iProfileRisk

Anytime Fitness

Risk Hazard and Natural Catastrophe Report

Racquet and Fitness Clubs
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22 February 2022

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Important Notice

iProfileRisk is provided by Steadfast Risk Group Pty Ltd ABN 24 104 693 183.

This report includes information from you and other sources we believe to be correct. The advice in our report relies on this information.

If any of the information is wrong or incomplete, this may affect our advice. Please tell us immediately of any errors or omissions in this information either from you or to your knowledge from other sources.

iProfileRisk hazard ratings are linked to specific industries. These ratings are our opinion after collaboration with recognised data organisations in the insurance industry.

This report is for you only. We do not accept any duty of care to an insurer or other third party for this report.

Our maximum liability for any errors or omissions in our report is $1 million AUD.

Introduction to Steadfast iProfileRisk

Steadfast Risk Group's Framework

Steadfast offers an end-to-end risk framework for brokers and their clients based on the internationally recognised ISO 31000 standard.

Steadfast Risk Group provides a spectrum of in-house services and solutions ranging from enterprise risk management, risk and natural catastrophe hazard identification, property engineering consultation/services and alternative risk transfer.

Framework diagram

What is iProfileRisk?

iProfileRisk is a data driven and online accessible platform aimed at simplifying risk hazard identification and providing natural catastrophe high level summaries for brokers and their clients.

It empowers proactive risk identification and risk centred conversations between brokers and their clients, through enabling data driven risk decisions and mature financial acumen for insurance risk considerations.

Objective of this report

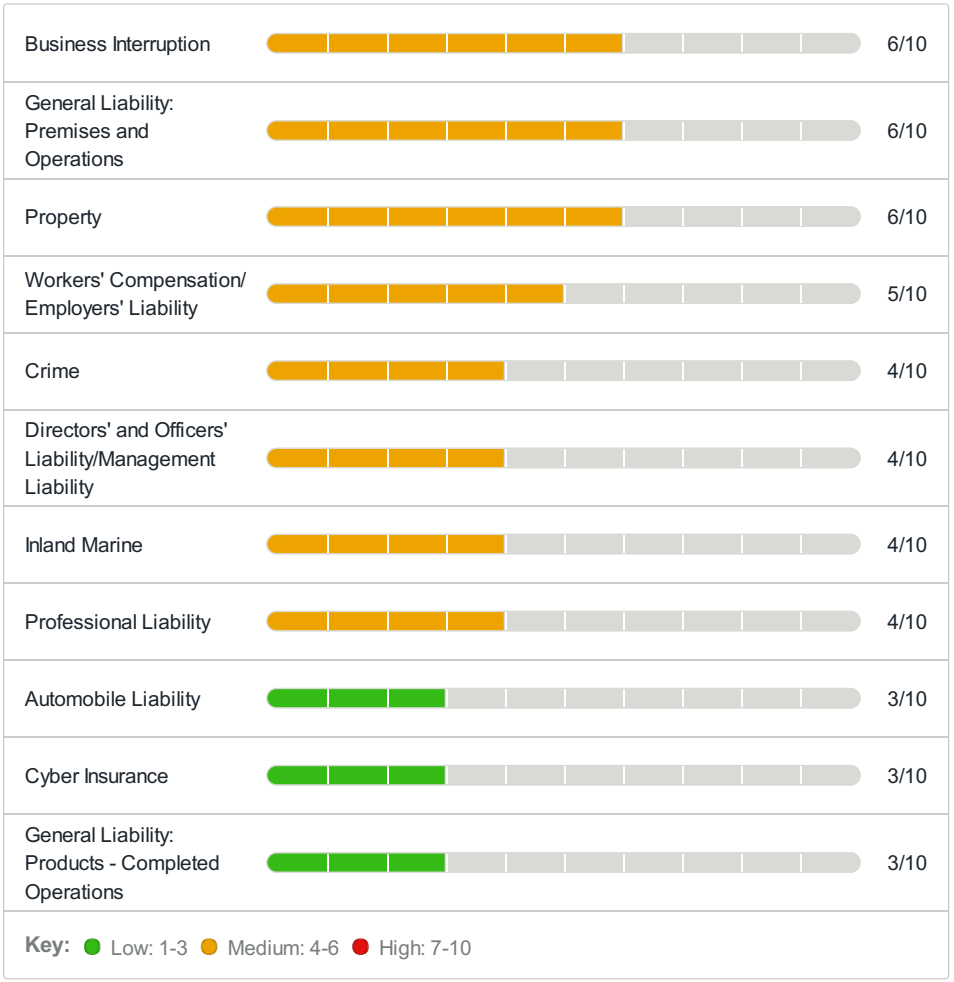
Utilising iProfileRisk in conjunction with other Steadfast Risk Group offerings enables easy identification of the most prominent risks impacting an industry and SwissRe's natural catastrophe summary for a specific location.

Risk Hazard and Natural Catastrophe Summary

Identifying hazards in the workplace involves finding things and situations that could potentially cause harm to the organization. The following chart is a graphical representation or the likelihood and severity of a loss occurring within any of the classes of insurance listed in the chart.

YOUR SEARCH RESULTS

Risk Hazard rating



Natural Catastrophe

Earthquake	Moderate
Bushfire/Wildfire	Very Low (1)
Coastal Flood	Outside
Hail	Very Low
Landslide	Negligible
Lightning	Low (1-3)
Tornado	Low (0.1 - 0.2)
Wind Speed/Cyclone	Low (20-25 m/s)

RISK HAZARD DETAILED DESCRIPTIONS

Business Interruption

Medium risk: 6/10

Loss of insured's premises, equipment or tools creates a business interruption as they are important to everyday operations.

Loss of insured's premises, equipment or tools creates a business interruption as they are important to everyday operations. Vehicles are generally not covered by property or business interruption insurance, though nonetheless may interfere with operations in the event of a loss. Exposure is assessed as moderate due to the specialised but not niche nature of the equipment used and likely premises location. Damage during peak operation seasons could have significant financial impacts on the business. Industries in this category can have more specialised equipment and facilities, carrying higher exposures than non-specialised industries, as machinery can take time to replace and install. Additionally, the location of alternative facilities may not be easily sourced. In some cases, rebuilding may be more practical than complete relocation. Loss of income from machinery breakdown and further loss from replacing machinery may be considerable. Manufacturers need to consider stock losses as a result of business interruption, affecting their ability to recover. Furthermore, contractors may not have permanent professional premises, which reduces property interruption. Industries with high levels of competition need to consider retention of reputation through expert service, following a loss. For example, businesses may need to consider that clientele may have found other preferences for the same service during the time of renovation or relocation. Avoiding loss of records can be managed with solid backup and storage practices. Extra time may be required to rebuild client rapport. The insured should consider strong contingency plans to account for business interruption potential.

General Liability: Premises and Operations

Medium risk: 6/10

Depending on the size and location of the operation, in most cases, public liability is moderate.

Depending on the size and location of the operation, in most cases, public liability is moderate. This liability is due to the consistent flow of visitors to and from the premises in potentially larger numbers. Events where larger quantities of visitors may be present at once, include training programs, competitions, meetings, or seminars. The average number of visitors and frequency of those events may need to be taken into account. Many businesses in this industry will have scheduled appointments or classes and regular clientele, which assists in managing the risk. Risks may include slipping and falling hazards, office, sports-related injuries, lab, and field risks, which should be assessed according to the industry. Slipping or tripping hazards may arise from wet floors, uneven floors and surfaces, and obstructing furniture. Damage to personal property may also carry exposure. Premises should be well lit to avoid exposures. Claims or complaints about employee abuse towards a patron could be lodged. Cyber insurance exposures may occur for businesses that take payment of invoices through credit card and store personal information in files. Robberies may be a concern for any retail operation or business that keeps cash on-premises.

Property

Medium risk: 6/10

Physical premises vary in replaceability, subject to appropriate alternative spaces to conduct business operations.

Physical premises vary in replaceability, subject to appropriate alternative spaces to conduct business operations. Therefore, exposure is moderate. For unspecialised industries, alternative premises are easier to locate. For more specialised industries or manufacturing plants, it may be difficult and cause further operational losses. However, some industries may not require immediate relocation when work is mobile. Alternatively, spaces may be large enough for the business to conduct operations in a different portion of the property safely. Losses vary according to operations. For example, farming operations may be affected for one season of business, whereas offices or studios will be affected by relocation time and the ability to obtain new premises. Furthermore, loss of reputation may occur during the relocation and setup process. Exposures that lead to property damage include malfunctioning equipment, faulty electrical wires and smoking hazards. Damage may incur to displays, furniture, office furnishings, technological equipment, debris, waste and important documents. Valuable equipment and/or items may also be damaged. Fire is a common cause of property loss. Reducing fire hazards should be managed by ensuring that equipment does not overheat, that wires and cables are safe and detangled, and that any combustible materials are not kept near ignition sources. No smoking signs should be installed on the premises, with designated areas kept away from equipment and fire hazards. Premises with kitchen equipment carry further ignition sources, including stoves, microwaves, ovens, grills, etc. Natural weather disasters (e.g. flooding) may also cause significant property damage.

Workers' Compensation/ Employers' Liability

Medium risk: 5/10

Depending on the size of the operation, there is reasonably moderate exposure.

Depending on the size of the operation, there is reasonably moderate exposure. The nature of work engaged in by these industries may include exposure of employees to office, technology, manufacturing, and labour intensive hazards. Workers may need to drive company-owned vehicles, carrying exposure in the case of a road accident. These hazards are best managed by appropriate employee training to avoid injuries, guidance in client management when on-premises, and good hygiene practices. Technology and machines associated with the business must be appropriately set up to avoid further exposures. For industries requiring manual labour, muscular or skeletal issues from excessive strain may arise, incurring rehabilitation costs, particularly if the employee is no longer able to work as a result of injuries. In manufacturing industries, machinery and equipment may be very hazardous to operate, so clear instructions should be given and strong preventative measures employed to avoid serious injury.

Crime

Medium risk: 4/10

The main source of loss is cash, tools or equipment.

The main source of loss is cash, tools or equipment. Businesses may also be affected by confidential documents and client information being stolen, exposing sensitive information and incurring a moderate exposure. Invoices tend to be paid by cheque or direct debit, and the processing of claims are handled digitally, reducing cash kept on premises. For businesses located on busy thoroughfares, they should consider stricter cash storing and handling practices. Tools and equipment may be expensive and take time to replace. Open-air equipment may be more easily stolen, so storing essential equipment in a secure facility would be beneficial. Employee fidelity could be an exposure managed through careful staff selection procedures.

Directors' and Officers' Liability/Management Liability

Medium risk: 4/10

There is medium exposure due to risk of compensation largely due to workplace safety injuries and accidents, and thrid party claims.

There is medium exposure due to risk of compensation largely due to workplace safety injuries and accidents, and thrid party claims. Size and scale of business operations, may impact risk exposure and liability. Management should ensure that business operations, practices and culture remain compliant to industry and government regulations. Documentation and strong paper trail should be kept to maintain standards and reduce exposure to employee or management mistakes or deliberate actions that could arise in injury and/or loss.

Inland Marine

Medium risk: 4/10

Inland marine cargo exposure is moderate due to transit shipment risks which may be required for the insured.

Inland marine cargo exposure is moderate due to transit shipment risks which may be required for the insured. Main exposures include:
• Theft.
• Rough handling, causing damage to stock or machinery.
• Crushing damage and insufficient packaging of supplies.
Contaminated or damaged products may cause legal and reputational liabilities. Manufacturers may be responsible for loss or damage to materials, equipment and deliveries to the business where the manufacturer is liable under the sale terms, inclusive of imports and exports. Cover may need to include stock transfer between warehouses or premises. For food-related industries, shipments may spoil from machinery breakdown or temperature variation.

Professional Liability

Medium risk: 4/10

Claims of malpractice, although infrequent, cause significant risk exposure.

Claims of malpractice, although infrequent, cause significant risk exposure. Malpractice can cause injuries, distress, affect the health and/or financial and reputational damage of a client. Businesses may also suffer from incorrect advice. Professional indemnity consequences may carry strong reputational and financial costs. Mistakes and negligence should be strongly avoided. Avoiding malpractice is managed through careful distribution of professional treatment, diagnosis and advice from qualified employees. If an indemnity situation arises, claims can be toward the individual, the business or between third parties as an extension of the industry's output. It is costly to address professional liability. However, the nature of this industry means that exposure is moderate.

Automobile Liability

Low risk: 3/10

Motor exposure in this category varies depending on the size of the operation and its nature.

Motor exposure in this category varies depending on the size of the operation and its nature. Larger operations that own vehicles for pick-ups and delivery have increased exposure. Many larger operations in this category may own a van or fleet of vehicles, carrying exposure. Some vehicles may carry heavy equipment, e.g. kitchen equipment or machinery, and the risks associated must be considered. Vehicles generally used for short-distance transport carry lower risks than those used for long-distance transport of passengers, services in case of emergency, or equipment. The use of employee vehicles could create indirect liability exposure.

Cyber Insurance

Low risk: 3/10

Cyber hacks could result in security and privacy breaches.

Cyber hacks could result in security and privacy breaches. There is potential for large volumes of sensitive personal or corporate data to be leaked. This can be prevented by substantial training and compliance protocols for employees, background checks, and strong cyber protection policies and infrastructure. Business interruptions may be significantly increased as a result of cyber attacks, potentially damaging to the insured's reputation.

General Liability: Products - Completed Operations

Low risk: 3/10

Industries in this category are often trade and services based with a tendency for low product liability exposure.

Industries in this category are often trade and services based with a tendency for low product liability exposure. Main exposures relate to third parties and overseas suppliers. In retail operations, losses may occur with faulty products, managed by careful selection of manufacturers and sorting practices.

NATURAL CATASTROPHE DETAILED DESCRIPTIONS

Earthquake

Medium risk

The seismic hazard is represented as the pseudo spectral acceleration in units of g at a period of 0.3s for a return period of 475 years.

Sources:

- Swiss Re proprietary models
- SHARE http://www.efehr.org:8080/jetspeed/portal/hazard.psml
- USGS https://earthquake.usgs.gov/hazards/interactive/
- GSHAP http://static.seismo.ethz.ch/GSHAP/index.html

Result: Moderate

PSA 0.3s(g) - Return Period 475years

Risk grades:

- Extreme (1.82-2.0)
- Very high to Extreme (1.22-1.82)
- Very high (0.82-1.22)
- High to Very high (0.61-0.82)
- High (0.41-0.61)
- Significant (0.27-0.41)
- Moderate (0.18-0.27)
- Low to Moderate (0.14-0.18)
- Low (0.09-0.14)
- Very low (0.06-0.09)

Low risks: Very low (0.06-0.09), Low (0.09-0.14), Low (0.14-0.18)
Medium risks: Moderate (0.18-0.27), Significant (0.27-0.41)
High risks: High (0.41-0.61), High (0.61-0.82), Very high (0.82-1.22), Very high to Extreme (1.22-1.82), Extreme (1.82-2.0)

Bushfire/Wildfire

Low risk

The Bushfire/Wildfire Map shows the number of months over the period June 1995 through December 2016 during which burned area per 0.25° latitude by 0.25° longitude grid exceeded a threshold value.

Sources:

- Global Fire Emissions Database (GFED4) burned area dataset https://daac.ornl.gov/VEGETATION/guides/fire_emissions_v4_R1.html
- 500-m MODIS burned area maps, https://modis-land.gsfc.nasa.gov/burn.html
- Active fire data from the Tropical Rainfall Measuring Mission Visible and Infrared Scanner https://earthdata.nasa.gov/earth-observation-data/near-real-time/firms/active-fire-data
- Along-Track Scanning Radiometer https://earth.esa.int/web/guest/-/along-track-scanning-radiometer-4006

Result: Very Low (1)

Fire Hazard per 0.25° grid (1995-2016)

Risk grades:

- Extreme (10)
- Very high (9)
- High (8)
- Significant (7)
- Moderate (6)
- Moderate (5)
- Low (4)
- Low (3)
- Very low (2)
- Very low (1)

Low risks: Very low (1), Very low (2), Low (3), Low (4)
Medium risks: Moderate (5), Moderate (6), Significant (7)
High risks: High (8), Very high (9), Extreme (10)

Coastal Flood

Low risk

Swiss Re's Coastal Flood Layer depicts coastal regions that are potentially affected by storm surges or tsunami, defined by the 'distance to the coast' and the 'elevation above mean sea level'.

Sources:

- 90 m resolution SRTM DTED1 digital elevation model;
- SRTM Water Body Data Set

Result: Outside
Coastal Flooding

Risk grades:

- Very high
- High
- Moderate
- Low
- Outside

Low risks: Outside, Low
Medium risks: Moderate
High risks: High, Very high

Hail

Low risk

The expected number of hail days per year with a hail diameter larger than 2 centimetres related to an area 50km x 50km is shown.

Sources:

Scientific literature about the global and regional climatological distribution of hail frequency and severity; Swiss Re's internal claims and hail model data; reports of severe hail events; expert judgement of Swiss Re's Atmospheric Peril Specialists

Result: Very Low
Hail Days (>2cm) per 2500km2 and year

Risk grades:

- Extreme (>1.0)
- Very high (0.8 - 1.0)
- High (0.6 - 0.8)
- Significant (0.4 - 0.6)
- Moderate (0.2 - 0.4)
- Low (0.1 - 0.2)
- Very low (<0.1)

Low risks: Very low (<0.1), Low (0.1 - 0.2)
Medium risks: Moderate (0.2 - 0.4), Significant (0.4 - 0.6)
High risks: High (0.6 - 0.8), Very high (0.8 - 1.0), Extreme (>1.0)

Landslide

Low risk

Landslide means the movement (whether by way of falling, sliding or flowing or by a combination thereof) of ground-forming materials composed of natural rock, soil, artificial fill, or a combination of such materials, which, before movement, formed an integral part of the ground.

Sources:

- InterMap Next DEM
- Global Lithologic Map (GLiM) by University of Hamburg
- Precipitation data East View Services
- Seismicity data GSHAP, SHARE

Result: Negligible
Landslide

Risk grades:

- High
- Significant
- Medium
- Low
- Very low
- Negligible

Low risks: Negligible, Very low, Low
Medium risks: Medium, Significant
High risks: High

Lightning

Low risk

The global lightning hazard layer shows the mean annual flash rate per square kilometer.

Sources:

- NASA Earth Science Data and Information System (ESDIS) Project
- Global Hydrology Resource Centre (GHRC)
- Distributed Active Archive Centre (DAAC)

Result: Low (1-3)
Annual flash rate per km2

Risk grades:

- Extreme (>50)
- Very high (36-50)
- Very high (26-35)
- High (21-25)
- High (16-20)
- Significant (11-15)
- Significant (7-10)
- Moderate (4-6)
- Low (1-3)
- Very low (<1)

Low risks: Very low (<1), Low (1-3)
Medium risks: Moderate (4-6), Significant (7-10), Significant (11-15)
High risks: High (16-20), High (21-25), Very high (26-35), Very high (36-50), Extreme (>50)

Tornado

Low risk

The hazard map consists of three parts with different data granularity:
United States & Canada
Data represents the average yearly tornado occurrence (F2-F5) within a grid cell of 50km x 50km based on 64 observation years and 30 years respectively
Rest of the world
Data for the calculation was derived from numerous scientific documentations, observations and expert knowledge

Sources:

- **USA:** data from NOAA's Storm Prediction Center (SPC), NOAA's National Hurricane Center
- **Canada:** Paper from 'Environment Canada' (David Sills), ams.confex.com/ams/26SLS/webprogram/Manuscript/Paper211359/SLS26manuscript-TornadoProne-FINAL.pdf
- **Rest of the World:** combination of the knowledge of Swiss Re's Atmospheric Perils Specialists, own interpretations of tornado models, recent event observations

Result: Low (0.1 - 0.2)
F2-F5 Tornadoes / Year

Risk grades:

- Very high (> 0.75)
- High (0.5 - 0.75)
- Significant (0.35 - 0.5)
- Moderate (0.2 - 0.35)
- Low (0.1 - 0.2)
- Very low (< 0.1)
- No observation

Low risks: No observation, Very low (< 0.1), Low (0.1 - 0.2)
Medium risks: Moderate (0.2 - 0.35), Significant (0.35 - 0.5)
High risks: High (0.5 - 0.75), Very high (> 0.75)

Wind Speed/Cyclone

Low risk

The wind speed data shows the 3 seconds peak gust with a return period of 50 years.

Sources:

- Hazard module of Swiss Re's proprietary wind loss models; Global reanalysis dataset
- '20th century reanalysis project' designed by the Physical Sciences Division of the Earth System Laboratory of NOAA

Result: Low (20-25 m/s)
Local 50 Year Peak Gust Speed

Risk grades:

- Extreme (>70 m/s)
- Very high (60-70 m/s)
- High (50-60 m/s)
- Significant (40-50 m/s)
- Moderate (35-40 m/s)
- Moderate (30-35 m/s)
- Low (25-30 m/s)
- Low (20-25 m/s)
- Very low (<20 m/s)

Low risks: Very low (<20 m/s), Low (20-25 m/s), Low (25-30 m/s)
Medium risks: Moderate (30-35 m/s), Moderate (35-40 m/s), Significant (40-50 m/s)
High risks: High (50-60 m/s), Very high (60-70 m/s), Extreme (>70 m/s)

River Flood - Return Period

No risk data

River flood zones are based either on Swiss Re Global Flood Zones™ (based on Swiss Re's proprietary and patented multiple regression approach) or on flood zones that are officially used or developed by the insurance industry (available for Austria, Czech Republic, Italy, Luxemburg, Slovakia, Switzerland, UK, and USA).

Sources:

- *Swiss Re GFZ:* Swiss Re's patented Geomorph Approach using Intermap's NEXTMap World 30 digital surface model terrain data
- *Official Flood Zones:* Institut fur Angewandte Wasserwirtschaft und Geoinformatik (IAWG), cooperation project of the BMLFUW and the Association of Austrian insurance companies (WO) https://www.bmlrt.gv.at/en/fields/water/Protection-against-natural-hazards/Hora.html
- Swiss Re's patented Geomorph Approach using MMC's 1Om terrain data http://www.mmc.cz/mmcwebcz/downloads/documents/FRAT1.0_eventfd.pdf; IAWG http://www.zuers-public.de
- Swiss Re's patented Geomorph Approach using the Swiss Topo 25m terrain data http://www.bafu.admin.ch/naturgefahren/01916/06598/06600/index.html?lang=en
- FEMA's NFHL flood zones provided by FEMA https://www.fema.gov/flood-maps/national-flood-hazard-layer
- *Global Water Body Data:* EC JRC/Google: Jean-Francois Pekel, Andrew Cottam, Noel Gorelick, Alan S. Belward, High-resolution mapping of global surface water and its long-term changes. Nature 540, 418-422 (2016). (doi :10.10 38/ nature20 58

Result:
Official River Flood Zones

Risk grades:

- 10 years
- 20 years
- 30 years
- 50 years
- 100 years
- 200 years
- 250 years
- 500 years
- >500 years
- No Data

Low risks: No data, > 500 years, 500 years
Medium risks: 250 years, 200 years, 100 years
High risks: 50 years, 30 years, 20 years, 10 years

Storm Surge - Return Period

No risk data

Swiss Re's Global Storm Surge Zones provide information about the frequency of flooding due to storm surge from the ocean. The zones are available worldwide (from 60°S to 60°N) and cover all the ocean coastlines (except for the Black Sea and the Caspian Sea)

Sources:

- Intermap 30m digital terrain model
- C-GLORS Global Ocean Reanalysis. using E.U. Copernicus Marine Service Information
- Global Water Occurrence Layer (Jean-Francois Pekel, Andrew Cottam. Noel Gorelick, Alan S. Belward
- High-resolution mapping of global surface water and its long-term changes. Nature 540, 418-422 (2016). (doi:10.1038/nature20584))

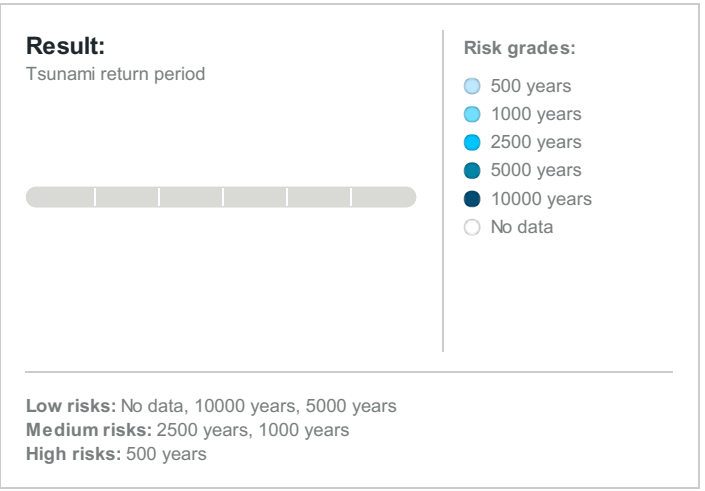
Tsunami - Return Period

No risk data

Calculated Swiss Re tsunami hazard zones in CatNet® are available for all countries in the pacific basin on a 30 meter resolution, reflecting the Tsunami hazard in a near-global consistent manner.

Sources:

- Swiss Re proprietary models; NCTR Propagation Database by the NOAA Center for Tsunami Research https://nctr.pmel.noaa.gov/propagation-database.html
- Historic earthquake catalogues (NEIC, Centennial); Swiss Re global 30 m resolution digital elevation model and the Global Surface Water dataset (Jean-Francois Pekel, 2016)



Volcano

No risk data

The global map shows the volcanic hazard, represented as the local ash thickness around volcanoes (150km) from a major eruption with a return period of 475y.

Sources:

- Swiss Re proprietary models
- Global Volcanism Program (http://volcano.si.edu/)
- Wind: 20 Century Reanalysis Project/NOAA (https://psl.noaa.gov/data/20thC_Rean/)

Result:
Return Period 475y

Risk grades:

- Extreme (> 100cm)
- Very high (50 - 100 cm)
- Very high (40 - 50 cm)
- High (30 - 40 cm)
- High (20 - 30 cm)
- Significant (10 - 20 cm)
- Moderate (5 - 10 cm)
- Moderate (2 - 5 cm)
- Low (1 - 2 cm)
- Low (0.1 - 1 cm)

Low risks: Low (0.1 - 1 cm), Low (1 - 2 cm)
Medium risks: Moderate (2 - 5 cm), Moderate (5 - 10 cm), Significant (10 - 20 cm)
High risks: High (20 - 30 cm), High (30 - 40 cm), Very high (40 - 50 cm), Very high (50 - 100 cm), Extreme (> 100cm)

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