

ENVIRONMENTAL PRACTICE

# Marsh & Environmental Earth Sciences Partner

## What are my environmental risks? Am I doing my duty under environmental law to identify and manage my exposures?

Before we can begin to answer these questions, we need to delve into details such as:

- Is there neighbouring land with contamination that could impact your site?
- Can your operations mobilise existing contamination?
- Is your tenant properly implementing their environmental management plan?
- Could historical operations conducted at your site pose a contamination risk?
- Are your assets being properly maintained and managed?
- Are your spill response procedures adequate?
- Are you buying a site where there could be contamination risk?

This has driven Marsh Environmental and Environmental Earth Sciences (EES) to partner and launch an innovative service of a fully qualified Environmental Consultant undertaking an:

- Environmental Site Inspection and Assessment and;
- An Environmental Management Plan

### SOLUTION BENEFITS:

- Assists with the compliance of your general environmental duties under environmental law to identify risk and prevent pollution incidents
- Identifies environmental risks during buying/selling property which can aid transactional negotiations
- Complements overall businesses environmental risk management framework
- Reduces the risk of being blindsided by contamination exposures
- Helps to maintain the value of the asset over time by managing your environmental exposures
- Cross-checking tenant's operations, minimising your pollution exposures for property owners
- Assists in obtaining environmental liability insurance for existing pollution at your site

Following this assessment, as an additional benefit Marsh Environmental will prepare a paper outlining your pollution cover under your current insurance program and highlight key gaps in cover (free of charge). Should Marsh proceed in placing environmental insurance on your behalf, there will be a charge.



## Case Study: What is the Cost of the Unseen?

A large retailer approached Environmental Earth Sciences to review a few old documents associated with the purchase of a former commercial property in Melbourne, which they planned to develop.

The documents turned out to be laboratory results, associated with soil samples collected and analysed by the former site owner. Environmental Earth Sciences undertook a limited review of the results to provide the client with an understanding of what the documents meant.

From the limited review, we raised the issue of the presence of complex and persistent organic compounds in soil. This led to intrusive site investigations to better understand the nature and extent of the issue.

Subsequent investigations encountered significant contamination across the site, required the site to be regulated by Environmental Protection Authority and resulted in a clean-up cost to remediate the site amounting to over \$6M.

Understanding your potential liability with property ownership or a property transaction is critical due to the large potential costs associated with rectifying sub-surface soil or groundwater contamination. Whether present before a purchase, caused by on site-operations (including tenants operations), or potentially even adjacent sites operations, assessing the environmental conditions on a site may prevent a significant financial liability to your company.

The hypothetical case studies contained herein are for illustrative purposes only and should not be relied upon as governing any specific facts or circumstances. All policy terms, conditions, limits, and exclusions are subject to individual underwriting review and are subject to change. Marsh cannot provide any assurance that insurance can be obtained for any particular client or for any particular risk.

## Product & Pricing

Environmental Earth Sciences will complete a site inspection and assessment. Together with Marsh, we can help you navigate risks by designing appropriate environmental risk management plans and solutions.

### LIMITED PHASE 1 ENVIRONMENTAL ASSESSMENT: \$3,500 + disbursements (excl. GST)

#### SERVICE

- Review of site environmental records (provided by the site owner)
- Site inspection and interview with site personnel
- Reporting: site contamination risk rating and recommendations

#### WHAT YOUR ENVIRONMENTAL REPORT CONTAINS

- Base level environmental risks identified
- Risk Rating applied to each environmental risk identified
- Management plan with recommendations on how to manage each environmental risk

### PHASE 1 ENVIRONMENTAL ASSESSMENT: \$5,000 + disbursements (excl. GST)

#### SERVICE

- Review of documents in public domain such as contaminated land records, groundwater databases, title checks
- Review of historical aerial photographs to identify historical operational risks at the site and surrounding sites
- Review of site environmental records (provided by the site owner)
- Site inspection and interview with site personnel
- Reporting: site contamination risk rating and recommendations

#### WHAT YOUR ENVIRONMENTAL REPORT CONTAINS

- Environmental risks identified at the site and risks from surrounding properties
- Environmental risks identified from historical operations at the site and surrounding sites
- Risk Rating applied to each environmental risk identified
- Management plan with recommendations on how to manage each environmental risk
- Recommendation of additional works where high environmental risks are identified
- Assists in obtaining environmental liability insurance for existing pollution at your site

## Marsh Environmental Services

Following this assessment, Marsh Environmental will prepare a paper outlining your pollution cover under your current insurance program and identify any material gaps in cover.

Marsh Environmental and EES are your trusted advisers to help you identify, manage and reduce your environmental, reputational and financial risks by providing you with management and insurance solutions that protect the environment and safeguard your property value.

With increased regulation, growing public concern and large financial risks associated with contamination, there is never a better time to understand and transfer your environmental risk.

## Limitations on Pricing

Environmental Earth Sciences can provide a quote for these services for any business that do not fit the criteria below. Please note that with the attractive pricing, there are some limitations.

The current pricing applies to any industry which fits the following criteria:

- Sites <3,000m<sup>2</sup>
- Where there are buildings, no more than 4 buildings within <3,000m<sup>2</sup>
- 1 title per site

Discounts will be applied to multiple site take up. For extended travel where inspections can't be conducted in one day where sites are outside of the Sydney, Melbourne and Brisbane metro the costs of travel, accommodation and subsistence are not included, however these costs will be minimal due to the EES extended consultant network.

## About Environmental Earth Sciences

Environmental Earth Sciences has 30 years of experience, and are one of the most reputable environmental consultancies in Australia specialising in contaminated site investigation, remediation, asset management, offering quality technical advice, reporting and financially viable solutions.

### Contacts

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