



HAVSTEAD

PROPERTY & ASSET INTELLIGENCE

Capability Statement



www.havstead.com.au

Contents

- 01
- About Us
- 02
- Our Process
- 03
- Our Services
- 04
- Case Study One
- 06
- Case Study Two
- 08
- Case Study Three
- 10
- Our Team



About Us

Havstead was created to help organisations make better decisions about property and built-form assets.

We believe capital maintenance planning and budgeting should be clear, practical and evidence-based. Clients should understand what assets they have, what condition they are in, what risks exist and what level of funding is required now and into the future.

We connect onsite evidence, asset registers, condition and risk assessments, lifecycle forecasting, governance and delivery support so owners, executives, boards and operational teams can make defensible property and capital decisions.

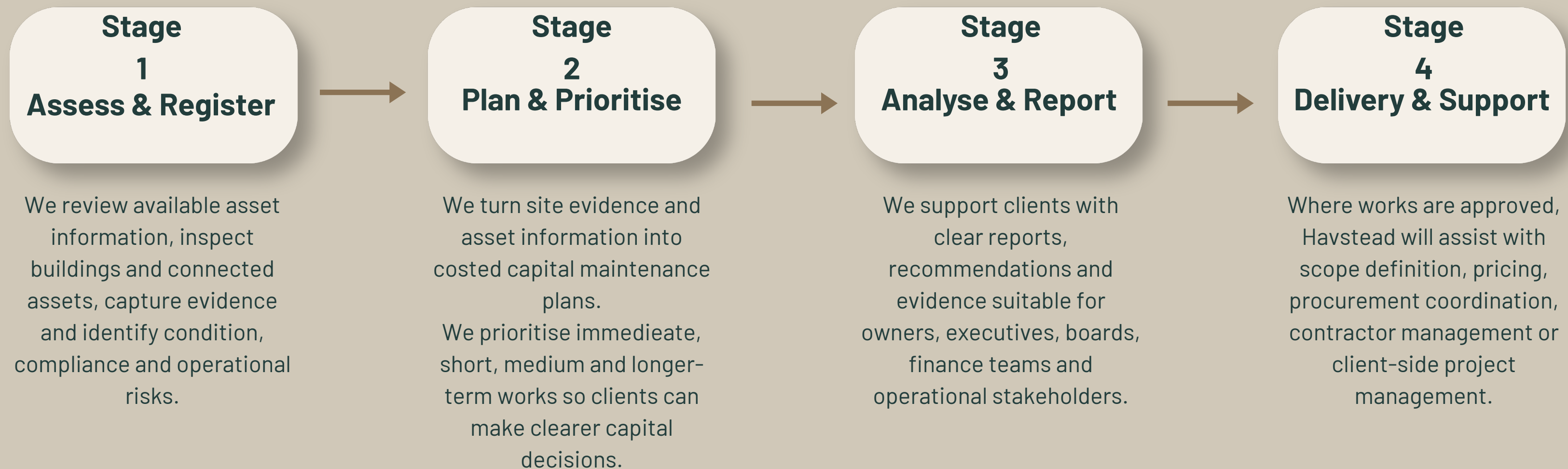
The result is practical asset information that can be used to prioritise works, support budgets and guide capital works delivery.

CONFIDENCE IN CAPITAL
DECISIONS



Our Process

Havstead's process is designed to give clients the ability to move from incomplete asset information and reactive maintenance decisions to clear evidence-based prioritised planning, informed approvals and controlled delivery.



Our Services

ASSET MANAGEMENT

Havstead provides property and built-asset advisory to organisations responsible for buildings, facilities, and associated assets.

We provide the clarity needed to understand asset condition, maintenance risk, information gaps, future renewal requirements, and the capital implications of inaction.

Our services can be delivered for a single facility, a defined portfolio need or as part of a broader asset management program.

- Asset registers and onsite asset capture
- Property condition and risk assessments
- Costed lifecycle and Capital Maintenance Plans
- Asset Management Plans & Strategic Asset Management Plan's
- Portfolio modelling, dashboards and board-ready reporting

PROJECT MANAGEMENT

A capital plan only creates value when approved priorities are progressed with clear scope, pricing, coordination and close-out.

Where works are approved, we help clients move from recommendation to action through a controlled delivery pathway for capital maintenance works, refurbishments and minor projects.

- Project definition, scope development and works packaging
- Client-side project management and specialist coordination
- Contractor evaluation, selection and engagement support
- Staged works planning within live operational environments

FACILITIES MANAGEMENT

Havstead helps organisations strengthen the systems, processes and controls that support reliable day-to-day facilities operations.

We improve how maintenance is planned, requested, delivered, recorded and reviewed, providing better visibility of asset performance, contractor activity, compliance evidence and operational risk.

We can address a specific maintenance or systems issue or provide ongoing support.

- Maintenance operating-model reviews
- Reactive maintenance workflows and planned maintenance schedule development
- Contractor procurement, service agreement reviews and performance oversight
- Computerised Maintenance Management Systems administration and data management
- Compliance records, service evidence and audit readiness



Delivering Compliance: Forecasted Capital Works

Sector	Industrial
Engagement	August 2025
Assets Managed	13,000 sqm
Services	Project Mangament
Key Outcomes	Removal of asbestos roofing, installation of new structural members, installation of new roof and roof access points. All works carried out in a live working environment.

Replacing a roof is hard enough. Doing it over a live industrial tenancy, without a single day of disrupted operations is the part most contractors can't promise and we delivered anyway.

A leading industrial property owner engaged our team to undertake a comprehensive condition and compliance assessment across its Sydney metropolitan property portfolio. The objective was to identify asset risks, improve compliance and establish a clear roadmap for future capital investment and maintenance planning. During the assessment, significant structural deficiencies were identified within the roof of an occupied industrial facility. The deteriorated condition presented an immediate Work Health and Safety (WHS) risk and required urgent remediation.

As the facility remained fully operational, the project required a carefully planned approach that balanced safety, compliance and business continuity. Working closely with the client and tenant, we developed a detailed understanding of the facility's day-to-day operations to minimise disruption. Specialist structural investigations and engineering assessments were coordinated to define the extent of the required works and develop a comprehensive scope addressing both immediate structural risks and the long-term performance of the asset.

Our team managed the procurement process end to end, preparing detailed tender documentation and evaluating suitably qualified contractors against technical capability, methodology, program, WHS performance and commercial value. Following contractor appointment, we managed approvals, mobilisation and construction. Through proactive project management and continuous review of construction sequencing, we identified delivery efficiencies that reduced the original six-month construction program to five months without compromising safety or quality.



The project involved the complete replacement of the existing roof system, including structural members where required, new safety mesh, sarking, insulation and roof sheeting. Additional opportunities were also identified to improve long-term maintainability through the installation of a compliant roof access system incorporating certified anchor points and dedicated maintenance walkways.

The roof replacement had not been anticipated within the client's capital works program. However, the condition and compliance assessment clearly demonstrated that immediate intervention was required to eliminate a significant safety risk. The urgency was further reinforced by a previous reportable WHS incident directly associated with the deteriorated roof condition. Upon completion, the facility received a modern, compliant roof system with an expected service life of approximately 25 years through routine maintenance.

As part of project close-out, all asset information, maintenance requirements and lifecycle data were captured and incorporated into the client's asset management system. This improved visibility of future maintenance obligations, supported proactive planning and budgeting, reduced the likelihood of unplanned capital expenditure and strengthened ongoing compliance. The project demonstrates our ability to identify critical asset risks, manage complex stakeholder environments and deliver high-value remediation projects that protect people and property while enabling clients to remain focused on their core operations.



Our Team

Director – Asset & Facilities Management

Josh has experience across construction, project management, asset management and facilities management, supporting complex portfolios in aged care, retirement living, commercial, infrastructure and community services.

He specialises in asset data, condition assessment, lifecycle modelling, maintenance strategy and capital planning, translating complex information into clear priorities for maintenance, renewal and investment.

A black and white portrait of Josh Jermyn, a man with short dark hair, smiling. He is wearing a dark suit jacket over a light-colored button-down shirt. The background is a solid brown color.

Josh Jermyn

Co-Founder

Director – Projects & Capital Works

Hayden has more than 20 years of property and construction experience across client-side and contractor environments in Australia and abroad.

His experience spans feasibility, planning, procurement, delivery, operations and capital planning. He brings a practical, commercially focused approach and a proven ability to align clients, consultants and contractors.

A black and white portrait of Hayden Kegg, a man with a shaved head and a beard, smiling. He is wearing a dark suit jacket over a light-colored button-down shirt. The background is a solid brown color.

Hayden Kegg

Co-Founder

Practical Advice
With A
Clear Path Forward



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WHY HAVSTEAD

Independent advice. Practical delivery. Better capital decisions.



WHAT CLIENTS GET

INDEPENDENT & CLIENT-SIDE

Advice is not tied to contractors, builders or software vendors. Recommendations are based on asset need, risk, value and client priorities.

EVIDENCE BEFORE EXPENDITURE

Asset records, inspections, condition, lifecycle and cost data are connected so priorities can be explained and defended.

PLANNING CONNECTED TO DELIVERY

Assessment, prioritisation and planning are connected, giving approved priorities a clear pathway to delivery.

PRACTICAL IN LIVE ENVIRONMENTS

Our approach accounts for safety, occupants, business continuity and operational constraints.

SENIOR-LED ENGAGEMENTS

Founders remain directly involved, giving clients access to experienced practitioners throughout the engagement.

INFORMATION THAT STAYS USEFUL

Completed works and revised costs feed back into asset records, condition information and future forecasts.

AGED CARE & RETIREMENT LIVING | EDUCATION | HEALTHCARE | INDUSTRIAL & COMMERCIAL | GOVERNMENT, CIVIC & COMMUNITY



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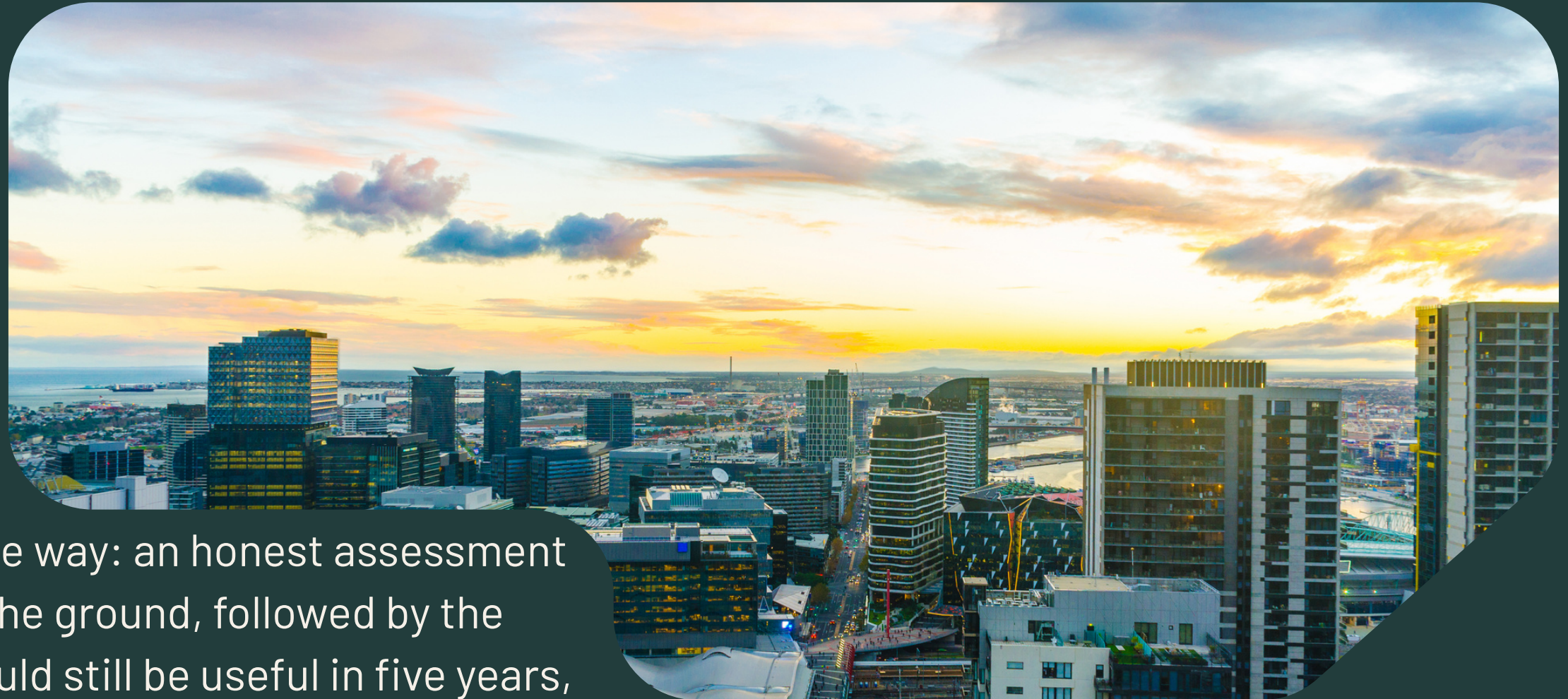
PROPERTY AND BUILT-FORM ASSET ADVISORY



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Thank You



Every engagement begins in the same way: an honest assessment of what is actually happening on the ground, followed by the discipline to build something that would still be useful in five years, not five months.

That's the work. Multi-site property asset intelligence isn't a system you install once, it's a practice you maintain.

If your portfolio needs the same clarity, we'd welcome the conversation.



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