



# Thomas Wraight Pty Ltd

*Sophistication in Property Services*

*Commercial Property*

Dear Property Professional,

Thank you for the time in allowing us to have the opportunity to tell you about our company and why we differ from the competition.

## *Who is Thomas Wraight Pty Ltd:*

Thomas Wraight Pty Ltd, is a Facility and Property Services company which is owned and operated by Nigel Wraight. Our head office is in Manly Vale, about 20 Minutes from North Sydney. We have satellite offices in Brisbane and Melbourne

Our Specialty is technology and making it work for our clients, the Companies and entities which own and Manage large facilities.

## *How are we Different:*

Our difference lies in our technology and Trade background, we are less bureaucratic and fundamentally easier to work with. We archive this with technology, maintaining paperless work practices and using the internet to its maximum potential. This inturn reflects in our prices, in our delivery, and most importantly, into our performance.

## *Holistic Approach:*

We offer a suite of services designed to obtain visibility, clarity and deliver a consistent improvement year after year. Maintenance and Environmental, sustainability performance coupled with Legislative compliance, tenant satisfaction all requires a proper and effective service process.

## *Safety and Compliance First*

We preach this first as it is a risk controlling strategy. Contractors must have their Work Safe processes in place and be fully insured (\$20,000,000 minimum). Legislation compliance including Fire, HVAC, Electrical and other disciplines is imperative to ensure smooth interruption free facility operation.

---

Mobile: 0439 402 599  
Phone: 1300 920 752  
EMAIL: [info@thomaswraight.com](mailto:info@thomaswraight.com)  
WEB: [www.thomaswraight.com](http://www.thomaswraight.com)



Commercial Property

# Thomas Wraight Pty Ltd

## Services we provide:

Our Facility Management and Property Services outline includes (but not limited to):

- **Building Management, Site supervision**
- **Ad hoc, handyman**
- **Cleaning Janitorial**
- **Painting, Gyprock repairs**
- **Mechanical HVAC Services (inc Fire cert's - AS1668)**
- **Electrical Service (Mech Elec, Lights, Thermal scan)**
- **Energy Audits (Level 1,2,3 AS3598)**
- **Water Metering (inc water, grey, potable, hot)**
- **Automation**
- **Access control**
- **Building Management & Control Systems**
- **Strategic Management Planning (whole Life, Energy)**
- **Maintenance Management Software (CMMS)**
- **Asset Register s**
- **Energy Management Systems and Software**
- **Sub Contract Management (SLA, PM's, CM's)**
- **Project Management (Fit outs, Upgrades, HVAC)**
- **Life Cycle and Obsolesce Management**
- **NABERS assessments**
- **Building Energy Efficiency Certificates (BEEC's)**
- **Waste Management**
- **Service Level agreements with Energy KPI's**
- **Recommendations and costing**
- **Fire certification (AS 1668)**
- **Carbon Monoxide Car park Fan control**
- **And more**

**For all your Facility Maintenance needs, we offer one point of responsibility and accountability.**

**Call now 1300 920 752**

**[www.thomaswraight.com](http://www.thomaswraight.com)**

---

Mobile: 0439 402 599  
Phone: 1300 920 752  
EMAIL: [info@thomaswraight.com](mailto:info@thomaswraight.com)  
WEB: [www.thomaswraight.com](http://www.thomaswraight.com)