



Maximise ROI, while reducing risk and increasing safety and compliance for your building

**Discover our Technical
Advisory Service**



Know your Assets.

SyntricConsult™ is the specialist advisory arm of Syntric, and provides our clients with independent compliance, risk, condition, and financial planning advisory services. Our unique service enhances your business by ensuring our advice is constructive, efficient, of the highest quality and responds to all your organisational needs.

This enhanced knowledge will allow for more accurate capital expenditure replacement forecasting, critical upgrades and reinstatement costs to increase efficiency and productivity. And, it's the only way to ensure that your short and long-term capital and operational expenditure forecasts, are based on fact.

SyntricConsult's expertise within the built environment, extends across ANZ in the commercial, retail, industrial, health and critical environment sectors. Our specialist auditors can deliver specific audits or a combination of audits and advisory information, with dedicated technical advisors for each of the following building systems and services:

HVAC Mechanical and Essential Services

Building Management Control System (BMCS)

Fire Protection

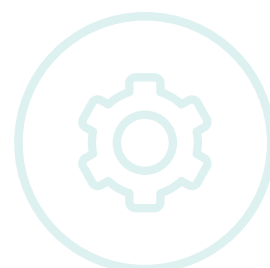
Electrical Services

Plumbing / Hydraulic Services

Building Safety

Building Fabric

Operational Technology (OT) Services





Policies



Audit

Core Services



Guideline



Requirement

Built Environment Technical Advisory

Compliance, risk, condition, and financial planning advice

Know your assets, minimise risk and make informed capital planning decisions, through a detailed audit on your Hard Technical, Building and Operational Technology (OT) assets as the first step in strategic asset management.

Comprehensive asset information

Understand the current condition of your assets

Provide strategic asset management solutions

Risk management solutions

Capital expenditure, life cycle and budget for financial planning

Review/evaluation of existing maintenance practices

Building compliance advice

Building safety (WH&S compliance) advice

Energy/Sustainability advice

Healthy Building advice

High resolution drone inspections/audits

Understand the connectivity and Cyber Risk of your OT environment



Our core service offering includes:

Built Environment Technical Advisory;

Technical Due Diligence; and

Defect Liability



Technical Due Diligence



Minimise risk and make informed capital planning decisions

Understanding the potential risks and cost involved when purchasing a property is paramount, in determining suitable negotiation strategies and the informed limit of capital investment.

SyntricConsult, provides the investor with piece of mind, by providing comprehensive assessment of condition, suitability for intended use, future capital expenditure, asset reinstatement and deferred maintenance, with this outcome the investor is provided with a higher level of security in future decision making. With the information provided this will give the investor the tools required to make a more informed decision and assist in the negotiation sale process.

We give the investor piece of mind, by providing:

A transparent view

Expertise across all technical and building services

Comprehensive assessment of asset condition

Building safety (WH&S compliance) advice

A full regulatory compliance review in accordance with BCA/NCC, relevant codes of practices and Australian/New Zealand Standards

Outstanding capital expenditure

Future capital expenditure for financial planning

Deferred maintenance/outstanding repairs

Asset reinstatement costs

Ensure you are not exposed by future building services related financial expenses, following acquisition of the property



Defect Liability Advisory Service

Avoid unnecessary costs and increase essential safety standards

We provide 'Defect Liability' reporting services on new commercial properties across all market sectors in the built environment. This is performed by undertaking an independent audit prior to the expiry of the defects liability period. Failure to undertake an independent audit of your built environment, may result in life safety exposure, which can involve major corrective works and result in significant costs for building owners and tenants that could have been avoided.

Our specialists will provide a formal review and report on work that does not conform with the contract, approved specifications or minimum statutory requirements. The report includes:

Defective workmanship

Faulty equipment or installation

Work not fully completed

Non-compliance with approved specifications or performance standards

Mandatory routine servicing and inspection (first 12 months)



We will also provide (DLP) 'Defect Liability' audit consultation on behalf of the entity with relevant construction personnel, to resolve any outstanding defects highlighted in our reporting in a timely manner prior to the expiry of the DLP period.



Specialist Services

Solar/Lighting System Condition and Energy Audits

Maximise ROI while achieving net zero

SyntricConsult has strong expertise in solar and lighting energy auditing across Australia and New Zealand.

We provide end-to-end quality solar system health checks, through a detailed condition assessment of assets, delivering strategic upgrade and/or expansion recommendations across complex multi-faceted commercial buildings. Using the data collected and understanding your goals, we will assist to maximise the return on your existing solar and lighting assets. Our Solar/Lighting Energy Auditing Solution includes:

Auditing of solar system and lighting assets; system details for data capture

Confirming the current condition of the existing system/s in place (health check)

Replacement costs and lifecycle analysis of the existing systems

System upgrades and/or expansion recommendations

Fault identification and resolutions

LED ROI with CAPEX & payback solutions

Energy analysis

Solar technical feasibility and design modelling

Technology selection

Detailed financial ROI with project cash flows

PV system sizing

Government grants and subsidies



Safety Audits and Advice

Reduce risk exposure and fulfill WH&S standard of care obligations

Our specialists are highly trained and fully experienced in conducting site safety audits in an extensive variety of work environments.

Early identification of current hazards/risks will reduce the potential impact on the health, safety and welfare of building occupants and maintenance staff.

Our specialists provide a comprehensive safety report highlighting the existing condition of all safety services, identifying non-compliant issues and outlining best practice recommendations. This will ensure accessibility and working at heights situations in your workplace meet relevant Australian standards, codes and legislation, providing a safer workplace while reducing risk of exposure.



Our Safety Audits and Advise Solution includes:

Recommendations on measures that will increase safety and compliance levels for maintenance staff

WHS act and regulations – Prevention of Falls

AS/NZS 1891 Industrial Fall Arrest Systems and Devices

AS/NZS 4488 Industrial Rope Access Systems

AS 1657 Fixed Platforms, Walkways, Stairways and Ladders – Design, Construction, and Installation

Healthy Building Advisory

Improve the health, environment and social outcomes of your building

With people returning to workplaces following COVID-19 lockdowns, building health has become an even more essential focus across all building sectors globally.

By applying specific audit guidelines, our specialists will assess the key environmental health issues that have the potential to impact the good health of your building occupants. We can assist to deliver a work environment that is quantitatively safer for all building occupants. Key parameters include:

Air quality, ventilation, temperature, and humidity management

Safety and security

Sustainability

Supports implementation of ASHRAE guidelines and other requirements

Advice will be provided to enhance and/or improve the ongoing health of your built environment whilst minimising your risk





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Contact us

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Website:

www.consult.syntric.io