



HAVSTEAD

PROPERTY & ASSET INTELLIGENCE

Capability Statement



www.havstead.com.au

Contents

- 01 About Us
- 02 Our Process
- 03 Our Services
- 05 Where We Work
- 06 Founder Experience
- 07 Our Team
- 08 Why Havstead
- 10 Contact



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.

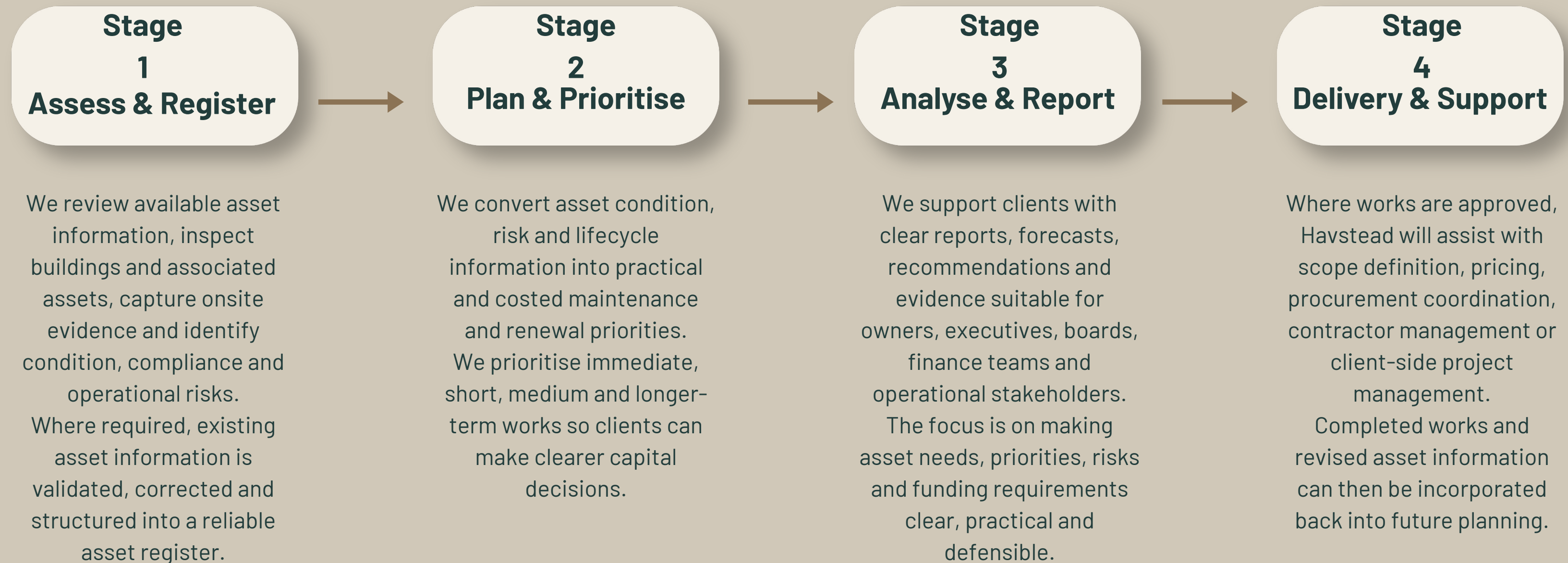
The result is practical asset information that can be used to prioritise works, support budgets and guide capital works delivery.

CONFIDENCE IN CAPITAL
DECISIONS



Our Process

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



Our Services

ASSET MANAGEMENT

Havstead helps organisations understand what assets they have, their condition, the risks they present and the investment likely to be required over time. We combine onsite evidence, asset information, condition, lifecycle and cost data to establish a practical basis for maintenance, renewal and capital planning.



ASSET INFORMATION & CONDITION

- **Asset Registers & Onsite Asset Capture**
Physical identification, validation and structured recording of building, plant and operational assets.
- **Asset Data Validation & Remediation**
Review and correction of incomplete, duplicated, outdated or poorly structured asset information.
- **Condition & Risk Assessments**
Assessment of asset condition, remaining life, criticality, risk and renewal requirements.

CAPITAL & LIFECYCLE PLANNING

- **Capital Maintenance Plans**
Costed short, medium and long-term renewal programs based on asset condition, lifecycle and priority.
- **Forward Works Plans**
Prioritised and costed programs of maintenance, renewal and capital works to support near and medium-term budgeting and delivery planning.
- **Lifecycle & CAPEX Forecasting**
Modelling of future asset expenditure requirements to support capital budgets and longer-term financial planning.

ASSET STRATEGY & REPORTING

- **Asset Management Plans**
Structured asset planning linking asset needs, maintenance strategy, renewal priorities, governance and investment decisions.
- **Strategic Asset Management Plans**
Portfolio-level frameworks connecting asset objectives, service needs, risk, governance and longer-term investment.
- **Portfolio Modelling & Reporting**
Dashboards, forecasts and management reporting that translate asset information into clear priorities and decisions.



Our Services

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 (CMMS) administration and data management
- Compliance records, service evidence and audit readiness

PROJECT MANAGEMENT & CAPITAL WORKS

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 in live operational environments
- Handover, defects and close-out support



Where We Work

Havstead works across property portfolios where asset condition, maintenance risk, capital planning and operational continuity need to be managed together.

01 – AGED CARE & RETIREMENT LIVING

Asset condition is both a care quality and compliance obligation. Aged care and retirement living environments require reliable asset information, clear maintenance governance and lifecycle planning to support residents, service reliability and long-term capital decisions.

04 – EDUCATION

Clear planning is essential across campuses, schools and learning environments. Buildings, grounds and facilities need to remain safe, reliable and fit for purpose, with works often planned around occupancy and delivery constraints.

Different operating environments.

The same need for reliable asset information, clear capital priorities and practical delivery.

02 – COMMERCIAL & INDUSTRIAL

Unplanned asset issues can quickly become a capital problem. Commercial and industrial portfolios often carry significant maintenance and renewal exposure. Clear condition information, lifecycle planning and forward capital priorities help reduce unexpected works.

05 – GOVERNMENT, CIVIC & COMMUNITY FACILITIES

Public and community-facing assets require defensible planning. Condition information, lifecycle requirements and capital priorities need to be clearly supported where public access, safety and budget scrutiny matter.

03 – HEALTHCARE

Healthcare environments are operationally sensitive and difficult to disrupt. Strong maintenance evidence and carefully staged works are essential where services must remain available while renewal and remedial works are undertaken.

06 – UTILITIES & INFRASTRUCTURE

Built-form assets provide the operational base for essential services. Utilities and infrastructure organisations rely on depots, workshops, service centres and related operational facilities where ageing assets, deferred renewal and incomplete information can create future capital and funding exposure.



Founder Experience

ASSET MANAGEMENT & LIFECYCLE PLANNING

Experience developing condition-based asset information, Asset Management Plans, lifecycle forecasts and capital maintenance programs to support annual budgeting and longer-term investment planning.

Work has included physical asset verification, condition assessment, remaining-life analysis, renewal prioritisation, cost forecasting and reporting.

MULTI-SITE ASSET & MAINTENANCE MANAGEMENT

Experience establishing and improving asset registers, maintenance management systems and planned maintenance frameworks across complex multi-site portfolios.

This has included onsite asset capture and validation, asset hierarchy development, reactive and planned maintenance workflows, service records, contractor performance oversight and improving the quality of information available for operational and capital decision-making.

FACILITIES MANAGEMENT IMPROVEMENT

Experience reviewing and improving maintenance operating models, workflows, contractor management, compliance evidence and CMMS structures.

The focus has been on moving organisations from fragmented or reactive practices toward clearer systems, responsibilities, evidence and performance visibility.

CAPITAL WORKS & CLIENT-SIDE DELIVERY

Experience managing capital and remedial works from initial investigation and scope development through procurement, consultant coordination, contractor management, delivery and close-out.

This includes works undertaken within live operational environments where safety, stakeholder coordination, access and business continuity are critical.



Our Team

Director – Asset & Facilities Management

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

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

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, construction delivery, operations and capital planning. He brings a practical and commercially focused approach to aligning clients, consultants and contractors and progressing projects through to completion.

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 & OBJECTIVE

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.





PROPERTY AND BUILT-FORM ASSET ADVISORY

ASSET INTELLIGENCE | CAPITAL PLANNING | PRACTICAL DELIVERY.





Thank You



Every engagement begins with understanding what is actually happening on the ground, what information can be relied upon and where the genuine asset risks and priorities sit.

From there, Havstead helps clients establish practical asset information, clear capital priorities and a pathway from planning through to delivery.

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



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