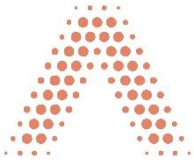


Austen
Building Group

Capability Statement





About ABG

Austen Building Group (ABG) is an Australian-owned national company specialising in asset management and facilities services, delivering fully integrated solutions across commercial and government sectors. We hold Triple Gold ISO Certification (Quality, Safety, Environment) for our Integrated Management System.

Through a trusted network of experienced subcontractors and a growing in-house team, we provide end-to-end maintenance, and asset lifecycle solutions at scale.

Since our inception in 2011, ABG has been committed to delivering the highest standards of workmanship, innovation, and client care. Our mission is to be Australia's most trusted and sought-after partner in both facilities and asset management.

We focus on building long-term strategic partnerships, with client needs at the core of every decision. ABG manages and monitors client assets with precision, ensuring projects are delivered efficiently, transparently, and consistently above expectations.

With a national footprint and strong local responsiveness, we provide tailored solutions backed by real-time data, technical expertise, and a commitment to delivering results that endure.



ABG Services

Asset and lifecycle management

- Wireless sensor-based remote asset monitoring
- Facility condition assessments and reporting
- Equipment lifecycle planning and upgrades
- Asset tracking and preventive replacement strategies
- Cost analysis for long-term asset sustainability

Building maintenance and repairs

- Waterproofing and façade maintenance
- Structural inspections and remedial works
- Reactive and proactive maintenance strategies
- Preventative maintenance schedules to minimize disruptions

Mechanical, electrical, and plumbing services

- HVAC system servicing and upgrades
- Electrical maintenance, repairs, and compliance testing
- Plumbing and drainage solutions, including backflow prevention
- Emergency lighting and fire system maintenance

Grounds and external maintenance

- Pressure washing and graffiti removal
- Line marking for car parks and pedestrian zones
- Landscaping, lawn care, and garden maintenance

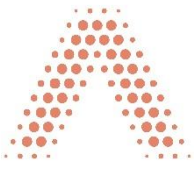
Cleaning, hygiene, and waste management

- Commercial and industrial cleaning services
- Sanitation and disinfection programs
- Pest control and preventative measures
- Waste collection, recycling, and disposal management

Risk management

- Fire safety inspections and compliance reporting





Quality, Safety, Environment

ABG holds Triple Gold ISO certification for our Integrated Management System, a unified approach to business management systems that combines:

- ISO 9001:2015 Quality Management
- ISO 45001:2018 Occupational Health and Safety Management
- ISO 14001:2015 Environmental Management

ABGs triple gold certification demonstrates our focus on our clients, our employees and our environment.

We are committed to the highest standards of quality and continuous improvement, providing consistent, high-quality services to meet your needs. We promote and protect the physical and mental health of workers, and we support environmental objectives to reduce our carbon footprint, reduce waste and to use more sustainable resources.

ABG also holds Cm3 certification.





Smart Wireless Solutions

ABG supports your asset management via Smart Wireless Solutions with wireless sensor technology, predictive maintenance, and real-time fault detection.

This end-to-end service includes the installation of wireless sensors, gateway devices, and cloud-based monitoring software to deliver a fully integrated, remote asset monitoring solution. These systems are designed to track various environmental and mechanical conditions and can integrate with your existing equipment to provide real-time data and insights, reduce downtime, extend equipment lifespan, and drive data-informed decisions.

Key monitoring capabilities

ABG's sensor suite includes over 80 sensor types, with tailored applications for diverse sectors including aged care, hospitality, government, strata/body corporate, commercial, or mixed-use portfolios. Our solutions allow real-time insights across:

HVAC

Track duct temperature, compressor vibration, and motor health in real time. Detect early signs of inefficiency or failure to optimise performance and reduce energy consumption.

Humidity

Detect rising humidity levels early to prevent mould growth and property damage. Monitor real-time conditions, improve indoor air quality, and maintain a healthier, safer environment.

Healthcare Environmental

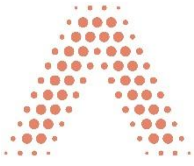
Designed for clinical environments. Monitor vaccine fridges/freezers, detect water ingress, and verify access control, ensuring compliance and operational safety.

Industrial & Manufacturing

Sensors monitor equipment vibration, power usage, humidity, and motor temperature to enable predictive maintenance, reducing equipment failure and improving uptime.

Water Leak Detection

Rapid leak detection in high-risk areas such as plant rooms, data centres, or older facilities, providing immediate alerts to mitigate damage.



Smart Wireless Solutions

Delivering proactive asset insights

ABGs Smart Wireless Solution can:

- Remotely monitor critical building systems nationwide
- Detect and report equipment faults before downtime or damage occurs
- Send live alerts via SMS or email
- Automate environmental and compliance reporting
- Provide dashboards and analytics to inform asset lifecycle and capital planning.

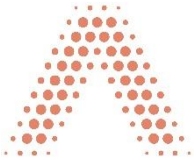
Our Smart Wireless Solution eliminates the need for complex BMS infrastructure, providing a low-cost, scalable solution that is especially valuable for property managers, asset operators, and facility directors aiming to deliver smarter, more proactive services across their portfolios.

Value to clients

Smart Wireless Solutions empower clients to:

- Reduce reactive callouts and maintenance costs
- Extend the useful life of key infrastructure
- Improve reporting and compliance visibility
- Enhance operational reliability and tenant satisfaction





Facility Services

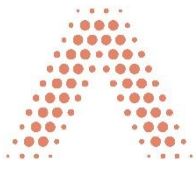
ABG provides a full spectrum of facility services, tailored to ensure the seamless, safe and efficient operation of your buildings, systems, and infrastructure. From routine maintenance to complex multi-site portfolios, we ensure operational reliability, compliance, and long-term asset value.

Whether managing a single facility or a national network, ABG provides transparent, responsive, and cost-effective service delivery with measurable outcomes. Our integrated approach covers HVAC, electrical, plumbing, general trades, and compliance, with a strong focus on preventative maintenance and lifecycle asset planning.

Backed by our ISO-certified Integrated Management System, we combine technical expertise with digital workflows to deliver scalable solutions across the commercial, health, strata, aged care, government and industrial sectors. Our team is committed to safe work practices, environmental responsibility, and operational excellence — ensuring every project reflects our high standards of service, reliability, and performance.

At ABG, we don't just maintain assets — we protect their value, improve efficiency, and support our clients in delivering better places to live, work, and operate.





Labour Placement

ABG offers licenced, labour placements, providing both skilled and unskilled labour to meet the unique requirements of our clients. This includes access to qualified trades, handymen and general labour, ensuring your facility operates smoothly and efficiently.

By utilising labour placement services, clients benefit from enhanced operational efficiency, reduced downtime, and the flexibility to scale their workforce according to demand. ABG's experienced and reliable workforce is dedicated to maintaining the highest standards of workmanship, contributing to the overall success of your facility.

Backed by our ISO certified Integrated Management System, ABG Labour Placement is dedicated to delivering diverse, high-quality services, while prioritising the well-being of our workers and the environment.





HVAC Services

With a focus on compliant, well-communicated service delivery and proven systems and processes, ABG offers an integrated technical services approach through its HVAC services. Our HVAC team collaborates closely with clients to establish effective proactive maintenance schedules and reactive maintenance plans. Equipped with the necessary capability and capacity, we provide a comprehensive HVAC solution, spanning routine servicing to refurbishments and renewals.

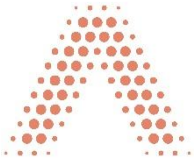
Our comprehensive solution

Our licensing permits us to undertake, oversee, and certify a wide array of HVAC System components, including:

- Split systems
- Chillers
- Cooling Towers and pumps
- DX (Direct Expansion)
- AHUs (Air Handling Units)
- MSSBs (Main Switchboard Systems)
- VRV (Variable Refrigerant Volume), VRF (Variable Refrigerant Flow)
- Ventilation and Fire Control systems
- CRACS (Computer Room Air Conditioning Services)
- Package units, Ducted systems

Backed by our ISO certified Integrated Management System, ABG ensures customers receive quality services, with safety and environmental protection standing as our utmost priority. In conjunction with this, our in-house team of experts have extensive experience in managing and maintaining critical assets and are well versed in your HVAC needs and requirements.





Commercial Fit-out

At ABG, we offer specialised commercial fit-out services, delivering high-quality craftsmanship across hospitality, retail, office, sports and recreational facilities.

We collaborate closely with clients to bring their visions to life, ensuring fit outs are completed to the highest standards. Our diverse experience reflects our adaptability across various sectors and our steadfast dedication to delivering excellence.

Backed by our ISO certified Integrated Management System, ABG maintains strict quality, safety, and environmental standards whilst ensuring transparent communication and effective trade management.

Shopfitting Works

ABG provides expert shopfitting services across a broad range of sectors, including hospitality, retail, and office spaces. Our highly skilled team draws upon extensive industry experience to deliver projects that bring our clients' vision to life with precision and care. Whether we are crafting a warm and inviting hospitality setting, transforming a retail space into a dynamic shopping environment, or designing a functional and modern office, ABG is committed to delivering exceptional outcomes. We work closely with our clients to ensure every detail is tailored to the specific needs of the project, resulting in spaces that are not only visually impressive but also practical and efficient.

At ABG, we understand the importance of combining aesthetics with functionality, and we pride ourselves on our ability to deliver innovative solutions on time and within budget.





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