



**MRB – Metzger Risk Management & Construction Consulting** has specialised in consulting of businesses for economical and on-schedule implementation, control and auditing of construction projects, with a focus on the fields of risk management, internal controlling systems (ICS), construction auditing, quality management and construction controlling.

Our auditing and consulting services are aimed at creating added values and to optimise business processes in real estate and construction management and in the case of building activities.

We thoroughly strive to satisfy the requests of our clients, by assuming responsibility and helping our customers to find optimum solutions for their problems.

The highest level of readiness, short-term availability, competence and reliability as well as an optimum office equipment at the highest technical level guarantee the best possible processing of orders.

Potential **customer advantages** are as follows:

- ✓ Optimisation and improvement of construction processes
- ✓ Exploration of weak spots and risks
- ✓ Implementation of controls with early warning systems
- ✓ Quality assurance
- ✓ Increase of quality standards
- ✓ Improvement of controlling and reporting
- ✓ Economical implementation of building activities
- ✓ Preservation of competitiveness
- ✓ Transparency

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## Risk Management

During development and building activities, a building project is subjected to numerous risks.

**Potential examples for risk areas are the following:**

- ▶ Analysis, concept and planning
- ▶ Project environment
- ▶ Project management
- ▶ Implementation of planning services
- ▶ Tendering and contracting of building services
- ▶ Building implementation (deadline/costs/quality/processes)
- ▶ Change, including follow-up management
- ▶ Settlement of planning and construction services incl. follow-up
- ▶ Acceptance of planning and construction services

Regularly, these risks are often omitted or not sufficiently handled in calculations and they may quickly question the economical nature of a project.

During that process, it is always important to detect, analyze and evaluate risks in a timely fashion as well as to overcome and monitor them.

For builders who do not recognize these risks or only do so too late, this can have fatal consequences if for example, deadlines are not complied with, costs are clearly exceeded or quality standards are not observed.



By the detection and analysis of risks and presentation of potentials for improvement, asset losses can be avoided, savings can be realized and the durability of business activities can be ensured.

The specialists of MRB support you in the complete process of risk management by well-proven analyses and methods, they detect weak spots and risks and install early warning systems and reporting tools tailor fitted to your building project.

## Construction auditing

A construction audit should be a component of a forward-looking building controlling process and long-term risk management of construction projects.

A building revision should not only take place in specific suspicious moments (“**ad hoc**”) or after the event (“**ex post**”) of unsuccessfully completed building activities and investments, but it is also sensible during an ongoing building activity (“**ex ante**”) in order to increase the quality level with a view of external auditing.



By individual solutions and quality standard assurance, you should be protected against quality deficiencies and excessive building costs by e. g. exceeded deadlines and costs, price-fixing arrangements, deficient tenders, manipulation, etc.

and you should always find fair competitive conditions.

By the detection and analysis of risks and presentation of potentials for improvement, asset losses can be avoided, savings can be realized and the durability of business activities can be ensured.

The construction audit also serves for an optimisation process and thereby, for quality enhancement, controlling and reporting.

The specialists of MRB support you through all sensible areas of building activities – from tendering via contracting up to account settlement and the monitoring of building deficiencies. You will ensure that all segments of a building project remain transparent and under your control.

They pay attention that your building project stands on a secure basis from its inception and that you maintain control at all times over all fields of building phases and always find fair competitive conditions.

## The following could be potential fields of auditing...

- ▶ Project management (deadlines/costs/quality/processes)
- ▶ Tendering and contracting of architect and engineering services
- ▶ Performance of planning services
- ▶ Tendering and contracting of building services
- ▶ Building implementation
- ▶ Modification incl. follow-up management
- ▶ Settlement of planning and building services incl. all follow-ups
- ▶ Acceptance of planning and building services
- ▶ Warranty management

During this activity, we audit and evaluate according to the order **building projects and processes** in construction, as well.

## Your benefit...

- ▶ Optimisation and improvement of building processes
- ▶ Exploration of weaknesses and risks
- ▶ Implementation of controls with early warning systems
- ▶ Quality standard assurance
- ▶ Increase of the quality standard
- ▶ Improvement of controlling and reporting
- ▶ Economical implementation of building activities
- ▶ Maintenance of competitiveness
- ▶ Transparency

A **process-oriented construction audit** explores weak spots and delivers optimisation potentials. These weak spots may lie e. g. in the building or processing organization or in an insufficiently implemented risk management.



The process of a project and construction audit is built methodically on a systematically segmented workflow of numerous individual testing points. They represent the guideline through the thicket of performance lists, descriptions, calculations, data and plans to be revised.

## ICS – Internal Control Systems

### ICS-Audits of Construction Processes

An internal controlling system (ICS) is the sum of all organizational precautions which should ensure that the entrepreneurial goals are achieved and asset damages are minimized.

### ICS-Principles

The following principles form the essential basis of an internal controlling system:

- ▶ The principle of transparency
- ▶ The principle of four eyes
- ▶ The principle of separate functions
- ▶ The principle of minimum information



### Objectives of ICS

Internal control systems (ICS) have the following objectives:

- ▶ Ensuring functionality and economical nature of business processes
- ▶ Ensuring reliability of operational information
- ▶ Ensuring asset security
- ▶ Ensuring compliance with rules

**For detailed information and supplementary questions around the topics of**

- ✓ **Risk management**
- ✓ **Internal control systems (ICS)**
- ✓ **Construction auditing**
- ✓ **Quality management**
- ✓ **Building controlling**

**we will be gladly at your disposal**

## Building controlling & quality management



By the application of building controlling, the planning, building and cost supervision should be optimised.

From the outset, building damages should be avoided.

We offer you the following services of “Construction Quality Monitoring (CQM)”

- ✓ Building controlling in the planning status
- ✓ Building controlling during the contracting phase
- ✓ Building controlling during construction implementation
- ✓ Building controlling after completion of activities



## Contact:

**MRB - Metzger Risk Management & Building Consulting**

**Dipl. Eng. (FH) Bernhard Metzger**

**Am Kastenacker 4**

**D-82266 Inning**

**Germany**

**Phone: +49 (0)8143 / 94494**

**Fax: +49 (0)8143 / 94495**

**email: info@m-rb.de**

**Internet: www.m-rb.de**

