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OBJECTIVES & PHILOSOPHIES

Every building is different ...

Understanding your project is at the heart of what we do

To meet your expectations defines who we are.

Project Next Consulting is a professional consulting business operating under Vale Group Australia Pty Ltd. With over 15 years experience delivering projects and program management within the Property Industry, Project Next is able to maintain a standard of professional excellence and the most exacting standards.

Our Consultants and Sub-Consultants are qualified and skilled professionals across a range of Project Management, Planning, Architecture, Engineering, Property and Asset related disciplines.

Project Next Consulting provides a professional advisory and project management service to building owners, purchasers and asset/property managers on the condition, maintenance, care and improvement of their properties.

Our approach is to partner with clients to understand their project requirements and to bring a combination of expertise together to develop and implement asset solutions for a wide range of building projects.

We provide a highly personalised service, a single point of contact for all projects and a commitment to maximising return on investment.

SERVICES

Our Services cover the following areas for Commercial, Industrial & Retail Property:

- ✓ Schedules of Dilapidation & Condition Surveys
- ✓ Condition Audits & Long Term Maintenance Plans
- ✓ Pre-Purchase/ Pre-Sale Property Inspections & Due Diligence Reviews
- ✓ Essential Services Certification & Statutory Authority Negotiations
- ✓ Mortgagee/Appointed Receiver Representation
- ✓ Project Management – Major Building Repair Works
- ✓ Project Management – Refurbishment of Major Buildings

SCHEDULES OF DILAPIDATION & CONDITION SURVEYS

Schedules of Dilapidation and Condition Surveys cover the preparation of Schedules of Work in accordance with the tenant's repairing obligations contained in leases. By having a Property Condition Survey prepared before occupation of space and a Schedule of Dilapidation after occupation of space, property owners are well prepared to recover reinstatements and repair costs when their tenants vacate.

Project Next schedules and surveys are always prepared to meet client's specific requirements. They are comprehensive documents containing detailed schedules of defects (if deemed appropriate) and when necessary a photographic record can be included. Where required, we would include information such as building plans and compliance certification issued by statutory bodies.

It may be worth noting that throughout the Property and Construction Industries the term Dilapidation Survey often refers to a Schedule of Condition prepared to detail defects existing in a building prior to the commencement of construction works on an adjacent site or the occupation of premises. However, while we prepare such reports, we are more regularly involved in defining make good obligations of leases in our client's buildings.

CONDITION AUDITS & LONG-TERM MAINTENANCE PLANS

A Condition Audit is a vehicle for thoroughly assessing the existing physical condition and performance of a building. The results of the audit are used to address major and minor, urgent and long-term elements for remedial action, and for short and long-term financial planning.

This process provides a way to gradually repair a building over a fixed period of time and/or provides a preventative approach to building deterioration and unnecessary maintenance costs.

A long-term maintenance plan also aims to address building elements to comply with current Australian Standards, relevant building codes and local government legislative requirements.

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