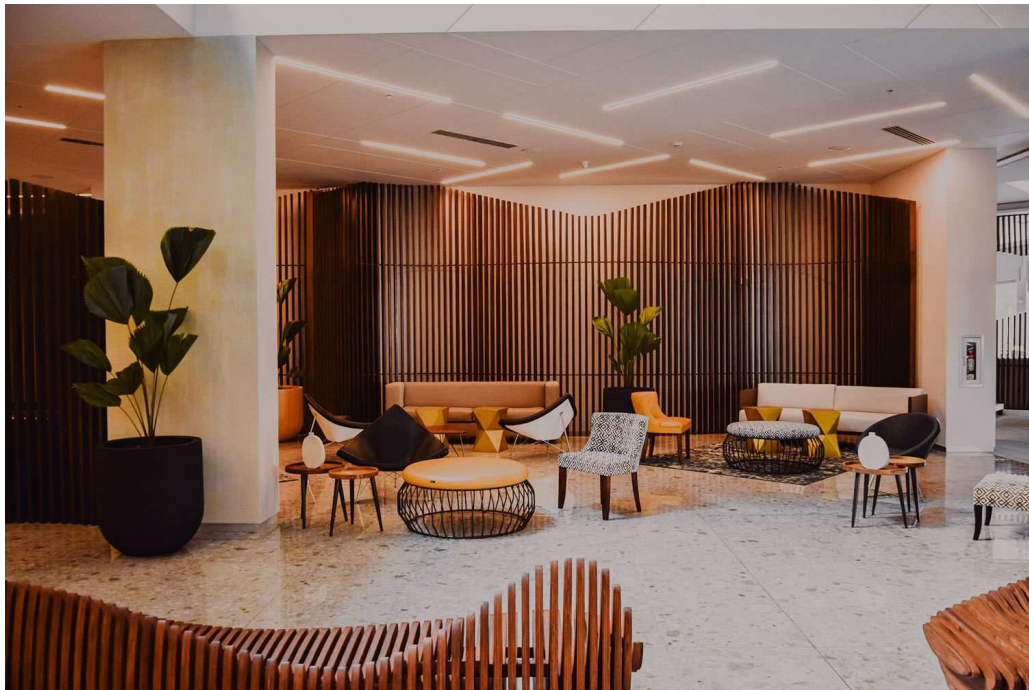




CAPABILITY STATEMENT 2025





WHO WE ARE

Company Details

DASH Building Solutions Pty Ltd

ABN: 68 658 956 239
Company Address: 7 Jezwing Avenue,
South Morang VIC 3752
Email: shail@dashbuilding.com.au

Workers Compensation

icare™ Workers Insurance
Policy Number: 231915001

Public & Products Liability Insurance

Amount of cover \$20,000,000

Bank Details

Dash Building Solutions
BSB: 063 777
Acc: 1048 8944
accounts@dashbuilding.com.au

The reputation and profile of Dash Building Solutions reflects the caliber of our people, the relentless pursuit of continuous improvement and our initiatives in driving sustainable solutions.

We are 100% Australian owned and operated company headquartered in Sydney NSW with satellite offices nationally. We have steadily grown to become a recognised leader in retail fit outs and capital works in addition to the provision of trades and consultancy services for a wide-ranging client base.

Supported by a national base of tradesmen and prequalified subcontractors, we provide end to end service delivery from identification to rectification.

Our management and operations teams offer a broad spectrum of experience encompassing all aspects of building and capital works.

OUR VALUES

At Dash Building Solutions, we are a group made up of strong and diverse individuals unified through our common values – **Knowledge, Achievement, Respect, Motivation and Aspire.**

These values help build our common culture and guide us in all our decisions. Established forms of cooperation between managers, employees and owners will reflect our basic values.

Knowledge

Our commitment as a company is to have the right people that add to our values and culture to develop our company's success through their knowledge. Our team focus is to deliver the right solutions to our customers to give us a competitive edge.

Achievement

We are committed to producing results and resolving complex problems. Through collaboration, we are intensely focused on serving our clients and helping them achieve their business objectives. We do what we say we are going to do.

Respect

We listen and communicate directly and openly. We value diversity among people, ideas, and points of view. We are natural partners with our clients, colleagues and our community and we are at our best when working as a team.

Motivation

We challenge ourselves to execute all projects flawlessly and to consistently deliver the highest quality of service to our clients. We seek the best talent and promote personal and professional development. We aim to always exceed our goals and the expectations of our clients, colleagues, and our shareholders.

Aspire

We aim to be greater and ensure we do what is right, not what is easiest. We are transparent, honest, and consistent. Our focus is to be successful and achieve the best we possibly can whilst always displaying professionalism.

WHAT WE DO

Capital Works

- > Refurbishments
- > Reconfiguration
- > Design and Construct
- > Amenity installations
- > Property upgrades & remodeling
- > Modular Construction

Project Solutions

- > Commercial and residential fit outs
- > Retail, hospitality, QSR, Fuel, Office
 - > Project Management
- > General building repairs & maintenance
 - > Insurance Repair Work
 - > Luxury homes - Residential

Dash Building Solutions has developed an extensive list of valued long-term clients representing a variety of industry sectors. We service clients across the commercial, industrial, retail, energy, healthcare, penal and other secure institutions, transport, manufacturing, emergency services, government and civic, educational and entertainment industries.



OUR SERVICES

Development Management

Dash Building Solutions are involved from project inception through to completion. Development Management responsibilities include site assessment, feasibility, project briefing, consultant appointment, approval management and negotiation for individual projects along with managing all authority approvals, design and customer sign off.

We can help assist in managing and maintaining a professional image and healthy working environment to each and every project. To enhance the final presentation of each project and ensure your get your value for money, we assist the client in using only high-quality materials and professional service providers that specialize in all aspects of the individual projects such as detailed design and detail fit outs.

Areas such as housing, restaurants, shops, retail stores, standalone buildings, modular buildings are just an example of services that can be provided by Dash Building Solutions in order to meet the demands of each customer's requirements.

Project Management

Project Management is our core function, where we take full responsibility managing the project through approvals, design/ design sign off, contract administration, site supervision, on time delivery of every project, detailed project programs, construction documentation and cost planning.

Our approach ensures that project programs are achieved through contact and direction of external consultants and suppliers. We manage the entire design process to make it easier for you.

Upon completion of the construction work, final quality assurance inspections are made prior to commissioning and handover to the client.

Retail Property and Leasing Consulting

Dash Building Solutions have extensive experience in providing industry knowledge-based retail solutions to ensure a competitive advantage for all retail requirements including retail planning, project leasing and retail investment finance solutions are available to all its clients.

Our key point of difference in the retail finance and leasing sector is our focus on offering integrated property solutions and partnerships with our finance providers. From high street strip shops to shopping centres, bulky goods to mixed use developments, and management to asset enhancement, our external team of retail specialists provides.

Identifying business opportunities in commercial leasing, office interiors/ fit out and relocation markets as well as lease negotiations, relocations and store closures are also areas that Dash Building Solutions can provide assistance in to get the best solution possible for all our clients.

Design Management

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Maintenance

Post project completion, we are committed to maintain the same levels of client service and attention received during the original project in order to establish long term relationships. We offer a post project completion maintenance inspection to service all our valued customers. We will ensure that all projects are completed to a high standard with no outstanding works to be completed come the handover process.

RESOURCES & CAPABILITIES

The success of Dash Building Solutions has its foundations in the people at the heart of our operations and the enduring relationships forged between our business and a team of highly skilled, dependable subcontractors and suppliers. Dash Building Solutions management team consists of a group of people carefully selected for their commitment to owning and solving a customer's problem. Our maintenance tradespeople stem from construction backgrounds, having worked extensively in the building industry but with the added benefit of broad ranging experience across a wide array of trade disciplines. Coordinating and overseeing their work, our specifically assigned Account Managers are expert project and contract managers with a steadfast commitment to serving our clients with distinction.

Dash Building Solutions maintains a pool of pre-approved sub-contractors and suppliers. Through this extensive network we are well placed to deal with any maintenance issue; from structural to electrical, mechanical to hydraulic and all other specialist trades. Dash Building Solutions approved subcontractors are measured and selected against a range of criteria including:

- > Quality
- > Price
- > Quality, Safety & Environmental Standards
- > Technical Competence & Equipment
- > Resource availability & capacity to deliver in the time required
- > Financial capacity and the ability to comply with contractual requirements & workplace relations provisions

Supporting our business operations is a team of skilled administration and professional roles covering Accounting, Administration, Personnel, Information Technology and Quality, Safety & Environmental Compliance.



QUALITY, SAFETY & ENVIRONMENT

The Dash Building Solutions 'Total Integrated Management System' deals with quality, occupational health & safety, and environmental risk management as integral aspects of the way we perform our work. Our quality managementsystem addresses the tendering and/or negotiation phase, project planning, monitoring and auditing of project activities, and the process of post implementation review.

This system has been designed to deal effectively with maintenance and minor works contracts. In regard to workplace health and safety, we directly employ a team of professionals to provide support, monitor compliance and drive continuous improvement. Additionally, all of our managers and supervisors have been trained to manage occupational health & safety and from a cultural standpoint, all of our people have undergone behavioural safety training. Environmental aspects and impacts are also proactively managed.

As with quality and safety, responsibility for environmental risk management has been devolved through our management structure, to ensure that all of our people play a key role in preventing damage to our natural environment.



*WHATEVER PROJECT DASH
BUILDING SOLUTIONS IS
COMMISSIONED TO DELIVER,
WE ALWAYS ADD REAL VALUE
BY PROVIDING CLEAR
LEADERSHIP, FROM THE INITIAL
BUSINESS CASE, THROUGH
DESIGN AND THE REST OF THE
LIFECYCLE OF THE PROJECT*



DASH BUILDING SOLUTIONS BUSINESS
MANAGER

PLANNED PREVENTATIVE MAINTENANCE

Anticipating your building maintenance needs is the best way to contain costs and minimise disruption to your assets long term. Dash Building Solutions is capable of providing expert advice and a diverse range of services to ensure that all of your maintenance needs are carefully managed, according to your requirements and with the essential health and safety requirements in mind.

Our scope of work encompasses:

- > **Scheduled Maintenance** - safeguarding your investment through timely preventative maintenance and repairs.
- > **Statutory Maintenance** - ensuring that your building meets the applicable standards, codes and regulations.
- > **Lifecycle Maintenance & Replacement** - managing your building assets to maximise their useful life whilst ensuring the timely replacement or repair of building components and fabric.
- > **Centralised & In-House Asset Management** - providing an outsourced asset and facility management service from the convenience of your premises, or ours.
- > **Condition Assessments** - helping building owners/managers to budget for maintenance based on risk.
- > **Development of Costed Maintenance Plans** - development of detailed costed maintenance plans.
- > **Consultancy Services** - providing expert support and advice for all your facility management needs.



COMMERCIAL FIT-OUTS & MAINTENANCE

At Dash Building Solutions our goal is to provide customers with a complete contracted service backed by our qualified licenced professionals that are spread all over Australia and ready to serve you.

Our subcontractors are small family businesses that take care of your job. They are certified and carry ID licence to provide you with confidence and peace of mind when they are looking at your scope of works.

As well as a once off service we offer an ongoing maintenance plan to suit your budget and needs.

WHAT WE DO

Painting/Plumbing/Electrical services

Asbestos removal

Camera investigations of Drainage systems

Demolition works

Dintel Structural Walling

Fence repairs

Garage Doors

High Pressure Cleaning - Industrial/Commercial

Line Marking to car parks, garages etc

Repairs of water damage throughout property

Rotary Car Park Cleaning

Rubbish removals

Smoke Alarm Repairs & Maintenance testing

Stormseal

Water Leaks Investigations

Windows Installation, Doors, Jams Installations

IF YOU HAVE ANY UNUSUAL JOBS THAT NO OTHER TRADESMAN WANTS TO TOUCH, PLEASE GET IN TOUCH WITH DASH AS WE CARRY OUT END TO END SERVICES:

Dash Building Solutions has a range of trades that will look after your needs and can provide these services Nationally:

- **Air Conditioning/Refrigeration**
(Servicing and new installations)
- **Electrical**
(All Electrical needs, mains upgrade, service, and new installation)
- **Flooring/Tiling/Waterproofing**
(All flooring needs, carpet replacement and new installation, Vinyl repairs/new, Timber flooring repairs and new, Epoxy Repairs and new, Tiling floors and walls/Waterproofing Certification)
- **Joinery/Fitouts**
(Cabinet build and installations/Counter replacements/new fitouts)
- **Painting/Rendering**
(External and internal works/Line marking)
- **Plastering**
(Wall and ceiling repairs, exterior plastering)
- **Plumbing/Roofing**
(All Plumbing needs to tap replacements, blockages, Down pipes, camera investigations/Roof repairs and replacement)

WHO WE CAN SERVICE

-  Service Stations
-  Building/Construction
-  Commercial Real Estate

-  Day Care Centres
-  Government Buildings
-  Medical Groups
-  Schools/Universities/
Shopping Centres

BUILDING MANAGEMENT

Whether you are a freeholder or leaseholder of a residential block of flats, our team delivers comprehensive and flexible residential management service nationwide.

From residential conversions to mixed use developments, we provide building management services to a wide spectrum of clients, including estates, institutional investors, charities, retailers, property developers and resident management companies.

Our building management services include:

- > Management set-up and strategy service for new developments
- > Health checks and recommendations for established developments
- > Lease compliance
- > Full-service charge and reserve fund accounting including budgeting, expenditure monitoring, reconciliation, credit control and year-end accounting
- > Health & safety compliance and risk management
- > Company secretariat including hosting of client meetings and AGMs
- > Employment and management of on-site staff
- > Contractor procurement and management
- > Long-term planning for capital expenditure, managing major works and license to alter
- > Lease assignments and subletting compliance
- > Buildings, terrorism, engineering and D&O insurance procurement
- > Diligent handover processes when taking over from another managing agent
- > Valuations
- > Tenancy management
- > Asset value enhancement

Our dedicated team, with its considerable building management expertise, has a proven track record in providing a first-class residential property management service to lot owners and investors. Our efforts are coordinated with and supported by the wider Dash Building Solutions network, including our experts in accountancy, agency, leasing, planning, research, insurance, also offering industry-leading expertise in the maintenances and restoration of heritage, listed and conservation area buildings.



CAPITAL WORKS

With decades of experience in building construction and service, we are ideally placed to deliver a wide range of minor works projects. From office refurbishments and reconfigurations to showroom, office and retail fit-outs, we have the proven capability to deliver to your exact specifications. And if you need a builder to assist with structural works or a completely new build, our people are amongst the very best in the industry. With the added advantage of a leading commercial construction company backing our every step, we have ready access to additional resources to ensure that your job is delivered on time and on budget, every time!

Our scope of work encompasses:

- > Refurbishments
- > Reconfigurations
- > Fit-out & Shop fitting
- > Project Management
- > Amenity Installations
- > Property Upgrades & Remodeling
- > Modular Construction
- > Defit Works



MODULAR CONSTRUCTION

Construction can be costly and time consuming, Delays on-site occur too often by extensive bureaucratic requirements, weather, unexpected circumstances and many other causes. The extra costs associated to the delays and unexpected problems onsite can cause unforeseen expenses that can blow the budget, Luckily, Dash Building Solutions has an approach that can dramatically reduce the construction time and cost. This is modular construction. We have had many years of experience on this industry, completing modular projects for administration buildings, classrooms and police stations. Modular construction means that the building (or part of a building) is constructed offsite, under controlled factory/plant conditions, using the same materials and designing to the same codes and standards as the conventionally built buildings. The benefit is that this type of construction can be built in half the time and half the cost.

Capabilities in modular buildings:

- > **Save time** – The controlled environment that modular buildings are constructed in will not be impacted by the unpredictable weather conditions notably faced by traditional construction methods. This increases productivity and increased schedule certainty, often by the time that the site is ready the factory-built modules are ready to be placed.
- > **Save costs** – Saving costs is largely impacted by saving time with construction, the factory conditions allow for less waste and as improved cost predictability.
- > **Faster return on investment** – Tying Together time and cost saving sectors, a modularly-built commercial Development can open its doors and start generating revenue 30-50% sooner that if it was traditionally built.
- > **Greater work safety** – The construction environment in a modular building factory is controlled, which eliminates dangerous conditions and precarious heights.
- > **More Sustainable** – Modular buildings are considered more sustainable than traditional building construction due to its greater flexibility and reuse of materials. Another reason is due to its factory-controlled setting, less material goes to waste and the dry controlled climate means that no moisture is trapped in the materials which creates improved air quality.
- > **Flexibility** – Modular design and construction can be applied to all building scales such as façade elements, rooms, or the entirety of the development. Since modular is a system of parts, each part can be interchangeable for easier serviceability, while it can be a permanent or temporary structure.



Diversity Statement

Dash Building Solutions is its people. We rely on engaged teams who are passionate about their service and proving their accountability. We depend on visionary management to support the operation and mission of the company. In a company so reliant on its people, creating a diverse and inclusive team isn't only the right thing to do; it's critical to the successful implementation of our mission. The challenges facing us are complex and will require diverse teams who can work collaboratively and innovatively. Diversity extends to identities beyond just race and gender, Dash Building Solutions is a firm advocate of Equal Employment Opportunity.

