

PROTECTING AND PRESERVING YOUR (VACANT) PROPERTY

Holistic service offering. Tailored solutions. Expert delivery.

Thorburn Security Solutions provides holistic end-to-end protection services, including vacant property management. Allow us to protect your assets during these challenging times.

THE CHALLENGE

According to the South African Property Owners Association, the national office vacancy rate was 11% at the end of 2019. However, given South Africa's current healthcare and economic challenges this number is set to rise in 2020.

Vacant properties represent loss of rental earnings for landlords. This leaves them open to a number of risks such as squatting and its associated legal implications, theft, vandalism, fire and flood damage. In addition, public liability claims, loss of asset value and non-compliance with insurance obligations are a concern. Exclusions found on most commercial building insurance policies stipulate that if a building is vacant for more than 30 consecutive days before a loss, there is no cover for specified losses.

Vacant buildings are vulnerable to:

- Malicious damage
- Theft or attempted theft
- Illegal occupation and invasion (squatters)
- Malicious damage and vandalism
- Crime
- Theft
- Fire
- Water damage
- Structural damage
- Damage caused by lack of maintenance

THE SOLUTION

In response to an increase in vacant properties and the need for people-management solutions, Thorburn offers a complete suite of property care solutions to secure and maintain your vacant property – from packing up and leaving, to risk control, security, pest control, cleaning and maintenance to generators and gardening. Thorburn will conduct a building audit and create a tailored management plan for the complete servicing and maintenance of your vacant property.

THE BENEFITS

Thorburn will conduct a thorough risk-assessment of your property and tailor an end-to end solution specific to the requirements of your vacant property. As an experienced single provider with multiple specialised solutions we can offer peace-of-mind protection, security and maintenance of your property assets.

Our highly trained and qualified personnel will not only deliver on a variety of specialised solutions but will provide a human presence at your vacant property.

PROPERTY CARE - VACANT PROPERTY SOLUTION

VACANT
PROPERTY

RISK



Risk Assessment

- Fire Safety
- Health and Safety
- Environmental
- Security

Premises Inspections

- Waterproofing, Pumps, Windowpanes, Stairwells, Emergency Lighting

Public Liability

- Risk Management Plan

VACATE



Generators

- Electrical Reticulation
- Chillers and Air-conditioning
- Mechanical Doors
- Energy and Utility Management
- Environmental

Cleaning and Clearance

- Gardens
- Hedges
- Combustibles
- General

Pests and Vermin

Water and Electricity Shut Down

Damp and Mold

SECURE



Physical Security

- Perimeter
- Doors
- Windows
- Locks

Electronic Security

- Cameras
- Alarms
- Access

Electronic Detection

- Water Leaks
- Electricity
- Fire Alarms

Eviction Orders

OBSERVE



Remote Monitoring

Weekly Inspections

Access Control

Armed Response

Weekly Report

CARE



Garden Care

Building Care

Water and Electricity Care

Pest Control

Support Maintenance

- Lifts and Escalators

PREPARE



Building Cleaning

- Inside (Deep Clean)
- Outside (Graffiti)

Hygiene

Pests

Locks

Meters

Building Reinstatement

Floor Design

Moves and Churn

Project Management

Telephony



OCCUPIED
PROPERTY