



YOUR PARTNER IN ASSET PROTECTION & COMPLIANCE

INFRASTRUCTURE MANAGEMENT
ADVISORY SERVICE

“ONE STOP SHOP”

IS YOUR BUILDING COMPLIANT? We ensure your statutory maintenance records are in order and whether improving your Caretaker's performance under the Caretaking Agreement or attending to a WHS matter, Diverse FMX will save you money in the long term. We provide a full comprehensive audit/ advisory service and Management Plan, or we can take care of the matter entirely for you. Either way, your time is freed up to get back to the business of making money, knowing that your statutory compliance responsibilities are in the hands of a specialist.

The Diverse FMX total approach to Facility Management Services takes the guesswork out of your complicated building management obligations. We know that “money hides everywhere”... In particular, we assess the operations of Contract Procurement, Maintenance and Utilities to find that hidden money. Diverse FMX have the answers to the simplest

problems to the most complex and detailed building issues, putting together a cost-effective solution and project managing the rectification from design and defect investigations through to the end, including chasing the original builder for repairs under the Builders Statutory Warranty, if relevant.

We are not lawyers, so we don't give legal advice, however we can help you understand your legal obligations, if and when you may NEED legal advice we can point you in the right direction.

We have licensed builders as Maintenance Inspectors and Project Managers, so you are guaranteed of a quality end result. We are not affiliated with trade suppliers, such as painting contractors, so you are guaranteed a transparent project with no hidden agendas.

We take care of your building as if it were our own.

IMPROVE BUSINESS RETURNS

By appointing a professional team to take care of day-to-day building management to ensure all obligations under various Act's and Regulations are met, this leaves you time to concentrate on relaxing. Diverse FMX ensures that the end result is fully justified & covers all industry compliance requirements. There are no hidden extras or loopholes with Diverse FMX.

We work for you, to add value to the investment, maintain a safe environment for residents, staff, and contractors.

Are you tired of hearing about your compliance obligations? Can't make sense of conflicting information?

Take the guesswork out of managing your building & get specialist advice from Queensland's leading infrastructure management compliance professional.





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HOW CAN WE HELP YOU?

PROJECT MANAGEMENT

Diverse FMX will take care of your Principal Contractor responsibilities & all mandatory WHS matters while ensuring a fully guaranteed end product, fully Certified by the Contractor. *We guarantee we will negotiate the best price and provide a favorable contract towards you.*

COMPLIANCE MANAGEMENT

Do you know your obligations under various Acts & Regulations? Well, we do! Let us do a compliance “health check” on your property & develop a tailored Compliance Management Plan. Take the guesswork out of your obligations before disaster strikes!

CARETAKING PERFORMANCE STANDARDS

Unsure of what’s required? We can clarify industry standards, legislative requirements & “best practice” as well as develop Caretaking Operations & Maintenance Manuals tailored to the common property of the scheme & the Caretaking Duties within the Agreement.

REPAIRS, MAINTENANCE & BUILDING DEFECTS

Need advice on how to prepare a proper scope of works for repairs or maintenance contracts? Is your building still within the statutory Builders Warranty period? We are experts in preparing remedial works scopes, specifications & Tenders as well as managing defective building work claims through the original Developer/Builder, the QBSA or Dept of Fair Trading.

FACILITIES MANAGEMENT

As your partner in Facility Management, Diverse FMX assumes responsibility for day-to-day services calls. This allows you to apply yourself to other core areas of your business to add greater value for your business. Your time is too precious to be consumed as a complaint/request dispatcher for building issues.

TAILORED PRODUCTS AND SERVICES GUIDE

MAINTENANCE CALENDAR

An annual schedule of programmed maintenance of all infrastructure, to the relevant **Australian Standard**, including details of all **statutory records** required to be retained as proof of maintenance or compliance.

ASSET REGISTER

A full colour photographic register of all common property assets & common infrastructure, with condition ranking & life cycle indicator for replacement programming.

COMPLIANCE MANAGEMENT PLAN

A site-specific compliance management plan following a General Compliance Assessment, including 2-hour training & induction session for the Nominated Representative & Building Manager. Covers all Body Corporate & Caretaker “PCBU” **statutory obligations under WHS legislation.**

OPERATIONS & MAINTENANCE MANUAL

A full system of policies, procedures & infrastructure management tools developed to the specifics of the common property & in line with the prescribed scope of duties in the Caretaking Agreement.

COMPLIANCE ADVISORY SERVICE

Answers are just a phone call away. Don’t hesitate to call for clear advice & instant service

A MINIMAL INVESTMENT WILL REAP POSITIVE RETURNS.
TIME IS MONEY.
GET BACK TO BUSINESS & LEAVE THE HEADACHE TO US.