



SWIFT SOLUTIONS

BUILDING MANAGEMENT

Commercial Property Management, Project Delivery & Asset Strategy

Performed Properly.

Capability Statement – June 2026

INFO@SWIFTBUILDING.COM.AU

SWIFTBUILDING.COM.AU

+61 448 720 334



Table of Contents

Executive summary	3
At a Glance	3
Our Service	4
Our Cross Sector Experience	5
Our Approach	6
Our Solutions	7
Our Expertise	8
Our Selected Projects	9
Our philosophy	14
Our Commitment to Community	15
References	15
Meet Michael Longman – Director	16





Executive summary

Swift Solutions Building Management provides strategic property advice, client-side project management and commercial maintenance services for organisations that expect more than simply fixing buildings.

We help organisations plan, deliver and maintain property assets that support their people, operations and long-term objectives.

With more than 30 years of property and construction experience—including leadership of a \$300 million property portfolio and a \$90 million capital works program—we understand property from both the executive boardroom and the construction site.

At a Glance

30+ Years Western Australian Property Industry

\$300M+ Property Portfolio Managed

\$90M+ Capital Works Program

+20 Years executive level leadership and board experience

+20 Years Client-side Project Management

Healthcare • Emergency Services • Commercial • Industrial • Not-for-Profit

Strategic Asset Planning and Capital Works Delivery

Building Operations and Maintenance



Our Service

Our commitment is to deliver a proactive, professional service that consistently exceeds expectations. Every engagement is underpinned by a practical, client-focused approach that delivers value, transparency and measurable outcomes. Our service is built on:

- ★ A strategic approach that begins with understanding your organisation, your operational requirements and the people who use your facilities.
- ★ A structured feasibility process that clearly defines project objectives, evaluates options and provides practical recommendations before work begins.
- ★ Client-side project management that balances compliance, operational continuity, cost, quality and programme throughout every stage of delivery.
- ★ Responsive, hands-on service with direct access to senior management, ensuring clear communication, timely decisions and consistent accountability.
- ★ Extensive commercial property expertise, with a deep understanding of client requirements, occupier needs, industry-specific challenges and the construction sector.
- ★ Proven systems and methodologies that provide transparency, effective governance, quality assurance and complete project oversight.
- ★ Value-driven solutions through practical advice, value engineering and a focus on achieving the best long-term outcomes for your property assets.



Our Cross Sector Experience

Swift Solutions has extensive experience delivering strategic property advice, client-side project management, facility management and maintenance solutions for complex commercial environments. Our experience spans a broad range of sectors, enabling us to understand the unique operational requirements, compliance obligations and stakeholder expectations of each client.

Not for profit

- ★ St John Ambulance WA Ltd administration areas.
- ★ Ngala.
- ★ Brightwater Group.
- ★ Good Sammy Industries.

Medical

- ★ Large scale medical clinics including Urgent Care treatment areas.
- ★ General practice and Dental.
- ★ Imaging (X-Ray, MRI) and pathology.
- ★ Allied health (physio, chiro, massage, consulting).

Corporate office environments

- ★ Large scale master planning and space management.
- ★ Property sourcing (lease and freehold).
- ★ Office fit outs.
- ★ Commercial property strategic planning.
- ★ Workforce reviews, training and team building.
- ★ Board and executive reporting, facilitation and presentations.
- ★ Policy framework reviews including Environmental, sustainable and governance framework (ESG).

Emergency Services

- ★ St John Ambulance WA depots (including Regional)
- ★ St John Ambulance WA training centres

Industrial

- ★ Supply and distribution warehouse facilities.
- ★ Fleet and vehicle servicing facilities.

Hospitality

- ★ Perth Piazza submission process with City of Perth.
- ★ Gypsy Tapas house – Fremantle – Full restaurant renovation.
- ★ Café fit outs and planning.

Our Approach

Our strength lies in combining strategic property expertise with practical project delivery. We understand every stage of the property lifecycle—from planning and design through to construction, maintenance and long-term asset management.

More importantly, we understand people. Successful projects require the alignment of multiple stakeholders, each with different priorities and expectations. We have extensive experience working with Boards, executive leadership teams, property owners, facility managers, tenants, operational staff and contractors to achieve practical, commercially sound outcomes.

Our approach is founded on:

- **Understanding your organisation**—your people, operations and long-term objectives before recommending solutions.
- **Providing practical, results-focused advice** that delivers measurable value and supports informed decision-making.
- **Simplifying complex property and project challenges** into clear, manageable and achievable outcomes.
- **Drawing on experience across multiple industry sectors**, allowing us to quickly understand your operational environment and unique requirements.
- **Balancing strategic thinking with practical delivery**, ensuring every recommendation is commercially sound and operationally effective.
- **Maintaining transparent communication and accountability** throughout every stage of the engagement.
- **Building long-term partnerships** founded on trust, integrity and consistently delivering quality outcomes.





Our Solutions

No two organisations are the same, which is why we tailor our services to suit your operational requirements, property portfolio and long-term objectives. Whether you require strategic property advice, project delivery or ongoing facility support, we provide practical, commercially focused solutions that create lasting value.

With more than **30 years of construction industry experience** and **20 years of client-side project management**, we understand how to successfully plan, deliver and maintain property assets while balancing operational needs, compliance, budget and stakeholder expectations.

Our services include:

Strategic Property Advisory

- ★ Property due diligence investigations
- ★ Strategic property planning
- ★ Lifecycle planning
- ★ Maintenance planning
- ★ Financial management
- ★ Quality management
- ★ System reviews

Capital Works Delivery

- ★ Design briefs and consultant coordination
- ★ Design reviews and technical advice
- ★ Tender preparation, evaluation and contractor engagement
- ★ Client-side project management
- ★ Contract administration and documentation reviews
- ★ Entire project lifecycle delivery

Facility & Asset Management

- ★ Asset Condition Assessments
- ★ Asset Registers
- ★ Workplace property compliance.
- ★ Planned and reactive maintenance schedules
- ★ Roof reports

Specialist Services

- ★ Asbestos Containing Material (ACM) inspections, sampling and management plans
- ★ Process improvement and systems implementation
- ★ Stakeholder engagement and workshop facilitation



Our Expertise

Swift Solutions combines strategic property expertise with practical project delivery to provide clients with complete lifecycle support for their property assets. Our capability extends beyond project management—we provide informed commercial advice, strategic planning and hands-on delivery that supports organisational objectives while protecting operational continuity.

With more than **30 years of experience** across the Western Australian property and construction industry, our expertise includes:

Property & Construction

- ★ Architectural design and documentation
- ★ Commercial construction and trade supervision
- ★ Property and facility management
- ★ Client-side project management
- ★ Strategic property and asset planning
- ★ Lease, contract and procurement management

Project Leadership

- ★ Project feasibility and business case development
- ★ Design management and consultant coordination
- ★ Tender preparation, evaluation and contractor engagement
- ★ Contract administration
- ★ Capital works programme delivery
- ★ Operational planning and stakeholder management

Executive & Strategic Advisory

With more than **20 years of experience** working alongside Boards, CEOs and executive leadership teams, we understand how property decisions support broader organisational objectives. Our strategic capability includes:

- ★ Executive and Board reporting
- ★ Property strategy and long-term asset planning
- ★ Feasibility studies and investment proposals
- ★ Capital works planning and budget development
- ★ Executive stakeholder facilitation and workshops
- ★ Organisational property reviews and service planning
- ★ ESG strategy and policy development

Our ability to combine strategic leadership with practical delivery enables us to bridge the gap between executive decision-making and successful project outcomes. We understand property from both the boardroom and the construction site.



Our Selected Projects

The following projects demonstrate the breadth of our experience delivering strategic property advice, client-side project management and commercial property solutions across Western Australia.

Not for profit

Brightwater Group

- ★ Engaged to develop an organisational Environmental, Sustainable and Governance (ESG) policy.
- ★ Prepare feasibility proposal and project outline
- ★ Work with stakeholders to understand organisational and activity and resource use
- ★ Investigate opportunities, risks and mitigation strategies
- ★ Create ESG framework and present to Executive team
- ★ Assist and prepare documentation for board approval

Ngala

- ★ Engaged to review existing property department human resource structure
- ★ Engaged to review existing property processes and policies
- ★ Prepare document with recommendations for Executive and board

Medical

St John Ambulance WA Ltd T/A Apollo Health

- ★ Assistance with Federal Funding for \$28M for 4 x urgent care medical centres (Cannington, Midland, Osborne Park and Mandurah)
- ★ Successful property sourcing for suitable locations in line with funding and client requirements *Note: Client decided not to proceed with Mandurah)
- ★ Lease and contract reviews and advice
- ★ Initial schematic design and consultant engagement
- ★ Full client-side project management
- ★ Projects delivered on time and on budget and regular maintenance and after-hours emergency repairs





The Dermatology Collaborative (Dermco)

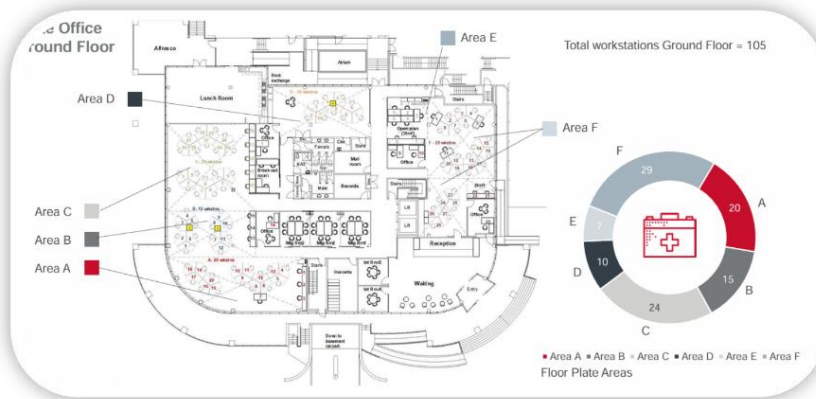
- ★ Design and documentation for 2 x laser treatment rooms at Ardross and Karrinyup
- ★ Design and documentation for dermal clinician treatment rooms at Karrinyup clinic
- ★ Consultant and trade engagement with client-side project management
- ★ Projects delivered on time and on budget
- ★ Regular maintenance and after-hours emergency repairs



Corporate

St John Ambulance WA Ltd

- ★ Significant Master Planning for major administration capital works project more than \$50M
 - Feasibility proposals
 - Executive engagement and board papers for approval
 - Property sourcing – negotiate freehold purchase
 - Consultant engagement and working group facilitations including executive
 - Design reviews and local authority meetings
 - Contractor management and client-side project management



Floor plate studies and Master Planning

- ★ Space management planning
 - Design and implementation to accommodate workforce growth
 - Working with a diverse range of stakeholders
 - Property sourcing – negotiate lease terms
 - Desing and project management of office fit-outs
- ★ Strategic property planning.
 - Development of a 10-year strategic capital works property plan.
 - Development of a strategic facilities management plan for a \$260M property portfolio.
- ★ Facility maintenance and after-hours repairs.
 - Preventive maintenance works and repairs.
 - After hours emergency repairs as required.
 - Ability to work in regional areas.
 - Reactive maintenance repairs as required.

Kim Wilson Family Lawyers

- ★ Design and planning for internal office fit-out works.
 - Including meeting rooms and board room.
 - All works to be completed outside of business hours. No down time experienced for the client.

Emergency Services

St John Ambulance WA Ltd

Involved with multiple metropolitan and regional St John facilities, including depots, training centres and operational hubs, including triple zero '000' call centres.

- ★ Investigate, recommend and negotiate purchase on freehold sites.
- ★ Feasibility proposals, budget development and board / executive approvals.
- ★ Full client-side project management through entire project lifecycle.
- ★ End user workshops and collaboration.
- ★ Liaison with regulatory bodies and local authorities.
- ★ FFE set up and installations.
- ★ End user training.
- ★ Regular maintenance and after-hours emergency repairs.





Food and beverage and hospitality

Gypsy Tapas House Restaurant / bar in Fremantle.

Involved with the entire life cycle of project including design, documentation, certification and fixture selection.

- ★ Complete refurbishment to include new ablutions, back of house service areas, commercial kitchen, coolroom, bar and micro-brewery.
- ★ Full documentation, project management, build and compliance certification.



Our philosophy

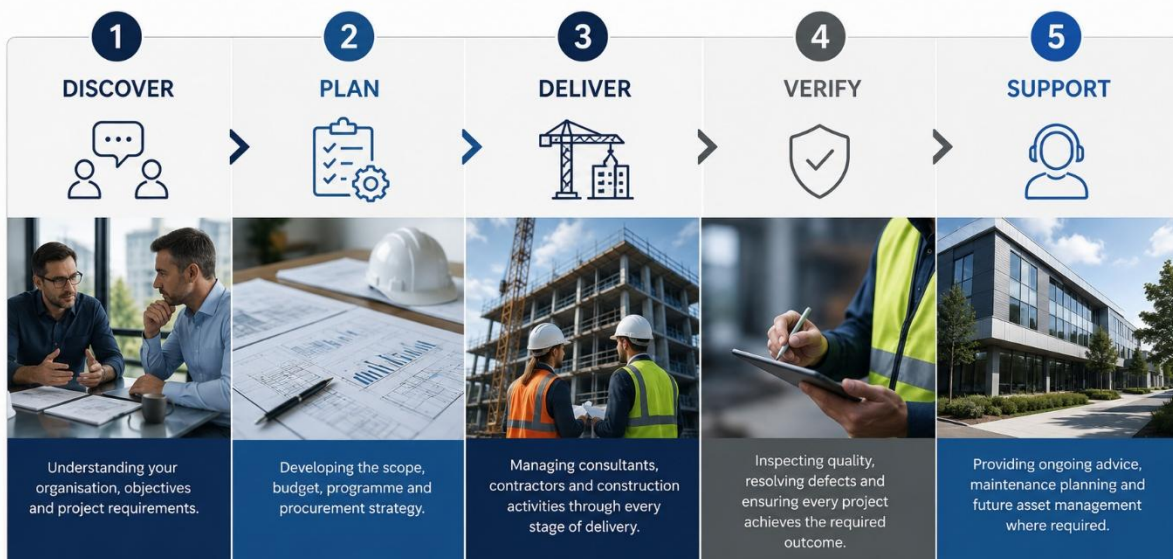
Every successful project begins with clear planning, experienced leadership and a relentless focus on delivering outcomes. Swift Solutions Building Management provides professional client-side project management services that protect your interests from concept through to completion. Whether you're undertaking a refurbishment, fit-out, capital works program or remedial building project, we manage every stage of the process to ensure your project is delivered safely, efficiently and with minimal disruption to your operations.

We Represent Your Interests

Unlike builders or contractors, our responsibility is to you. We act as your independent project representative, coordinating consultants, contractors and stakeholders while ensuring every decision aligns with your objectives, budget and timeframe. Our role is simple:

- ★ Protect your investment.
- ★ Reduce project risk.
- ★ Deliver successful outcomes.

We work closely with clients to define project objectives, scope, risks, budgets and delivery strategies before work begins. Our diverse and deep experience allows us to clearly understand your business, its specific needs and then tailor a service to suit. We do not believe in providing a service out of a box. It needs to be specific to your needs and we understand projects can have different priorities within the same organisation.





Our Commitment to Community

Swift Solutions is committed to supporting the communities in which we live and work. We believe strong communities are built through participation, contribution and service. Our commitment extends beyond our business through volunteer involvement in junior sport, support for animal welfare organisations and sponsorship of charities that make a positive difference.



References

References from current and previous clients are available on request.



Meet Michael Longman – Director

Michael Longman brings a unique combination of technical expertise, commercial leadership and strategic property management experience.

Having held Executive and Senior Management roles within large organisations, including leading the Property and Development Department for St John Ambulance WA, Michael has successfully delivered capital works programmes, managed extensive property portfolios and developed long-term asset strategies across the community, healthcare, emergency services and not-for-profit sectors.

His experience spans architectural design, project management, commercial building maintenance, contract management, facilities management, asset acquisition and disposal, strategic planning and organisational leadership.

Michael is recognised for providing practical, commercially focused advice that helps organisations protect their property assets, manage risk and deliver projects with confidence. His collaborative leadership style, combined with strong technical knowledge and financial discipline, enables him to build trusted relationships with clients, consultants and contractors while consistently delivering successful outcomes.

Today, through Swift Solutions Building Management, Michael partners with organisations seeking an experienced property professional who can provide strategic advice, oversee complex projects and ensure their buildings continue to support the people and businesses that rely on them.

Michael established Swift Solutions Building Management to provide organisations with the benefit of executive-level property expertise without the cost and complexity of maintaining an in-house property department.