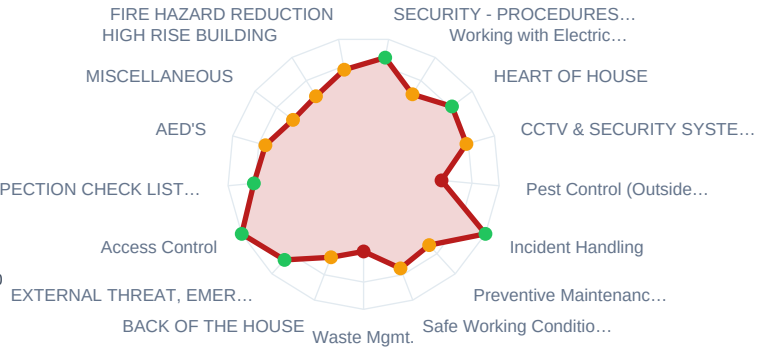
Villa Butu

ASSESSMENT SUMMARY

Overall Score	Progress	Questions	Earned / Max
76.51%	100.0%	535/535	1348.8 / 1763.0

Overall Score Gauge





CATEGORY BREAKDOWN

Category	Answered	Points	Score
Waste Mgmt.	6 / 6	11.5 / 20.0	**57.5%**
Safe Working Conditions F&B	5 / 5	15.0 / 20.0	**75.0%**
Preventive Maintenance.	62 / 62	214.5 / 300.0	**71.5%**
Extinguishment	20 / 20	77.5 / 100.0	**77.5%**
Fire Compartmentation	3 / 3	15.0 / 15.0	**100.0%**
Fire Alarm System	24 / 24	78.0 / 115.0	**67.8%**
Escape	15 / 15	44.0 / 70.0	**62.9%**
Incident Handling	1 / 1	5.0 / 5.0	**100.0%**
Pest Control (Outside F&B Ops)	4 / 4	11.5 / 20.0	**57.5%**
CCTV & SECURITY SYSTEMS INFRASTRUCTURE	61 / 61	156.3 / 199.0	**78.5%**
CCTV ROOM: EQUIPMENT INSTALLATION AND PERFORMANCE	11 / 11	42.5 / 57.0	**74.6%**
Sub dari CCTV Room	3 / 3	14.0 / 15.0	**93.3%**
Anak-nya mas?	2 / 2	7.0 / 8.0	**87.5%**
Wowowow	1 / 1	6.0 / 6.0	**100.0%**
CCTV CONTROL ROOM	14 / 14	30.0 / 35.0	**85.7%**
OPERATOR'S USE OF EQUIPMENT	7 / 7	13.3 / 22.0	**60.5%**
CCTV EQUIPMENT NEAT AND CLEAN	2 / 2	3.6 / 4.0	**90.0%**
PICTURE IN MONITORS CLEAR & RECOGNIZABLE	5 / 5	20.5 / 25.0	**82.0%**
CAMERA SYSTEMS	13 / 13	26.5 / 35.0	**75.7%**
GUARD TOUR EQUIPMENT INSTALLATION & PERFORMANCE	9 / 9	19.9 / 21.0	**94.8%**
HEART OF HOUSE	50 / 50	96.0 / 118.0	**81.4%**
H.O.H. KEY CONTROL SYSTEM	11 / 11	18.8 / 22.0	**85.5%**
DOOR ALARM SYSTEM/PANIC ALARM	13 / 13	41.9 / 44.0	**95.2%**

H.O.H. NON-HOTEL PERSONNEL / NON-TENANT PASS SYSTEM	7 / 7	7.5 / 10.0	75.0%
H.O.H. HOTEL PERSONNEL / TENANT PASS SYSTEM	3 / 3	2.5 / 3.0	83.3%
COMMUNICATIONS EQUIPMENT	15 / 15	23.3 / 37.0	63.0%
INTERVIEW ROOM	1 / 1	2.0 / 2.0	100.0%
Working with Electricity	12 / 12	37.5 / 55.0	68.2%
SECURITY - PROCEDURES & TRAINING	14 / 14	38.0 / 44.0	86.4%
TRAINING COURSES / PROCEDURES	14 / 14	38.0 / 44.0	86.4%
FIRE HAZARD REDUCTION	36 / 36	116.0 / 150.0	77.3%
Kitchen	8 / 8	24.0 / 35.0	68.6%
Pizza Ovens	1 / 1	4.0 / 5.0	80.0%
Saunas	3 / 3	7.5 / 10.0	75.0%
Electrical Installations	1 / 1	5.0 / 5.0	100.0%
Uninterrupted Power Supply	2 / 2	2.5 / 5.0	50.0%
Boilers & Pressure Vessels	3 / 3	14.0 / 15.0	93.3%
Flammable & Combustible Liquids	5 / 5	22.5 / 25.0	90.0%
Flammable Gases	13 / 13	36.5 / 50.0	73.0%
HIGH RISE BUILDING	50 / 50	127.0 / 191.0	66.5%
EVACUATION / INVACUATION / DRILLS & PREPARATION	24 / 24	60.4 / 107.0	56.5%
ROOF AREAS	16 / 16	26.3 / 35.0	75.1%
CORRIDORS & STAIRCASES	10 / 10	40.3 / 49.0	82.2%
MISCELLANEOUS	18 / 18	28.6 / 44.0	65.0%
MISCELLANEOUS	10 / 10	22.8 / 29.0	78.6%
OFFICE ADMINISTRATION	8 / 8	5.8 / 15.0	38.7%
AED'S	2 / 2	7.5 / 10.0	75.0%
INSPECTION CHECK LIST INTERIOR	177 / 177	319.8 / 395.0	81.0%
FRONT OF THE HOUSE	177 / 177	319.8 / 395.0	81.0%
FRONT OFFICE RECEPTION COUNTER	14 / 14	32.0 / 37.0	86.5%
LOBBY LOUNGE	5 / 5	6.8 / 9.0	75.6%
ELEVATORS	7 / 7	16.6 / 17.0	97.7%
BAGGAGE / MAIL / PACKAGE STORAGE / LETTER BOXES	7 / 7	15.0 / 19.0	79.0%
SAFETY DEPOSIT BOX ROOM	7 / 7	7.0 / 9.0	77.8%
CHINESE RESTAURANT	7 / 7	9.8 / 11.0	89.1%
JAPANESE RESTAURANT	6 / 6	5.0 / 8.0	62.5%
DISCO / KARAOKE	5 / 5	5.2 / 6.0	86.7%
FINE DINING RESTAURANT	6 / 6	5.1 / 7.0	72.9%
COFFEE SHOP / ALL DAY DINING	6 / 6	8.5 / 11.0	77.3%
BALLROOM	5 / 5	6.5 / 7.0	92.9%
FUNCTION ROOMS / PRE FUNCTION ROOMS	4 / 4	3.8 / 5.0	76.0%
PUBLIC AREAS / RESTROOMS	7 / 7	7.0 / 8.0	87.5%
PUBLIC AREAS / MAIN LOBBY	8 / 8	16.8 / 18.0	93.3%
PROPERTIES OPERATING IN HIGH RISK CITIES OR COUNTRY CONTEXTS ONLY	21 / 21	48.9 / 69.0	70.9%
BUSINESS CENTER	1 / 1	1.0 / 1.0	100.0%
HEALTH CLUB / GYM / CHILD PLAY AREAS	24 / 24	47.1 / 66.0	71.4%
CHANGING ROOMS	13 / 13	23.1 / 25.0	92.4%
POOL AREA F&B OUTLET	5 / 5	4.8 / 5.0	96.0%

POOL AREA	11 / 11	28.3 / 31.0	**91.3%**
SPA (CHI)	8 / 8	21.5 / 26.0	**82.7%**
Access Control	4 / 4	5.0 / 5.0	**100.0%**
EXTERNAL THREAT, EMERGENCY RESPONSE & ENVIRONMENTAL RISK PROFILE	28 / 28	154.3 / 179.0	**86.2%**
BACK OF THE HOUSE	5 / 5	5.3 / 8.0	**66.2%**
LOADING DOCK	5 / 5	5.3 / 8.0	**66.2%**

NARRATIVE REPORTS / CAPEX

Overall Narrative Report / CAPEX

Test

Incident Handling

Effective incident handling is essential to ensure that workplace accidents, emergencies, and other unexpected events are promptly reported, investigated, and resolved. The site has established incident reporting and response procedures to support the management of workplace incidents; however, inconsistencies in reporting, investigation practices, and follow-up actions may affect the effectiveness of incident management. Strengthening incident response procedures, ensuring proper documentation, and implementing corrective actions are necessary to prevent recurrence and improve overall site safety performance.

CCTV & SECURITY SYSTEMS INFRASTRUCTURE

CCTV and security systems are essential in maintaining a safe and secure environment by providing continuous surveillance, deterring unauthorized activities, and supporting incident investigations. The site has implemented CCTV surveillance across key areas to support security monitoring; however, limited camera coverage in certain locations and potential gaps in surveillance may reduce the effectiveness of the overall security infrastructure. Regular system maintenance and improvements to camera coverage are necessary to ensure adequate site security and monitoring capabilities.

AED'S

Automated External Defibrillators (AEDs) play a critical role in providing immediate medical intervention during sudden cardiac arrest and other life-threatening cardiac emergencies. The site provides AED equipment to support emergency medical response; however, limited availability, accessibility, or maintenance of the units may affect their readiness during critical situations. Regular inspections, proper equipment placement, and personnel awareness are essential to ensure the AEDs remain operational and readily available when needed.

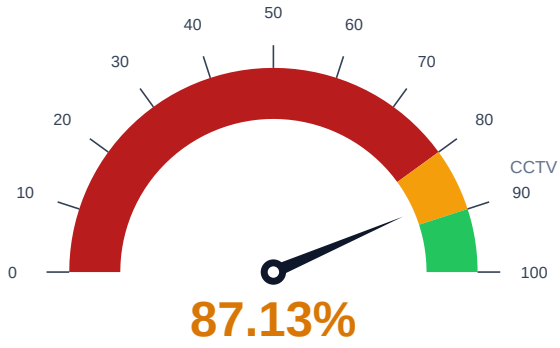
Assessment Villa Ministry

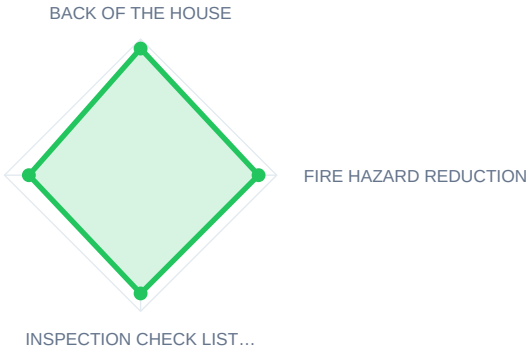
Villa Ministry

ASSESSMENT SUMMARY

Overall Score	Progress	Questions	Earned / Max
87.13%	100.0%	38/38	81.9 / 94.0

Overall Score Gauge





CATEGORY BREAKDOWN

Category	Answered	Points	Score
INSPECTION CHECK LIST INTERIOR	15 / 15	27.8 / 32.0	**86.9%**
FRONT OF THE HOUSE	15 / 15	27.8 / 32.0	**86.9%**
SAFETY DEPOSIT BOX ROOM	7 / 7	6.4 / 9.0	**71.1%**
PUBLIC AREAS / MAIN LOBBY	8 / 8	21.4 / 23.0	**93.0%**
FIRE HAZARD REDUCTION	3 / 3	13.0 / 15.0	**86.7%**
Boilers & Pressure Vessels	3 / 3	13.0 / 15.0	**86.7%**
BACK OF THE HOUSE	11 / 11	21.4 / 23.0	**93.0%**
EMPLOYEE ENTRANCE	11 / 11	21.4 / 23.0	**93.0%**
CCTV & SECURITY SYSTEMS INFRASTRUCTURE	9 / 9	19.7 / 24.0	**82.1%**
GUARD TOUR EQUIPMENT INSTALLATION & PERFORMANCE	9 / 9	19.7 / 24.0	**82.1%**

NARRATIVE REPORTS / CAPEX

Overall Narrative Report / CAPEX

The site demonstrates an acceptable level of interior safety and maintenance, with key areas generally maintained in good condition. However, several deficiencies may require further attention to ensure consistent compliance with interior safety and maintenance standards.

INSPECTION CHECK LIST INTERIOR

Interior inspection checklists are essential for identifying unsafe conditions, maintenance deficiencies, and potential hazards within the building. The site conducts interior inspections to evaluate the condition of internal spaces, including floors, walls, ceilings, doors, lighting, and general housekeeping. However, inconsistent inspection practices and inadequate documentation of identified defects may result in hazards remaining unaddressed. Regular inspections, proper recordkeeping, and timely corrective actions are necessary to maintain a safe, functional, and well-maintained interior environment.