

Capability Statement.



ZIPCLAD



**Lending
Association**



FAHRENHEIT GLOBAL
AN INTERNATIONAL FIRE ENGINEERING CONSULTANCY



PINNACLE
BUILDING GROUP



Zipclad, Farenheit Global, Lending Association and Pinnacle Building Group have partnered together to provide a one stop solution to review, inspect and provide strata finance solutions for your cladding needs.

The team of highly qualified experts will ensure your cladding requirements are addressed and looked after.

With growing concern in the importance of building safety, our team will help you manage and rectify these risks to ensure you are abiding by safety regulations.

Our services cater to those buildings who are in need of cladding inspection, funding and replacement.



Who We Are.



Zipclad is a custom end-to-end designer and installer of curtain walls and architectural facades for major commercial and residential projects across Sydney and beyond. Their mission is to be the Australian leader in architectural facades by constantly pushing the boundaries across all aspects of design and installation.



Kristian Milosevski
Director



Steven Sutevski
Engineer



Lending Association is the largest, award winning independent financial services company in Australia. They pride themselves in amplifying the wealth of their clients by offering advice, clarity and innovative solutions, customised to exceed their financial goals.



Tim Mannah
Head of Strategic Partnerships



Paul Saba
Partnerships Manager



Fahrenheit Global project manage the fire safety upgrade and maintenance for a niche market of clients' facilities, being domestic, strata residential buildings, commercial or large industrial buildings. They aim to provide their clients with suitable consultancy, upgrades, checks and investigations as they require them with their philosophy "to do the right thing" at the core of their business.



Doron D Levy
General Manager



Daniele Cimmino
Senior Fire Engineer



The experienced team at Pinnacle Building Group specialise in the provision of on-time, cost-effective, value engineering and results-focused projects. Together with a highly regarded professional team of personnel that boasts over 50 years of combined experience in all types of building and building remedial works and are capable of delivering on the most demanding projects. What sets us apart is our no-nonsense attitude and dedication to getting the job done right, the first time. We're known for going above-and beyond to find solutions and deliver the best possible outcome for our clients.



Ziad Karout
Director



Philip Milosevski
Estimating & Contract Administration

Our Services.

Cladding Assessment

Fahrenheit Global have a vision to make the world a safer place. Recent changes in State law requires a building industry professional to comprehensively assess the building, to determine if combustible cladding is installed on the building. If Cladding is present on a building, a review of all the design, construction and approval documents for the building must be assessed in order to determine conformity to current BCA requirements. The cladding assessment is in accordance with the current state benchmarks set out by the VBA in Victoria, the NSW EP&A Act 1979 and QLD Building Regs 2000. If cladding does not meet code, it poses potentially life-threatening risks to the building's occupants.

A Cladding Fire Risk Assessment is an operation performed by our Fire Engineers to ensure the materials used are up to code and they meet the Australian standards. An assessment is conducted of existing buildings and advise on the safety of the materials used is provided. An assessment of the components of the cladding is also conducted with solutions to bring your building up to code.





Specialist Strata Lending

Lending Association with over 10 years' experience, have earned a reputation for building long lasting client relationships through a highly personalised approach to specialised strata lending solutions to the strata industry. Lending solutions are provided directly to the Owner's Corporation for Renovations, Defects, Repairs and Maintenance.

Products

Multi Drawdown Facilities available with Terms of Advance up to 15yrs

Standby Loan Facilities available to be used for back up financing - arrears and unanticipated expenses

There is no specified minimum or maximum amount loan size

Security

Strata lending solutions are not secured by any mortgage, guarantee, charges, caveats or other security.

Benefits

- The works can be completed immediately
- Investors can seek better rental returns and occupiers enjoy the benefits of living in the improved property
- The works are completed at today's costs, enhancing the value of the property
- Once works are completed, property sales will likely benefit from higher prices
- Strata borrowing is particularly beneficial for investors - please refer to your tax adviser

Combustible Cladding Replacement

Design & Pre-construction

By collaborating with clients at the beginning of every project, we can ensure accurate design and preconstruction specifications that meet all tender and building requirements. Coordinating closely throughout the initial stages provides a solid foundation to keep projects on schedule and on budget, with regular feedback and refinement a hallmark of our approach. As part of our end-to-end solution, we continue to enhance our design and preconstruction methods to meet the most challenging project demands.

Architectural Facade

As a building pioneer high quality, safe and most durable products are chosen for custom architectural finishes on commercial projects. This includes Aluminium Composite Panels, Solid Aluminium Panels, Fibre Cement Composite Panels, and the installation of Compressed Sheets and ventilated facades made up of veneer wood panels.

Curtain Wall Systems

The team specialises in the supply and installation of custom curtain walls for major commercial building projects. Engineers use cutting-edge simulation software to ensure aluminium, glass and terracotta curtain walls maintain structural integrity against the elements and comply with all Australian building standards. Working closely with our construction partners, we will balance the aesthetic of the structure with a cost-effective, rigorously tested and safe solution.

Combustible Cladding Replacement

Experience in the safe removal, disposal and replacement of Combustible Cladding for projects in both the commercial and residential strata sectors. We ensure that all replacement projects comply with the relevant standards and building codes making the building safe for both occupants and the wider community.





At Pinnacle Building Group, we offer a full range of remedial building services for all residential, commercial and strata clients.

Our qualified team of experts can help you assess your requirements and provide recommendations across the following areas and upgrades:

All works comply with current Australian regulations and standards.

- Painting and coatings
- Window and door replacement
- Balustrade replacement
- Balcony waterproofing and tiling

- Waterproofing and membranes
- Rooftop repair
- Brick and render repairs
- Cladding replacement or Façade upgrade



Cronulla



Reaching out to the ocean, these benchmark residences deliver the finest architecture and design ever seen in the prized coastal heart of Cronulla.

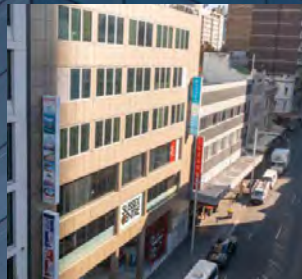
Scope of Work

The supply and installation of solid aluminium interlocking cladding. Inclusive of structural sub frame and sarking membrane. Total Area of cladding 4300m² on all 4 elevations of the tower and an impressive 480m long custom awning made of solid 3mm aluminium panel curved in a bronze walnut brown.

Lead Time

12 Months

Sussex Centre



Chinatown's most exclusive retail and commercial centre.

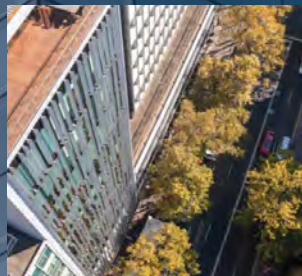
Scope of Work

Complete removal of existing sub frame and facade. Supplied and installed new structural sub frame and solid aluminium panels throughout all elevations of the tower and awning. Total of 1600m². This building now meets the regulations pertaining to non-combustible materials.

Lead Time

6 Months

Macquarie Street



One of Sydney's most esteemed buildings and home of the Land and Environment court.

Scope of Work

Successful completion of the remediation of the facade at Windeyer Chambers. Complete removal of existing sub frame and facade. Supplied and installed new structural sub frame and solid aluminium panels throughout all elevations of the tower and awning. Total of 2300m². This building now meets regulations.

Lead Time

12 Months

Macquarie Street



24 Montgomery is a unique, 9 level, commercial 5 star Nabers rated building in Kogarah, set in the heart of Sydney's south.

Scope of Work

Supplied and installed 3mm solid aluminium panel custom fabricated cassette system and structural sub frame. Total of 1800m² to all 4 elevations of the tower and internal lobbies.

Lead Time

8 Months

Kurnell



End Project Value	\$24m	Pre Sale	5%
LVR	60%	Approval Time Frame	10 Days
Build Cost	\$8.8m	Term of Project	14 Months
Scale of Project	A modern mixed-use strata title development which will consist of 78 Self-Storage Units and 12 Warehouse Units		

Vaucluse



End Project Value	\$42M	Pre Sale	30%
LVR	55%	Approval Time Frame	1.5 Months
Build Cost	\$21.3M	Term of Project	18 Months
Scale of Project	(1) Demolition of 4 dwellings. (2) Construction of 3 level residential building with 19 units with basement parking (33 car spaces), landscape and strata subdivision.		

Girraween



End Project Value	\$5.1m	Pre Sale	100%
LVR	70%	Approval Time Frame	5 Days
Build Cost	\$1.7m	Term of Project	14 Months
Scale of Project	Development includes demolition of existing structures and the construction of eight (8) x two (2) storey Town-houses over a single basement car parking level.		

Sans Souci



End Project Value	\$10.7m	Pre Sale	0%
LVR	65%	Approval Time Frame	7 Days
Build Cost	\$5.1m	Term of Project	15 Months
Scale of Project	Development consists of a 4 story building with 15 units, an single level basement.		

Contact Us.

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