

A black and white photograph of a city skyline. In the foreground, there is a body of water. Behind the water is a dense line of trees. In the background, several high-rise apartment buildings are visible. One building on the right is under construction, with a large crane visible behind it. The sky is overcast.

**PASG
PROJECTS**

End-to-end Project Management
for Strata Managers and Owners
to Remediate Building Faults.

CAPABILITY STATEMENT

WE FIX BROKEN BUILDINGS

PASG Projects is Australia's leading project management company with a sole focus to remediate buildings with structural, waterproofing and combustible cladding issues, as well as building upgrades. We break down the complex process of identifying your building's primary issues and develop a detailed plan and schedule to complete the project as quickly and as cost efficiently as possible.

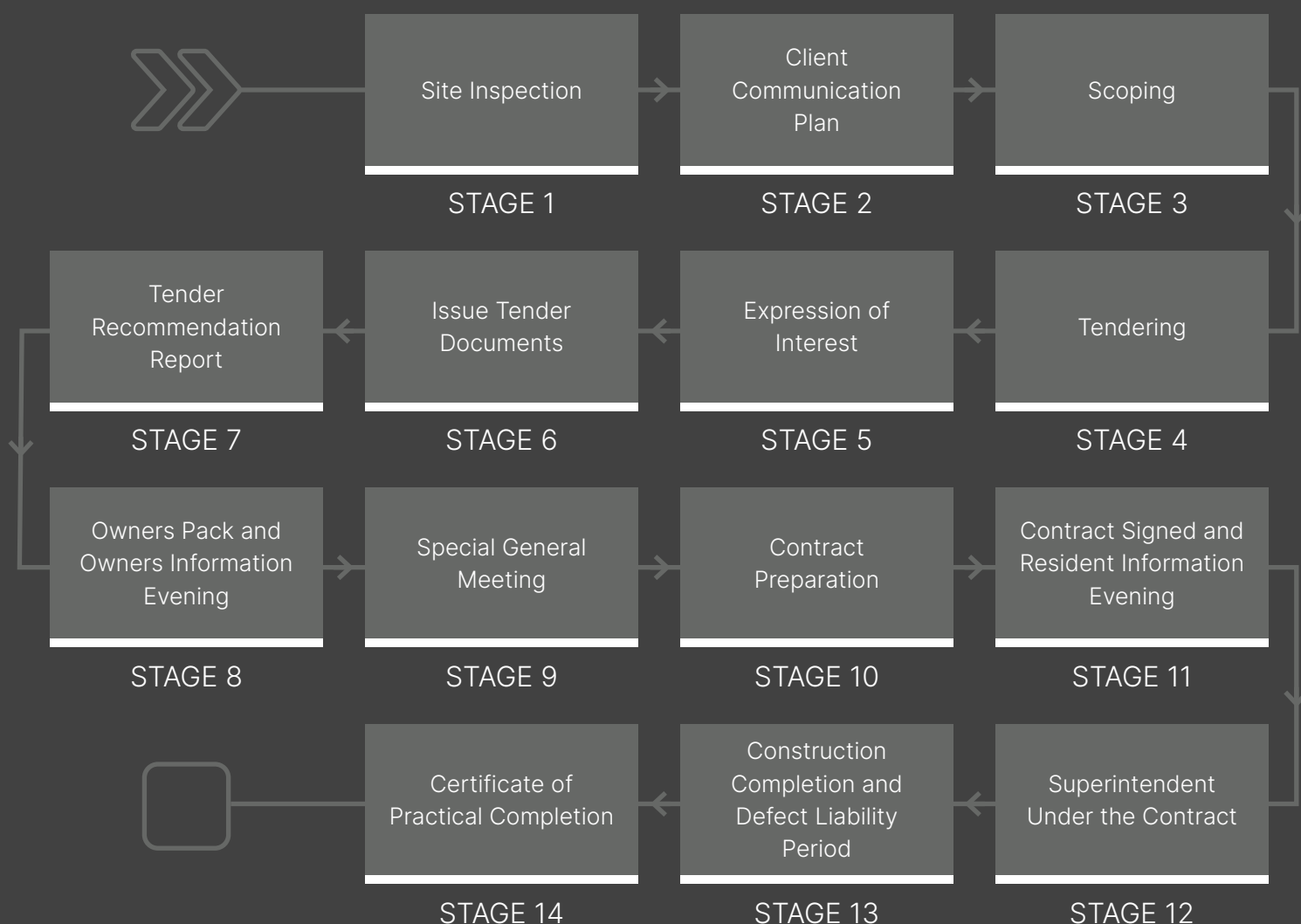
We scope the project, prepare tender documentation, tender the works to multiple contractors, recommend appointment of a contractor and act as superintendent through the remediation phase.



How PASG Projects Manages Projects to Protect Owners

End-to-end Project Management for Strata Managers and Owners to Remediate Defective Buildings.

Our multi-stage approach to remediating buildings protects owners and ensures projects are completed to contract requirements within budget and agreed deadlines. The typical stages of a remediation project incorporating the PASG Projects Proprietary Remediation Process.



The PASG Project approach saves owners money and protects their interests by:

-  Scoping projects correctly and ensuring the right scope is being tended.
-  Using the correct, remediation experienced contractors that do not price gouge, because they go through a competitive process for every tender and receive multiple tenders through us – so they keep their pens as sharp as possible.
-  Our professional tender package forms the contract document and removes risk away from the Committees/ Body Corporates.
-  We critically review all tender submissions to ensure all scope has been included by contractors and negotiate with the two best submissions for their best and final offer.
-  We critically review and assess progress claims.
-  We critically review and negotiate on variations.
-  Hold a 5% bank guarantee or 5% retention of the contract sum, to ensure that the builder fixes any defects during remediation.
-  Manage the quality of the work through to completion to ensure it is defect free. Only at this point will PASG Projects issue a Practical Completion Certificate.
-  Managing all communication, so everybody is up-to-date and accountable.
-  Removing liability from the Committee/ Body Corporate overseeing the project.

The common feedback we receive from owners is that they have peace-of-mind knowing their interests are protected and the remediation works are being managed by professionals who are with them for each stage of the project.

WATER INGRESS & MOULD REMEDIATION

At PASG Projects we understand the risks posed by water and where to look to identify problems. Common issues of concern are:

	Failing water membranes on roofs
	Planter boxes
	Windows and their frames
	Tiled balconies, hobs and courtyards
	Skylights and parapets
	Roofing holes and screws, flashing and overflow drains

With our team of waterproofing specialists and the PASG Remediation Process, we are able to fully assess all types of water damage and provide a complete service to remediate these problems.





BUILDING DEFECT REPORTS

PASG Projects specialises in conducting building inspections and reporting on defects. We produce thorough defect reports that form the basis of the remedial actions to rectify problems.

The major building defects and structural we specialise include:



Combustible cladding



Waterproof membranes



Tile areas and balconies



Structural issues



Balustrades



Concrete spalling and façade defects



Driveway cracks



Roof leaks

PASG Projects has implemented cutting-edge 3D imaging technology with AI software to enhance building assessment and remediation.

This advanced technology assessed building conditions accurately to report on building defects so our specialist project managers can plan cost-effective, accurate remediation.

Key Benefits:



Cost Savings: More precise defect analysis reduces the need for contractors to factor in extra costs, lowering expenses for owners.



Accurate Diagnosis: AI ensures defects are diagnosed accurately, preventing unnecessary work and identifying serious issues early.



Efficient Resource Allocation: AI guides the allocation of materials and labour effectively.



Effective Project Management: Data aids in creating project scopes, tenders, and contractor instructions.



Final Review: Used in the final review of major structural work during the Defect Liability Period.



On-Time, On-Budget Delivery: Data-driven approach ensures projects stay on track.



Technology Used: 3D imaging is obtained from drones and LIDAR equipment, enabling detailed digital representations of buildings, while AI software provides in-depth defect analysis.



Versatile Application: Besides roofing, this technology can assess building facades and interiors.

This advanced technology streamlines building assessments, reduces costs, and ensures efficient remediation, benefitting building owners and facility managers.

COMBUSTIBLE CLADDING

PASG Projects is one of Australia's leading project management experts in delivering combustible cladding rectification projects.

PASG Projects can help guide the process to engage the right consultants and tender to the right contractors whether the committee's aim is for partial retention or full removal of the cladding.

We understand the most cost-effective process to remove the combustible cladding and replace with a non-combustible alternative with the ultimate goal of removing the building notice or building order.



INSURANCE PROJECTS

INSURANCE COVER FOR DEFECTIVE BUILDINGS

A frustration for many Owners Corporation Committees is their building not being insurable due to existing faults or issues. PASG Projects is often able to conduct a thorough building assessment and provide a remediation plan to fix a building, so it is insurable.

INSURANCE PAYOUTS TO OWNER CORPORATION COMMITTEES

For Owners Corporation Committees who receive an insurance payout, PASG Projects provides its proprietary remediation process to ensure owners receive high quality works at the most cost effective price. We oversee 100% of the project to keep the OC fully informed of progress and all consultants and contractors accountable.

ELECTRIC VEHICLE CHARGING

With the rapid take up of electric vehicles, many Owner Corporation Committees are scrambling to meet the demand of their residents to provide the infrastructure needed for electric vehicles in private parking spots within their building.

PASG Projects can assist with providing feasibility reports to:

	Identify current electricity feeds to the building
	Identify the upgrades required to the building's electrical infrastructure
	Identify safety issues and fire authority requirements
	Conduct a fire engineering review of the likely impact of the addition of electric car changing stations and storage batteries (if relevant)
	Identify how to individually meter charges
	Cost planning

Following a feasibility assessment, PASG Projects manages the design and installation of all electrical infrastructure and charging stations.



BUILDING AND COMMON AREA UPGRADES

All buildings require upgrades from time to time to common areas, such as:

	Lobbies
	Elevator lobbies
	Hallways
	Staircases
	Swimming pools
	Children play areas and playgrounds
	Internal and external gardens
	Cinema rooms

PASG Projects has a well-developed process to deliver projects, large and small, to upgrade common areas with as minimal impact on residents as possible.

PASG
PROJECTS

For more details, Contact Us at

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