



— CAPABILITY STATEMENT · 2026

Your Building. Our Commitment.

Managed with Care. Maintained with Pride.



BUILDING MANAGEMENT

CLEANING

GARDENING

CONCIERGE

PROJECT MANAGEMENT

tbpm.com.au
(02) 7240 1700

WHO WE ARE

A building partner that thinks like a **builder.**

TBPM is a Sydney-based building management company built for residential, commercial and mixed-use strata. Our founders bring over 30 years of combined experience across building management and specialist construction — so we understand buildings the way the people who built them do.

30+

YEARS COMBINED
FOUNDER EXPERIENCE

6

INTEGRATED SERVICE
LINES

24/7

EMERGENCY RESPONSE
LINE

1

NAMED MANAGER, PER
BUILDING



Ajit

CO-FOUNDER · BUILDING
OPERATIONS

Over a decade managing residential and mixed-use buildings across Sydney, with deep expertise in building operations, contractor coordination and preventative maintenance.



Steve

CO-FOUNDER · CONSTRUCTION &
REMEDIAL

More than 20 years as a specialist builder across residential developments and remedial works — bringing technical command of building structures and long-term asset maintenance.

WHO WE WORK WITH

Property Developers — from handover

Strata Managers & Owners Corporations

Building & Strata Committees

Contractors

Residents

WHAT WE DO

Our services

Five operational service lines plus end-to-end project delivery — tailored to your building and scaled to your budget. Engaged individually or as a single, accountable package.

i. Full-Time On-Site Building Management

A dedicated Building Manager based at your property five days a week, backed by our after-hours team for 24/7 emergency response. Daily oversight of all common property, plant rooms, lifts, gardens, fire stairs and parking, with hands-on coordination of every contractor on site.

TYPICAL FIT — 100+ LOT RESIDENTIAL, MIXED-USE & PREMIUM AMENITY

ii. Part-Time / Hybrid Building Management

A dedicated Building Manager on a structured weekly roster — typically 8 to 20 hours — backed by our remote support team for everything in between. A real face and a real phone number for residents, with full compliance, reporting and 24/7 emergency support.

TYPICAL FIT — 30-100 LOT RESIDENTIAL & MIXED-USE

iii. Concierge Services

Professional front-of-house for residential and mixed-use buildings — parcel management, visitor assistance, booking coordination and a welcoming presence in your lobby. Standalone or integrated with on-site management.

STANDALONE OR INTEGRATED

iv. Cleaning Services

Seven-day strata cleaning programs tailored to your building's size, traffic and amenity. Delivered by trained, consistent site staff using environmentally responsible products — common areas, waste rooms, external footpaths, fire stairs and car parks.

TAILORED DAILY & WEEKEND PROGRAMS

v. Gardening Services

Expert garden and landscape maintenance for residential and mixed-use strata — lawns, hedges, garden beds, irrigation, pest and weed control, with horticultural advisory for long-term capital works planning.

MAINTENANCE & HORTICULTURAL ADVISORY

vi. Project Management

End-to-end coordination of building improvements, defect rectifications and capital works — from scoping and procurement through to contractor supervision and completion reporting. Led by founders with specialist construction and remedial experience.

DEFECTS, REMEDIAL & CAPITAL WORKS

BUILT INTO EVERY ENGAGEMENT

Make your management fee **pay for itself.**

Every new building that engages TBPM starts with a free Energy & Financial Audit – plus a suite of extras included at no additional cost.



Free Energy & Financial Audit

EVERY NEW BUILDING

We audit your building's energy use, service contracts and recurring costs to find savings – so your management fee partly pays for itself.



Free Dedicated Building Website

EVERY NEW BUILDING

Any building that signs up gets a professional website on its own domain – hosting all notices, contacts and building information, set up and maintained by TBPM for the life of the agreement.



8 Hours Free Handyman Service

100+ LOT BUILDINGS

Buildings with 100+ lots receive 8 hours of general experienced trade work (All-Rounder Handyman) on us – ideal for chasing Defect Liability Items at handover OR Knocking over a backlog of Ongoing Maintenance jobs.

WHY TBPM

The TBPM difference

01 Construction & Building Expertise

Co-founded by a specialist remedial builder with 20+ years in residential developments and a building manager with a decade across Sydney strata. We read defect reports the way the people who wrote them do – so we know when a contractor's quote is fair and when a "minor crack" isn't minor.

02 One Building, One Manager

No call centre. No ticket queues. Every building gets a named Building Manager with a direct mobile and email, backed by an office team for bookings and admin. Residents know who they're talking to; committees know who's accountable.

03 24/7 Availability

Our senior team is available seven days a week by email, with a 24/7 emergency phone line for genuine after-hours incidents – water leaks, fire system activations, lift entrapments and security events. Your building is never without support when it matters.

04 Proactive Approach

Asset registers and preventive maintenance schedules built within the first month. Energy and cost-saving audits in the first quarter. Quarterly committee meetings with actionable recommendations, not just status updates. We anticipate problems instead of reacting to them.

05 Transparent Reporting

Monthly building management reports, budget monitoring and authorised invoice approval, and attendance at Strata Committee and Annual General Meetings. You always know where your building stands – and where every dollar goes.

06 Compliance & Safety

AFSS management, WHS inspections, risk assessments, emergency procedures, incident reporting and by-law support – keeping your building compliant so the Owners Corporation isn't carrying liability for things the Building Manager should have caught.

COMPLIANCE & COVERAGE

Built for the NSW regulatory regime.

TBPM operates within the NSW compliance framework that governs Class 2 and mixed-use buildings – coordinating obligations so the Owners Corporation and committee aren't left exposed. Our work is structured around the legislation and codes below, with contractor licences, insurances and SWMS verified before anyone works on site.

Strata Schemes Management Act 2015

WHS Act 2011 & WHS Regulation 2017

EP&A Act – Annual Fire Safety Statements

National Construction Code / BCA

Design & Building Practitioners Act 2020

SECTORS WE SERVE

- Residential strata schemes
- Mixed-use developments
- Commercial strata
- Community associations & BMC / shared-facility schemes
- Premium amenity & high-rise residential
- New developments – from handover

ENGAGEMENT MODELS

- Full-time on-site management
- Part-time / hybrid rostered management
- Remote management for smaller schemes
- Project & capital-works engagements
- Bundled cleaning, gardening & concierge
- Scalable as the building's needs change

SYSTEMS & TOOLS

TBPM uses dedicated building management software for asset registers, maintenance scheduling, work orders, resident communication and reporting – giving committees a transparent, auditable record of every task and cost across the building.

LET'S TALK

Ready to elevate your building management?

Contact our team for a tailored proposal. We'll assess your building's needs and deliver a comprehensive management solution scoped to your scheme, your amenity and your budget.

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