

Risk identification and measures taken - sell model										
No	Area	Name / Element / Issue / Hazard	Risk description and/or effect	Severity / Impact	Likelihood	Initial Risk Rating	Solutions - Control Measures	Severity / Impact	Likelihood	Residual Risk Rating
1	Planning and permitting	Incomplete documentation for the authorities concerned	Risk of project delay approx. 4 months	2	3	6	Definition of time reserve for rework. During consideration of the zoning decision > work on the documentation for the building permit.	2	2	4
2	Planning and permitting	Active neighbours - existing buildings on the neighbouring plots	Risk of project delay approx. 4 months	2	3	6	Public participation; Early start of the proceeding	2	2	4
3	Financial / Legal	Reject of loan	Risk of inability to finance the project	5	3	15	Negotiation of terms in advance. Quality preparation of documents.	3	1	3
4	Construction	Failure to meet construction deadlines	Risk of project delay approx. 4 months	2	4	8	Correctly set conditions and penalties in the work contract.	2	2	4
5	Construction	Cost and scope overruns	Risk of construction cost overruns	4	4	16	Setting the terms of the contract; Setting aside a reserve; Properly prepared bill of quantities	2	2	4
6	Construction	Poor quality of work performed	Risk of non-sale of flats, Risk of overcost and delay of construction	4	2	8	Preparation of samples on site; Pre-selection of subcontractors; Conditions of contract	4	1	4
7	Health & Safety	Civilians on the construction site	Risk of injury to unskilled persons and other associated risks (financial, term)	5	3	15	Fenced construction site with a gatehouse; Signs around the construction; Insurance	3	1	3
8	Health & Safety	Dust from demolished buildings	Risk of inhalation and injury, both short and long term	5	2	10	Sprinkling when demolishing structures; Wearing respirators when demolishing structures; Informing the neighborhood about the work being done	3	1	3
9	Financial / Legal	Non-sale of flats in the assumed scenario	Risk of inability to repay liabilities at the planned time	4	4	16	Deep market analysis; Well-targeted marketing; Public participation	3	2	6
10	Planning and permitting	Failure to comply with the conditions of the building permit - failure to obtain a final approval	Risk of overcost and delay of construction	3	2	6	Regular control days; Ensuring compliance with project documentation	3	1	3

Risk identification and measures taken - rent model										
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1	Planning and permitting	Incomplete documentation for the authorities concerned	Risk of project delay approx. 4 months	2	3	6	Definition of time reserve for rework. During consideration of the zoning decision > work on the documentation for the building permit.	2	2	4
2	Planning and permitting	Active neighbours - existing buildings on the neighbouring plots	Risk of project delay approx. 4 months	2	3	6	Public participation; Early start of the proceeding	2	2	4
3	Financial / Legal	Reject of loan	Risk of inability to finance the project	5	3	15	Negotiation of terms in advance. Quality preparation of documents.	3	1	3
4	Construction	Failure to meet construction deadlines	Risk of project delay approx. 4 months	2	4	8	Correctly set conditions and penalties in the work contract.	2	2	4
5	Construction	Cost and scope overruns	Risk of construction cost overruns	4	4	16	Setting the terms of the contract; Setting aside a reserve; Properly prepared bill of quantities	2	2	4
6	Construction	Poor quality of work performed	Risk of non-sale of flats, Risk of overcost and delay of construction	4	2	8	Preparation of samples on site; Pre-selection of subcontractors; Conditions of contract	4	1	4
7	Health & Safety	Civilians on the construction site	Risk of injury to unskilled persons and other associated risks (financial, term)	5	3	15	Fenced construction site with a gatehouse; Signs around the construction; Insurance	3	1	3
8	Health & Safety	Dust from demolished buildings	Risk of inhalation and injury, both short and long term	5	2	10	Sprinkling when demolishing structures; Wearing respirators when demolishing structures; Informing the neighborhood about the work being done	3	1	3
9	Financial / Legal	Non-rent of flats in the assumed scenario	Risk of inability to repay liabilities at the planned time	4	4	16	Deep market analysis; Well-targeted marketing; Public participation	3	2	6
10	Planning and permitting	Failure to comply with the conditions of the building permit - failure to obtain a final approval	Risk of overcost and delay of construction	3	2	6	Regular control days; Ensuring compliance with project documentation	3	1	3