



Engineering Overview
you're in good hands

Building Services Consultants
Our capability. Your advantage



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About Us

Founded in 2000, Engineering Overview has established itself as a trusted and highly competent building services maintenance partner assisting organisations in the day to day operations and management of retail, commercial, industrial buildings across Australia.

With almost 35 years' experience in mechanical consultancy, owner's representation and real estate property management, Principal Director of Operations Glenn Knox, offers clients not only a wealth of knowledge, but unparalleled service, and professional guidance across the following service and compliance areas;

- Maintenance Compliance Audits
- NABERS & BEEC
- Fire Services (AFSS)
- Project Management
- General Maintenance
- Air Conditioning
- Lift Services
- Electrical Services
- Energy & Water Consumption
- Hydraulic Services
- Structural Services
- Access Control
- Security Guard Services
- Gardening Services
- Cleaning Services

For further information, please visit our website at: www.engineeringoverview.com.au

Maintenance Compliance Audits

Engineering Overview specialise in “Maintenance Compliance Audits” of commercial property. Maintenance Compliance Audits involve review of the existing maintenance contracts and a review of the maintenance of the building by site inspection. With the aid of photographic evidence the client is given a snapshot of the buildings operation and a rating of between 0 and 5 Stars.

A medium sized shopping centre owner approached us to improve the Public Liability insurance risk rating of the shopping centre to see if the insurance premium could be reduced. Using our “Maintenance Compliance Audits” methodology we inspected the centre and reported deficiencies. Procedures were designed and implemented to overcome these deficiencies. A risk assessor then inspected the centre and the rating improved from one star to five stars. The insurance premium was reduced by 47% - ROI 3months.

Statutory regulations for commercial buildings have changed over the years and recent changes have placed more responsibilities on the owners and managers. These changes have increased the owners’ and managers’ liabilities to a point where the existing maintenance contracts that have been used, may no longer cover all regulations and Australian Standards. Engineering Overviews’ clients have utilised our services to reduce costs and their liabilities by improving performance. Engineering Overview can survey each building and submit a fee proposal to meet each client’s individual needs.

Project Management

Engineering Overview recognises the importance of budget control and can review recommendations with a view of short term and long term savings over the life of each building. Engineering Overviews’ experience of building operations can save considerable capital outlay when it comes to refurbishments and project management.

Recently Engineering Overview project managed a \$1.3m essential services upgrade on 89 York Street, Sydney following Sydney City Council issuing an order to upgrade.

Essential Services

Essential services cover multiple building services, complicating annual certification. Engineering Overview has assisted our clients with the complexities of issuing Annual Fire Safety Statements. Engineering Overview has found that this is an area where Engineering Overview can reduce the clients' liabilities considerably.

Energy Consumption

We have reduced energy budgets for clients by reviewing the operations of the building with no effect to the tenants and no capital outlay. On one commercial car park, Engineering Overview saved \$2,000.00 pcm in electricity consumption with no capital outlay.

There is now pressure on managers to have commercial office buildings and tenancies surveyed for greenhouse gas emissions as part of *National Australian Built Environment Rating System (NABERS)*. For more information visit their website www.nabers.com.au. Engineering Overview can arrange to have buildings rated and accredited for our clients.

Engineering Overview has been conducting accredited ratings since 2003. With the following buildings recently rated:

1-7 Bridge Street, Coniston
90 Crown Street, Wollongong
60 Burelli Street, Wollongong
140 Sussex Street, Sydney
251 Wharf Road, Newcastle
67 Albert Ave, Chatswood
10 Bridge Street, Sydney
309 George Street, Sydney
171 Clarence Street, Sydney
2-14 Meredith Street, Bankstown

101 Hannell Street, Wickham
89 York Street, Sydney
55 Mentmore Ave, Rosebery
55 Pyrmont Bridge Road, Pyrmont
100 Donnison Street, Gosford
26 Rodborough Road, Frenchs Forest
10 Barrack Street, Sydney
32 King Street, Raymond Terrace
75 Miller Street, North Sydney
132 Marsden Street, Parramatta

Engineering Overview has made recommendations and project managed upgrades at 2-14 Meredith Street, Bankstown taking the building from 0 Stars to 4.5 Stars with a ROI of 2 years, including a 97% reduction in gas consumption.

Lift Services

Lift services are another area of major concern for Engineering Overview's clients. Through policing of contracts and negotiation with lift companies, Engineering Overview has been able to improve lift performance and reduce tenants' complaints. Through our proven methodology we have reduced call-outs by up to 90%.

Our Clients

Allco Finance
AMP
AMWU
Australia Post
Blackwell Property Funds
Buildev
CBRE
Centuria
Cierny Holdings
City of Sydney
Colliers International
Commonwealth Bank
CorVal Partners
CPH
Cugg Pty Ltd
Department of Defence

DJ Wear & Associates
Eclipse Property Group
Eureka Funds
Management
Fortius Funds
Management
Garvan Institute
Gazcorp
GDI Funds Management
George Group
Green Plus Property
Services
Green Quality Projects
Henroth Investments
ISPT
JLL

Kador Group Holdings
Kamirice
Kapau Holdings
Kingsmede
Knight Frank
Laing & Simmons
LJ Hooker – North Sydney
McGrath Nicol
MWU
Napier & Blakeley
Orlani Property Group
PBL
R.O.I
Savills
The Denison Group
Transputa



Contact

Postal Address: Engineering Overview Pty Ltd
 PO Box 488
 Ettalong Beach NSW 2257

Telephone: 0412 122 633

Email: overview@ozemail.com.au

Insurance

Workers Compensation Insurance

Underwriter: Allianz
Policy No: *Supplied upon request*

Public Liability Insurance

Underwriter: Envirosure
Policy No: *Supplied upon request*
Coverage: \$10 million

Professional Indemnity Insurance

Underwriter: Envirosure
Policy No: *Supplied upon request*
Coverage: \$2 million

About Glenn Knox

Engineering Overview

2001 - Present

Director – Operations, Building Services Maintenance Consultant

Stantons

1997 - 2001

Associate Director - Engineering Services Division

(Appointed the Head of the Engineering Services Division in June 1998)

Formerly Stanton Hillier Parker, Stantons Real Estate Agency was established in 1882. On 1st September 2001 Stantons was placed under the control of receivers and managers. Prior to receivership, the Sydney Asset Management Department managed some 64 properties totalling 220,000m² in net lettable area. The major properties included: 1 Market Street - 30,000m², 255 Elizabeth Street - 28,500m², 55 Market Street - 23,500m², 56 Pitt Street - 23,000m², 167 Macquarie Street - 14,500m², 55 Hunter Street - 13,500m², and 4 O'Connell Street – 7,000m².

No. 1 Market Street Sydney was closely monitored for energy consumption and design faults were identified with operation of the fresh air fans, dampers, return air fans and boilers. Due to my investigations and recommendation considerable savings were achieved.

As the Head of the Engineering Services Division at Stantons, I was involved with all major engineering and operational issues, including the recruitment of onsite personnel. My involvement in tender submissions was instrumental in Stantons' appointment on prime investment properties for institutional owners such as Westpac and Colonial First State.

Capital Centre, Knight Frank

1994 - 1997

Manager Engineering and Operations

As a result of changed ownership and management of the building, employment was transferred from Colliers Jardine to Knight Frank, working directly with the owner's representative on a full time basis.

The Capital Centre comprises the Sydney Hilton Hotel, a 500-space car park, commercial offices and the Royal Arcade Retail Centre, totalling 70,000 square metres in the Sydney CBD

Responsibilities included all aspects of engineering management and maintenance (air conditioning, lifts, fire services, structure etc) and supervision of on-site personnel (7 maintenance trades persons, 6 contract security officers and 8 contract cleaners in rotating shifts)

Responsibilities also included recruitment and training of maintenance staff. The management structure of the Capital Centre was reviewed, resulting in an improved and more efficient method of operation being introduced, which in turn improved tenant satisfaction and respected the owners cost limitations.

The gas consumption was reduced by 30% with a capital return of nine months. The electricity consumption was reduced with no capital outlay, with a saving in the car park of 20% and 10% in the balance of the building, through a reduction in lighting, the use of outside air and better control of the chillers.

Colliers Jardine 1991 - 1994

Building Engineer, Capital Centre

Norman Disney and Young 1990 - 1991

Consulting Engineer - Energy and Plant Management Division

The Energy and Plant Management Division was involved in, at times very complex and diverse problems relating to repair and maintenance issues of commercial buildings. This role included energy reduction and energy audits. I attended various training seminars relating to building services i.e. lifts, electrical, fire, mechanical, etc.

Eastaway Air Conditioning 1988 - 1990

Field Service Supervisor

1985 - 1988 Knox Air 1985 - 1988

Managing Director

Eastaway Air Conditioning 1980 - 1985

Mechanic

Ellis and Wills Air Conditioning 1979 - 1980

Trades assistant

Key Experience

- Over 24 years Managing Engineering Services in Multi-tenanted high rise buildings.
- Over 35 years in the field of Air Conditioning.
- General engineering overview of all building services and project management.
- Highly experience in Energy Audits and Energy Management
- High experienced in Due Diligence Reporting, Risk Management and OH&S
- Extensive experience in Maintenance Compliance Audits

Qualifications

- Trade Qualified Refrigeration and Air Conditioning Mechanic
- Post Trade Certificate in Air Conditioning Engineering
- Licensed Qualified Supervisor Certificate No. 6880S
- Refrigerant Handling Licence No L034741
- OH&S Green Card
- Accredited Assessor
 - Australian Building Greenhouse Rating (ABGR) Scheme
 - National Australian Built Environment Rating System (NABERS) OFFICE Scheme
 - Commercial Building Disclosure (CBD)

Referees

Mr. Jason Leong	Chief Operating Officer – Investa Property Group	<i>number upon request</i>
Mr. Greg Johnson	National Manager, Sustainability – Stockland	<i>number upon request</i>
Mr. Bryan Vibert	Head of Management - Fortius Funds Management	<i>number upon request</i>
Mr. Paul Nelson	Formally Director Asset Services - CB Richard Ellis	<i>number upon request</i>