



a progressive way of thinking





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About us:

Who are we exactly?

Gecko MMS (Maintenance Management Solutions) Pty Ltd is a 100% Australian owned and operated company, setting the standard for innovation and excellence for all your building and asset maintenance management requirements. Our established systems promote increased productivity by dramatically reducing costs, down time and disruptions to your business and have been independently evaluated by QMI Solutions as Worlds Best Practice and scored a full 20 points above the industry average. Operating 24 hours a day, 365 days a year nationwide, Gecko MMS is the sound economical solution to effectively manage refurbishments, emergency secures and ongoing maintenance requirements.

Corporate size, structure and objectives contribute to the need for tailored processes. We don't presume that one strategy will accommodate all our clients. Our unique system is entirely flexible, so we are able to offer you as much or as little assistance as you require. Our qualified staff will work with you to establish a positive business partnership and align workflow procedures to your service charter, policy, reporting and administration requirements.

Our Philosophy

- To understand our clients business and develop supporting working strategies
- To design and implement best practice solutions
- To maintain client service level excellence
- To develop and support positive agent relationships
- To maintain compliancy with appropriate safety, environmental and crisis management requirements
- To implement support structures for our human and technical resources optimising efficiency and productivity

With over 20 year's industry experience, Gecko MMS has emerged as an industry leader for facility management and property asset maintenance management services solutions. Whether a single service, the delivery of a comprehensive project, or a long - term partnership agreement, Gecko MMS delivers service solution excellence, providing experience expertise and the resources to provide you the client with a total peace of mind solution.



Expertise and Experience:

Would you trust your valuable assets to just anyone? Neither would we!

Our reputation for delivering a total Maintenance Management Solution has been tried and tested by the industry continues to grow and is acknowledged by our peers to be innovative, robust and efficient.

Call Centre

Gecko's own call centre is manned by friendly, qualified staff 24 hours a day, 365 days a year. Your work will be coordinated and constantly monitored through to completion, maintaining control over repairs and eliminating the possibility of unauthorised works.

Qualified Trade Professionals

The key to our success is our ability to attract, accept and keep only elite agents for contractor registration, providing service standards that are second to none. Our agents are legally bound by a Supply Agreement which promotes only the highest standards of service and conduct. Our systems allow us to effectively monitor and audit agents invoices and workmanship ensuring only the highest possible quality service providers maintain your valuable assets at consistently competitive prices.

Nationwide Coverage

With over 2000 accredited agents on our extensive database, Gecko MMS provides true nationwide coverage. Not only do we have metropolitan areas covered, but our established working relationships with regional operators enables Gecko MMS the ability to deliver the same service standards our clients have come to expect in the major city centres 24 hours a day, 365 days a year to regional and rural areas.

Unique Management Systems

The MMS Operating System is a purpose built, customised, line of business software systems, ensuring optimum job tracking and management. Our own IT Specialists are continually reviewing and refining the operational systems and aligning the features around your business requirements, not ours.

Comprehensive Reporting

Gecko MMS customised management systems allow reports to be tailored to the individual clients needs. Report variables and scheduling are defined by you, keeping you abreast of your active workflow. Reports can be dispatched via telephone, fax or email, to either an individual or workgroups at various locations. The following are some of the most common reporting functions:

- Job progress / completion reports
- Quotation / submitted / pending status
- Expenditure
- Schedules



Fast Track Payment (FTP) System

The Fast Track Payment (FTP) System for qualifying agents, aims to improve service delivery, quality and productivity across all trades nationwide. Whilst the existing service levels has the company emerging as an industry leader, the FTP System is designed to raise the bar and support on - going positive business relationships with agents by providing incentives that:

- encourage exclusive agent access to Gecko MMS
- minimise client queries
- minimise unauthorised works

Agents which comply with Gecko MMS, OHS, response times, reporting, invoicing procedures, accreditation requirements and ongoing service excellence will be eligible to have their invoices fast tracked for payment.

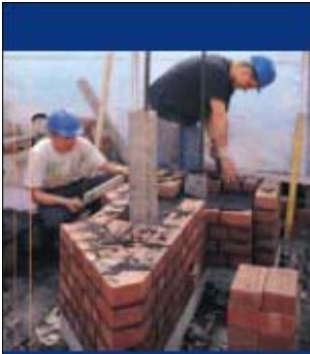
Development of the FTP system was implemented in January 2006 to select Gecko MMS service providers.

Online Management Web Portal

Gecko's IT department is currently developing our Online Management Web Portal which will provide you the client access to information faster and smarter, from any internet connection anywhere anytime.

Stage two off Gecko's web portal is to be integrated into Gecko's line of business system; this dynamic data driven component will update all your information allowing you access to view your job status, reporting and account information in real time. Eliminate phone calls and communicate, work orders, quotation, job status & information directly with our call centre from any location with your secure web access code.

Stage two of the Online Management Web Portal development is expected to be, tested and released pre September 2006.



Services:

You set the scene, we create the environment!

Facilities

For all your ongoing property maintenance and project requirements, one call to our fully staffed call centre will give you access to our nationwide network of accredited agents. With over 2000 trade service providers, specialising in commercial works at your service you can be assured you will receive an exclusive service that saves you time and money. Gecko's streamlined administration, cost processing, reporting functions, competitive quotations and constant monitoring of your work, ensures your assets are attended to quickly and maintained efficiently.

Emergency Works

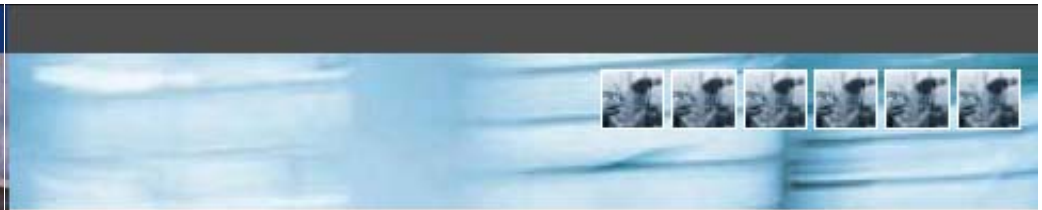
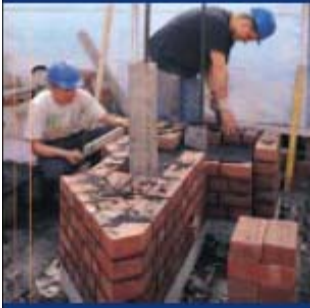
Gecko MMS recognises the level of expertise and efficiency required to respond to unscheduled emergency works. We specialise in storm and disaster management and our dedicated teams of trade professionals are on call for immediate response to any emergency 24 hours 365 day a year.

Projects

For larger works requiring multiple trades Gecko MMS will effectively co-ordinate and manage trades to ensure the objectives of your project are met on time every time. From the initial scope of works through to completion you will receive detailed reports keeping you up to date with your project schedule. Gecko MMS is a one stop convenient single point of contact when planning your next project.

Programmed Maintenance

Once implemented, our customised management system will schedule all your programmed maintenance requirements. Whether addressing fire services, roof cleans, testing and tagging or exit and emergency lighting, Gecko MMS qualified agents will be automatically notified and arrive on-site, on time, every time.



Trades

The following is a small sample of the services managed nationwide by Gecko MMS:

- Air-conditioning Installations / Servicing
- Automatic / Roller Doors
- Bricklaying
- Carpentry
- Carpet Laying / Cleaning / Restoration
- Cleaning / Water Extraction
- Electrical
- Fencing
- Fire Safety Equipment
- General Maintenance
- Glazing / Audits / Replacement Commercial & Ballistic
- Handyman Services
- Landscaping
- Linemarking
- Locksmithing
- Office Refurbishment's
- Painting
- Plastering
- Plumbing
- Roofing
- Safety Equipment Audits
- Signage
- Tiling



Specialised Services:

Glazing

Glazing

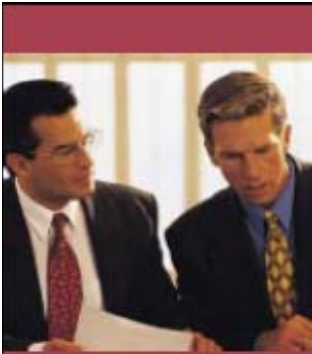
Safety, security and compliance provide peace of mind.

Utilising the Just Glass network of glaziers, Gecko MMS maintains an impressive reputation within the glazing industry. Gecko MMS repairers ensure that Australian Glazing Standards AS1288-2006 and AS2208 are adhered to, effectively maximizing safety and security whilst minimising the risk of potential litigation.

Gecko MMS provides the complete glazing package including:

- 24 Hour Service
- Emergency Board Ups / Secures
- Residential and Commercial Glazing
- Security Glazing
- Lead lighting
- Glass Surveys

Gecko MMS experience, coverage and expertise has proved an invaluable resource to a diverse range of clients including, Westpac Bank, Suncorp Metway, GE Money, Online Service Systems Australia, AAMI Emergency After Hours, Insurance Group Australia and most recently Jones Lang LaSalle / Centrelink.



Clients:

Potential Client List

Westpac Bank

Since 2000, Gecko MMS has developed a close productive relationship at all levels throughout Westpac, Investa, Mowlem Sodexho and Downer Engineering that has resulted in our preferred supplier status for asset maintenance services nationally.

Over the past years, Gecko MMS has developed an impressive understanding of Westpac's OHS requirements and have been instrumental in the development, implementation and compliance of standards that currently exceed national building requirements. As a result Westpac is well positioned to reduce the impact of predicted changes to building codes and standards that are due to be released at the end of 2005.

Whether it's attending to high rise window panes crashing onto the foot path in the CBD of Sydney NSW, installing bullet resistant glass in facilities in Adelaide SA, installing a cloths line on Thursday Island, upholstery repairs in Broome WA, counter modifications in Darwin NT, or re-surfacing tennis courts at Ingleside NSW, Gecko MMS exceed Westpac's expectations for quality, service and delivery.

Jones Lang LaSalle / Centrelink

Jones Lang LaSalle / Centrelink is the most recent addition to our client portfolio. Successful submissions in late December 2005 has seen Gecko MMS immediate appointment as a preferred service provider throughout Australia, our appointment was cemented after cyclone Larry devastated Innisfail in March 2006, where Gecko service providers were amongst the first on the ground, securing properties, installing emergency power generators and sanitation.

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- Westpac Security
 - PH Consulting
 - Interior Update
 - Mowlem Sodexho
 - Centrelink
 - Suncorp Metway
 - Specialty Fashion
 - MKC Shop Fitting
 - Jones Lang LaSalle
 - United Group Services



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