



Cost reduction through forward planning

GEORGINA APARTMENTS,
NEWTOWN

The problem

Located on King Street in the bustling heart of the vibrant Inner West Sydney suburb of Newtown, Georgina Apartments is a mixed development of 121 units – comprised of 118 residential and three commercial properties.

The complex's Executive Management Committee (EMC) recently commissioned PICA's facilities management subsidiary, Assured Building Management, to address what it described as 'major shortcomings' in the building's management and maintenance.

"We already had a long-standing relationship with PICA through their strata management services division and more recently we've extended that relationship to include the provision of facilities management services," said Heath Cooper, Chairman.

"Previously, our facilities management was outsourced to an individual contractor, but the level of service was not meeting expectations. As a result, we were looking for a more proactive and forward thinking, modern facilities management company. PICA's subsidiary Assured Building Management was recommended to us and since we brought them on board, it's been smooth sailing for everyone," added Heath.

“The main impact of the relationship is that we are now on top of our maintenance routine. The early and proactive facilities management has ultimately reduced the building’s overall maintenance costs”

How PICA solved it

“The core priority for the building’s Executive Management Committee was to change the way the building was managed. This involved moving away from the standard, expensive, reactive band-aid maintenance approach, to a complete proactive maintenance program, involving the installation of a new online building management system.”

The outcome

With the help of PICA’s subsidiary Assured Building Management, Georgina Apartments has been successful in applying professional commercial facilities management techniques to the strata sector,” said Heath.

Core to the selection of Assured Building Management was its capability to implement a five-year, fully costed, forward maintenance plan.

“The installation of the building management system has dramatically reduced the level of paperwork and improved transparency, while at the same time providing the building with a historical record of all maintenance work.

“The main impact of the relationship is that we are now on top of our maintenance routine. The early and proactive facilities management has ultimately reduced the building’s overall maintenance costs,” said Heath.

“Previously, we had no way of accurately planning our expenditure and anticipating costs. The installation of the new building management system has changed everything, providing everyone with a greater level of control,”

Central to Assured Building Management’s management approach is updating the Executive Management Committee on any regulatory changes and how these impact the building.

“Assured Building Management is up to speed on the government regulatory requirements. This means the Executive Management Committee is able to ensure the building is compliant at all times,” Heath added.