

## Introducing Leroy Keo

**Director** B Eng (Bldg) (Hons), Gradcert. PBBFC  
Keo Group Australia

Leroy holds a degree in Building Engineering (Building) with honor and grad-certificate of Performance Based Building Fire Codes.

He has worked in all facets of the building industry (design, construction, operation and maintenance). With over 15 years experience he is passionate with in his field. Previously Leroy has worked for Kinhill Engineers, BCA Consultants, Wormald and Tyco Services.

He is also responsible for providing training and seminars for property Managers for a number of organizations.

Leroy has developed a compliance system called ESC-KiT2000x, a proven system used to meet the building owners/property managers' obligations.

### Client References

**Wayne Foenander** Facilities Manager  
St Leonards College

*Peace of mind having our obligations taken care of within cost, time and standard*

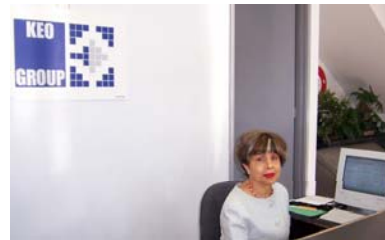
**John King** ESM Officer  
University of Melbourne

*Keo Group understand our needs and are able to provide solutions that are cost effective and beneficial to us*

**David Delaney** Manager, Facility  
NMIT

*Keo Group provides us complete package from compliance review management and inspection service for passives systems*

## ESC-KiT2000x Compliance Systems



For more information contact

**1300 762 420**

### Keo Group Australia

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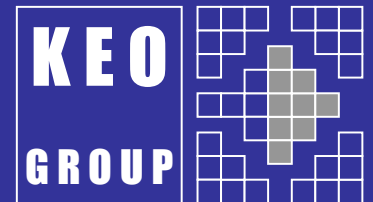
Website: [www.keogroup.com.au](http://www.keogroup.com.au)

**BUILDING OWNERS &  
PROPERTY MANAGERS**

**Essential Safety Measures**

**Comply With The  
New Building  
Regulations**

**BY JUNE 2009 DEADLINE**



**KEO GROUP AUSTRALIA**

*"Partners in compliance Solutions"*

## Background

With the introduction of the new Building Code of Australia (BCA 2007), Building Regulations 2006, Building Commissions "Essential Safety Measures Maintenance Manual" 4th edition.

## Key Requirements

The main obligations for building owners and property managers are:

1. Carry a Maintenance Determination audit for Buildings built before July 1994.
2. All Essential Safety Measures must be serviced by qualified contractors and inspectors.
3. Prepare Building Compliance profile for each building including owner, property, Essential Safety Measures, Performance Level and Frequency, Inspection Schedule, Annual Report and other relevant details.
4. Kept and maintain up to date records for all Essential Safety Measures.
5. Display all compliance information in an approved location including maintenance determination reports, Occupancy Permits, Building Diaries / Manuals and Annual Essential Safety Measures Report (AESMR)

Municipal Building Surveyors from Councils and Fire Officers from Fire Authorities will be auditing properties to ensure all the above requirements are met by due date **13 June 2009.**

## Our Solutions

Below is a brief summary of the solutions to meet some of the requirements and obligations.

### 1. Maintenance Determination

Keo Group have qualified consultants for both internal and external building surveyors to carry out inspections and provide maintenance determination reports.

### 2. Tender Documentation

Provision of Tender Document to ensure contractors meet all requirements. Engage and recommend contractors to service appropriate (fire, mechanical, lift & electrical)

### 3. Building Compliance Diary

Develop and supply of customised Building Compliance Diaries and inspection logbooks for each building or complex.

### 4. Compliance Review Bookkeeping

Using our compliance System (ESC-KiT2000x) to obtain service records, update inspection schedule, review compliance status and regularly issue records electronically.

### 5. Complete Annual ESM Reports

Ensure Essential Safety Measures Reports are signed and completed every anniversary.

## What you need to do?

**Don't panic!.....**you still have time to meet these obligations by the due date, you may contact us for an obligation free consultation.

Refer to Building Regulations 2006, Building Codes of Australia, AS 1851 (2005) and other relevant provisions and standards for details.

## Property profile

Keo Group Australia to date, manages over 5,000 buildings under the following property group:

- **Public & Commercial**
- **Body Strata Management**
- **Educations**
- **Health & Aged Care**
- **Private & Government**

For a free info pack or onsite presentation you may contact us on **1300 762 420** or email us to [info@keogroup.com.au](mailto:info@keogroup.com.au).



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**Keeping Equipment Operating**