

TOTAL ASSET MAINTENANCE.



**CAPABILITY
STATEMENT
2025**



A TEAM YOU CAN TRUST

Total Asset Maintenance is the result of two friends' desire to create an **elite abseiling team** who are **smart, safe and superb** at what they do. For many years, we worked for other companies and always found ourselves far in front of the average worker in terms of **skills, knowledge**, and most importantly - **the right attitude**. We decided to team up and offer the **market leading service** we know is possible.

A TOTAL ASSET TO YOUR PROPERTY

Total Asset Maintenance can help you with professional asset maintenance services in QLD, **including:**

- Facade maintenance via industrial rope access & BMU/cradle.
- Comprehensive high-rise building and window cleaning.
- Water leak detection and repair.
- Building inspections and building surveys.
- Rigging and hauling furniture / sign installs.
- Height safety system design, install and recertification.



**Total Asset Maintenance
Queensland Pty Ltd**
ABN: 60 673 326 764
www.tam-qld.com.au

OUR SERVICES

At **Total Asset Maintenance**, we choose to specialise in a **few select services**, rejecting the “Jack of All Trades” approach used by many of our competitors.

If TAM does a job, we do it right.



WINDOW CLEANING

Queensland's most capable window cleaners. Improve your outlook, increase natural light. [Page 6](#)



PRESSURE WASHING

Breathe new life into your building. Get rid of mould, grime and stains. [Page 7](#)



LEAK DETECTION & REPAIR

Prevent potential damage, ensure the integrity of your building. [Page 8](#)



HEIGHT SAFETY SYSTEMS

Keep your buildings anchor points and height safety system up to date and certified. [Page 9](#)



COOL ROOF INITIATIVE

Waterproof your roof, reduce energy bills, lower indoor temperatures, decrease urban heating [Page 10](#)

OUR CLIENTS



INSURANCES & ACCREDITATIONS

VALID FOR 2024/25



\$20,000,000 PUBLIC LIABILITY INSURANCE

\$1,000,000 PROFESSIONAL INDEMNITY INSURANCE

Policy Number: 47-ZCA-337687-01



WORKCOVER QLD REGISTERED

Policy Number: WSM241038930



CM3 PRE-QUALIFIED CONTRACTOR

CM3 ID: 82257



IOSH ACCREDITED

Certificate Number: 6032

ALL CERTIFICATES OF CURRENCY AVAILABLE UPON REQUEST

WINDOW CLEANING SERVICES

ROPE ACCESS WINDOW CLEANING



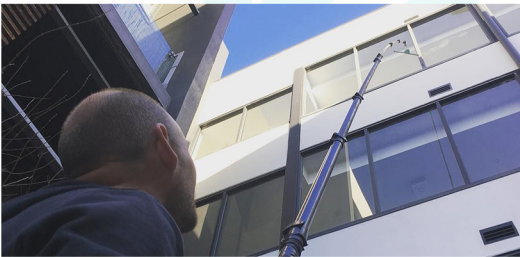
Your **absolute best choice** in high rise window cleaning services. Our experienced team are **specialists in rope access window cleaning**, and can definitely help you with cleaning windows that require rope access techniques.

BMU WINDOW CLEANING

T.A.M provides window cleaning services from building maintenance units (BMU's) and swing stages. All members of our team are **trained for working at heights** and are happy to be inducted onto your specific machine.



REACH & WASH WINDOW CLEANING



Utilising the **latest de-ionising water fed technology** alongside traditional extension poling methods, T.A.M. can safely and efficiently clean windows up to **four storeys** without ever leaving the ground, providing a cost effective solution for homes and smaller commercial buildings.

RESIDENTIAL WINDOW CLEANING

No job too small. T.A.M provides domestic and ground-based window cleaning services in Queensland. **Fast, efficient and professional**, we offer fantastic value for money through speed and skill. Make your windows sparkle with T.A.M.



PRESSURE WASHING SERVICES

ROPE ACCESS BUILDING WASHDOWN



Breathe new life into your building with T.A.M.'s high rise pressure cleaning service. We utilise **high and low pressure washing techniques** alongside **eco-friendly** cleaning products to **remove dust, dirt, grime, mould and stains** from your building, no matter the size.

DOMESTIC HOUSE WASHING

Restore the pristine condition of your home by employing our cutting-edge **pressure cleaning/soft washing** technology and expertise. Our professional housewash services **remove mould, algae, dust, dirt, and cobwebs** from the surfaces of your residence.



DRIVEWAY & FOOTPATH CLEANING



Often done alongside our housewashing service, T.A.M.'s 4000psi high powered pressure cleaners will literally change the colour of your paths and driveways, transforming them from old and stained to fresh and new, while also greatly reducing slip hazards.

CARPARK CLEANING

Outside or underground, single or multi storey, T.A.M. has your car park cleaning maintenance sorted. We can confidently remove accumulated carbon deposits, dirt, and oil stains. We offer flexible appointment schedules to ensure your carpark is empty while we work and can be cleaned effectively.



WATER INGRESS SOLUTIONS

WATER LEAK DETECTION & REPORTS



Sick of nagging leaks that won't go away? Our experienced team quickly identifies the cause of any potential water leaks in your façade, windows and cladding. We provide **detailed assessments** and recommend the **best course of action** to prevent further leak issues from reoccurring.

CAULKING & SEALANT SERVICES

You can rely on our experienced caulking and sealing experts to help you with **permanent solutions** to water leak problems.

T.A.M. provides professional and reliable caulking services to guarantee the integrity of your property. Our team of experts will ensure a quality job that will **last for years to come**.



WINDOW RUBBER REPLACEMENT



Our glazing team is experienced in window rubber replacement for high rise buildings. Total Asset Maintenance offers **comprehensive project management services** for window rubber replacement in Brisbane. We guarantee **long-lasting weather protection** for your building.

GUTTER CLEARING

T.A.M. provides great value gutter cleaning services in Queensland. Gutters should ideally be cleaned **every three months**, as blocked gutters cause leaks that damage your roof, walls, and foundations. Total Asset Maintenance can help **maintain your buildings integrity**.



HEIGHT SAFETY SYSTEMS

ANCHOR POINT INSTALLATION



Our anchor point installation service is **cost effective, compliant, and waterproof**. We provide safety systems that are designed to meet the highest standards of safety and regulatory compliance. Our expert technicians will work with you to ensure your anchor point installation is **safe, secure, and meets all safety requirements**.

ANCHOR RECERTIFICATION

Our anchor point recertification services ensure your peace of mind. Our experienced team of experts will provide **detailed reports** on the safety of your anchor points. With our services, you can rest assured that your anchor points are **up to standard and safe for use**.



LADDER, GUARDRAIL & WALKWAY INSTALLATION



T.A.M. provides a range of **Australian made, maintenance-free**, fixed height safety solutions to keep workers safe on any roof. Our **accredited installers** will install and certify ladders, guardrails, and walkways, all complete with a **10 year warranty**.

HEIGHT SAFETY SYSTEM DESIGN

Our team performs a **detailed audit** of your roof and existing safety systems, designs a custom safety system that **ensures compliance with Australian standards, code and legislation** in a cost-effective package. Our accredited installers then install and certify your system, and provide you with a detailed copy of the system's documentation.



COOL ROOF INITIATIVE

WATERPROOF MEMBRANE SOLUTIONS



Viking Silcoat is a liquid membrane system that can be applied to virtually **any existing roof surface** to extend its life.

Viking Silcoat is a '**repair-and-maintenance**' product. It is a great option for a building owner looking to extend the water-tightness of a building for a few more years without over-capitalising by fully replacing the roof. SilCoat is also an excellent option when there are so many roof penetrations that waterproofing with a sheet membrane would be impractical.



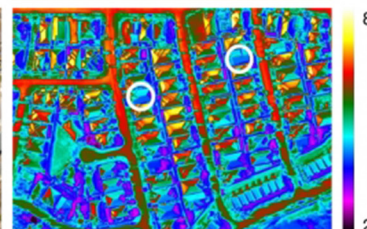
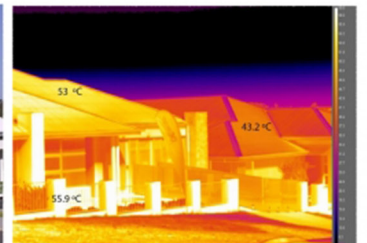
System Benefits:

- Remedial waterproofing solution
- Seamless membrane
- UV resistant and reflective
- Excellent resistance to mould and mildew
- Colour options: grey and white
- Installed only by a Viking Approved Applicator
- 5 year product warranty

COOL ROOFTOP SOLUTIONS

The US, EU, Japan and China have already widely adopted **cool roof technologies** and cooling materials in urban environments through legislation and creating incentives via policies. For instance, in California it is a **requirement by law** to use cool roofing materials as part of their building codes. **T.A.M.** can provide multiple solutions to **converting your rooftop to a cool rooftop**.

Start feeling the benefits today.



H.S.E.Q. POLICY

HEALTH, SAFETY, ENVIRONMENT, QUALITY

OUR STATEMENT

Total Asset Maintenance (T.A.M.) is an Australian owned rope access services company. T.A.M. offers specialist support in works at height such as window cleaning, caulking, high access assistance, remedial works, inspections and high pressure cleaning. We aim to present our client's properties to their true, marketable potential.

T.A.M. recognises that health, safety, environment and quality is an integral part of all our business operations. We strive to achieve our HSEQ commitments through the following guiding principles.



- Continually pursuing the goal of zero harm to people, assets and the environment through active risk management procedures.
- Complying with all applicable laws and regulations.
- Taking due care to ensure that our activities are safe for third parties who may come into contact with us. This includes working with clients, residents, third party contractors and the public where necessary to establish and maintain the highest quality health, safety and environmental standards.
- Training all staff in understanding their responsibilities in quality, health, safety and environmental matters.
- Ensuring the highest standard of housekeeping has been maintained for environmentally friendly activity and a safe passage through all sites within our responsibility.
- Ensuring the workplace environment is safe and healthy for all employees.
- Promoting a culture in which all have the belief and commitment to achieve our goal.
- Onsite management to ensure top quality and safe processes that result in a premium experience.
- Generating detailed reports on works completed, breakdowns of requests and a detailed invoicing structure for seamless and stress-free business.
- The policy also commands, promotes and believes in the total commitment from all staff involved in our work activities.

THANK YOU.

WE HOPE WE CAN HELP
MAINTAIN YOUR PROJECTS
AND ASSETS SOON.



**LET'S GET
IN TOUCH**

CONTACT US

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VISIT OUR WEBSITE

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