

PRACTICAL MAINTENANCE SERVICES

Capability statement

Specialist HVAC decontamination, mould remediation and indoor air quality services for commercial, industrial and government clients across Western Australia.



INSIDE

Quality you can trust.
Results you can see.

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ACKNOWLEDGEMENT OF COUNTRY

We work on Country.

Practical Maintenance Services acknowledges the Traditional Owners and Custodians of the lands and waters on which we live and work across Western Australia. We pay our respects to Elders past and present, and to the continuing connection of Aboriginal and Torres Strait Islander peoples to Country, culture and community.

Our head office in Wangara stands on Whadjuk Noongar Country. Our Karratha depot stands on Ngarluma Country. Much of our work takes place on the Country of the Pilbara's Traditional Owners, whose care for these lands stretches back tens of thousands of years.



ON COUNTRY

Where we work, and whose Country it is.

Perth and Wangara	Whadjuk people of the Noongar nation
Karratha and Wickham	Ngarluma people
Roebourne	Ngarluma and Yindjibarndi people
Dampier and Murujuga (the Burrup)	The Ngarda-Ngarli: Ngarluma, Yindjibarndi, Yaburara, Mardudhunera and Wong-Goo-Tt-Oo peoples
Millstream	Yindjibarndi and Ngarluma people
Pannawonica	Robe River Kuruma (Kuruma Marthudunera) people
Port Hedland	Kariyarra people, with Ngarla and Nyamal also acknowledged by the Town
Tom Price	Eastern Guruma (Muntulgura Guruma) people
Paraburdoo	Yinhawangka people
Newman	Nyiyaparli people
Marble Bar	Nyamal people
Broome	Yawuru people

HOW WE WORK ON COUNTRY

- We follow the cultural heritage inductions and protocols of every site and community we enter, and stay within the footprint agreed with the site.
- In Aboriginal communities and remote camps we take direction from community and site representatives on access, timing and conduct.
- Where a client or community sets its own cultural heritage or local content requirements, we work to them.
- Our Modern Slavery and Human Rights Policy and Code of Conduct apply to every crew member on every job.

Traditional Owner names are given as commonly recognised, from native title determinations and the groups' own corporations. Boundaries and names vary, and we defer to Traditional Owners and native title holders. If anything here should be corrected, tell us at admin@practicalms.com.au.



01 WHO WE ARE

Air systems, restored.

Practical Maintenance Services is a specialist contractor delivering HVAC decontamination, mould remediation and indoor air quality services to commercial, industrial and government clients across Western Australia.

Established in 2014, we are engaged by industry leaders to bring air systems back to a verified, compliant baseline. Our clients span Tier 1 resources, defence, health, education and accommodation operators, from Pilbara mine villages and remote camps to metropolitan hospitals and institutional facilities.

Every project is scoped, sequenced and reported to the standard a Tier 1 contractor expects: documented before and after evidence, swab and air sampling where required, and a full close-out pack on every engagement.

MEET THE TEAM

The people on the end of the phone.

The people who scope the job, run the crews and answer the phone themselves.

LEADERSHIP



Alex White
DIRECTOR



Jeremy D'Gama
OPERATIONS MANAGER



Jim Long
BUSINESS DEVELOPMENT
MANAGER

DEPARTMENT MANAGERS AND LEADS



Joshua Maw
SENIOR DEPARTMENT
MANAGER



Clint Gurney
DEPARTMENT MANAGER,
KITCHEN EXHAUST



Rhys Wheeler
DEPARTMENT LEAD



Hendri Satriya
DEPARTMENT LEAD

ADMINISTRATION



Jade Fowler
ACCOUNTS AND GENERAL
ADMINISTRATION



Sarah Baikauskas
SCHEDULER



Taylor McLachlan
GENERAL ADMINISTRATION



BY THE NUMBERS

Twelve years on the tools.

8,000+

JOBS COMPLETED

12

YEARS OPERATING

10+

TIER 1 CLIENTS

2,400+

SYSTEMS CLEANED



SECTORS

Where our work is.

Sectors we serve across the state, from the Perth metro to the Pilbara.

- ✓ Mining and resources, on site and remote
- ✓ Ports and marine facilities
- ✓ Schools and education
- ✓ Government departments and local authorities
- ✓ Commercial kitchens, hospitality and catering
- ✓ Commercial offices and workplaces
- ✓ FIFO villages and remote camps
- ✓ Hospitals and medical centres
- ✓ Defence
- ✓ Facility managers and asset owners
- ✓ Airports



02 OUR PURPOSE

Restore the air people breathe at work.

Indoor air is an asset most facilities only think about when something goes wrong: a notification, a complaint, an audit finding. We exist so it does not get to that point. Every system we touch is left cleaner, safer and better documented than we found it.



OUR COMMITMENT

01

Restore

Bring systems back to a verified, compliant baseline.

02

Document

Before and after evidence and a full close-out pack, every job.

03

Stand behind

Workmanship warranted, callbacks honoured, issues flagged early.

WHAT YOU CAN EXPECT

Safety

A safe work environment on every site, to every relevant health and safety regulation, with stop-work authority for every technician.

Reliability

We honour our commitments, keep to agreed timelines and keep communication open. Issues are flagged early, not at handover.

Integrity

Trust is the foundation of the work. We hold ourselves to the highest standard of professionalism and accountability on every project.

Perth to the Pilbara.

Two operating depots, Wangara in Perth and Karratha LIA, give us rapid mobilisation across Western Australia. Metro work runs from Wangara; Pilbara and North West work stages out of Karratha with crews on a fly-in fly-out roster.

We service mine villages, remote camps, ports, hospitals, schools and commercial facilities from the south-west to the Kimberley, and inland to the Goldfields.



WESTERN AUSTRALIAN OWNED AND OPERATED

Based in WA, not flown in.

Practical Maintenance Services is a Western Australian company with Western Australian crews. Our plant sits in Wangara and Karratha, not in a depot on the other side of the country, and the people who scope your job are the people who run it.

- Two depots in the state: Wangara for Perth and the south, Karratha for the Pilbara and the North West.
- The money stays in WA. Every one of our employees lives in Western Australia, so wages are earned and spent here, and nothing is billed back to a head office in the eastern states.
- Crews who already hold the site inductions and know the camps, the swings and the shutdown windows.
- Our own plant on the truck, so there is no waiting on hire or interstate freight.
- One office and one number, (08) 6404 4167, answered by people who know your site.
- Decisions made in your time zone, by the people accountable for the work.

Twelve years of that has meant a short path from the first call to a crew on site, and the same technicians coming back to the same sites.



Head office, Wangara

2/20 Berriman Drive, Wangara WA 6065



Warehouse, Karratha

19/40 Coolawanyah Road, Karratha LIA WA 6714



HVAC and duct cleaning.

Removal of mould, microbial growth and biofilm from ducts, air handling units, coils, condensate trays and refrigeration. When complaints, audit findings or sampling show a system has drifted, we bring it back to baseline without interrupting the operations it supports.

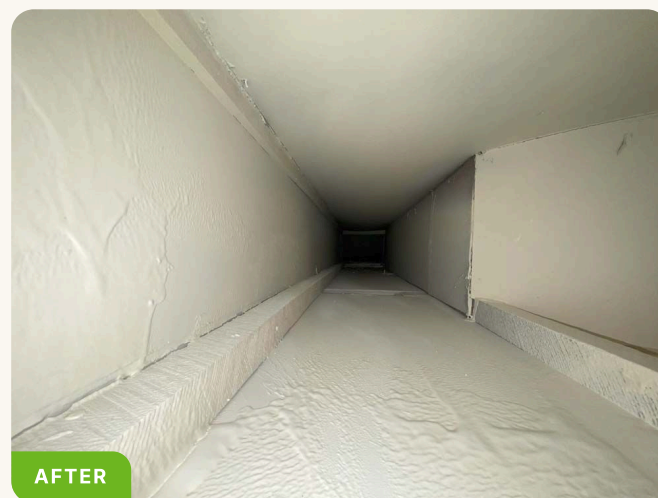
- Pre-works visual survey and zone mapping
- Negative-pressure containment and HEPA extraction
- AHU, FCU, coil and condensate tray cleaning
- Duct interior cleaning and flexi replacement
- Photo-documented before and after evidence per zone
- NATA swab and air sampling on request
- Clearance report and certificate at close-out

AS/NZS 3666

Manufacturer specification



BEFORE



AFTER



SPLIT SYSTEMS

The unit on the wall, properly clean.

Wall-mounted and cassette split systems collect dust, biofilm and mould on the coil, fan barrel and drain tray. We strip, clean and reassemble each unit to manufacturer specification, then document it, so a room-by-room programme across a village or office floor is auditable.

- Coil, barrel fan, drain tray and housing cleaned
- Filters cleaned or replaced
- Per-unit before and after photographs
- Recurring programmes scheduled around occupancy

AS/NZS 3666

Manufacturer specification



BEFORE



AFTER



05 SERVICES

Mould remediation.

Containment, physical source removal and moisture control for mould in built environments. We work to the AS-IICRC S520:2025 framework: identify the moisture source, contain the area under negative pressure, remove affected porous materials and clean non-porous surfaces back to normal fungal ecology, then verify by post-works sampling.

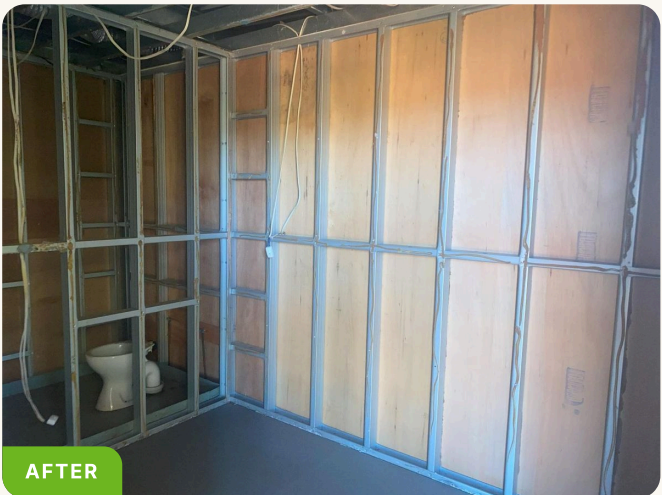
- Moisture diagnosis and source identification
- Containment and negative pressure
- Physical removal of affected materials, HEPA vacuum and detail clean
- Drying and reinstatement coordination
- Post-works verification with NATA lab analysis
- Clearance report and certificate

AS-IICRC S520:2025 framework

NATA lab



BEFORE

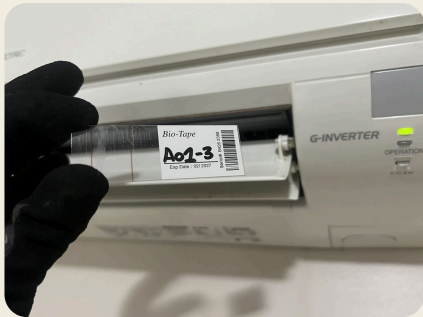


AFTER

SAMPLING AND TESTING

Know what you are dealing with.

Air and surface sampling with NATA-accredited laboratory analysis. You receive species, concentrations against reference conditions and a defined remediation pathway, in a report an insurer, regulator or landlord can act on.



Surface sampling

Tape lift and swab samples of suspect growth on split systems, grilles and linings.



Chain of custody

Every sample labelled, logged and sent to a NATA-accredited lab for species and counts.



Moisture mapping

Meter and thermal survey to find the source, not just the symptom.

IAQ SITE AUDIT

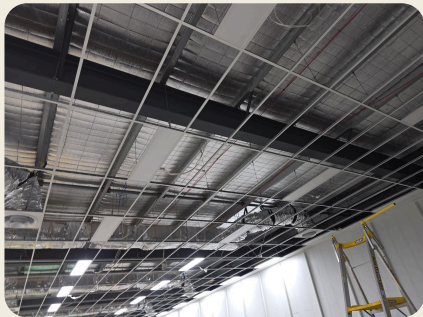
Diagnose before you spend.

A whole-of-site indoor air quality audit: HVAC condition, ventilation rates, moisture, visible growth and sampling where indicated. The output is a prioritised, costed action list so budget goes to the systems that need it.

NATA-accredited lab

AIHA reference

AS 1668.2



Ceiling voids, services and plant inspected zone by zone.



Staining, diffusers and tiles logged as moisture and hygiene indicators.



Duct runs and insulation checked for condition and contamination.



06 SERVICES

Commercial kitchen and exhaust.

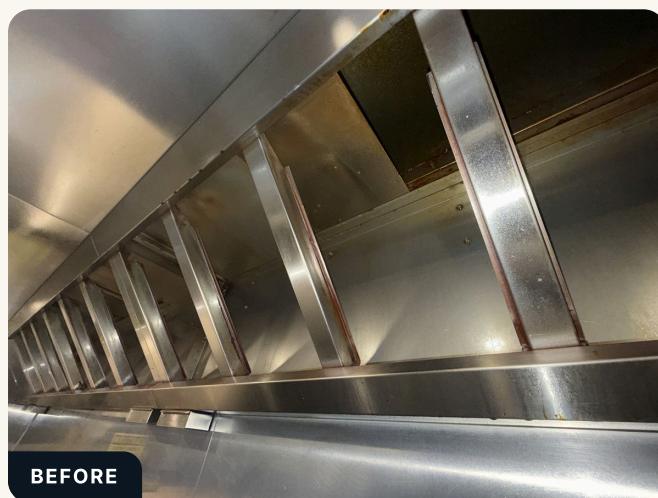
Grease, grime and food residue removed from canopies, filters, plenums, ductwork and roof fans to manufacturer specification. Dry-method scrape and HEPA vacuum, so no water goes down the duct or onto the roof. Every visit is photo-documented and closed out with a certificate for your fire and insurance file.

- Canopy, filter and plenum clean
- Duct interior and roof fan clean, access panels fitted where needed
- Grease thickness measured and recorded
- Cleaning intervals set to AS 1851 by kitchen type
- Photo report and certificate of cleaning, hood sticker dated

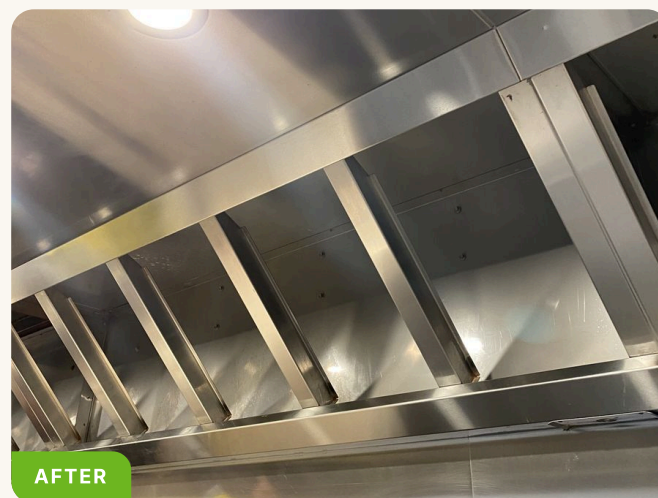
AS 1851

AS 1668.2

Manufacturer specification



BEFORE



AFTER

COOL ROOMS

Food-safe, audit-ready hygiene.

Walk-in cool rooms and freezers cleaned to a food-safe standard: evaporator coils, fan guards, walls, ceiling panels, floors, door seals and drains. Mould and biofilm are removed from the cold surfaces a routine wipe-down never reaches, then the room is sanitised and reported in a HACCP-style format your food safety auditor can file.

- Evaporator coil, fan and drain clean
- Walls, ceiling panels, floors and door seals washed down
- Mould and biofilm removed, silicone replaced where needed
- Scheduled around deliveries so the cold chain holds

Food-safe sanitisation

HACCP-format reporting



BEFORE



AFTER

SANITISATION AND DECONTAMINATION

Every surface, not just the ones you can reach.

Dry-mist sanitisation of rooms, ensuites, offices and contents, used after mould works, before handover or as a standalone deep clean. The mist reaches what a wipe-down misses: behind furniture, inside the split system and up in the ceiling void. Carried out to our written procedures, with the room tagged out until treatment is complete and safe to reoccupy.

- Rooms, ensuites, offices and contents
- Split systems and ceiling voids treated in place
- Room tagged out, then signed off for reoccupation
- Before and after photos with the report

Dry-mist sanitisation

Documented procedure





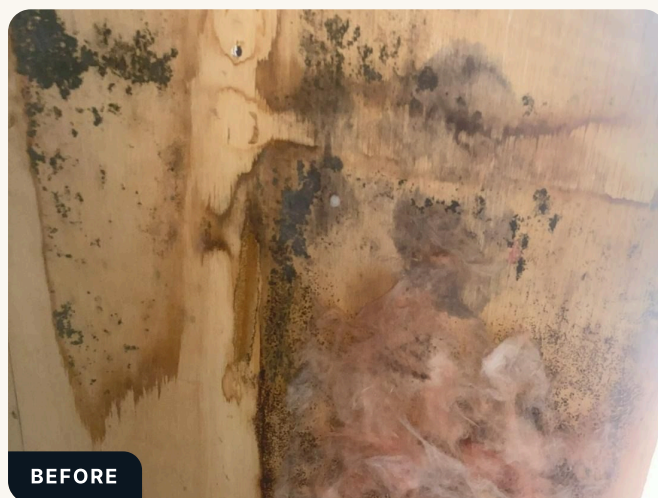
Controlled strip-out, end to end.

Internal strip-out and site preparation for buildings with significant mould or contamination damage. Linings, ceilings, insulation and fixtures are removed under containment, waste is tracked and disposed of, and the retained framing and cavities are encapsulated ready for the builder. Permits and logistics are handled with the site.

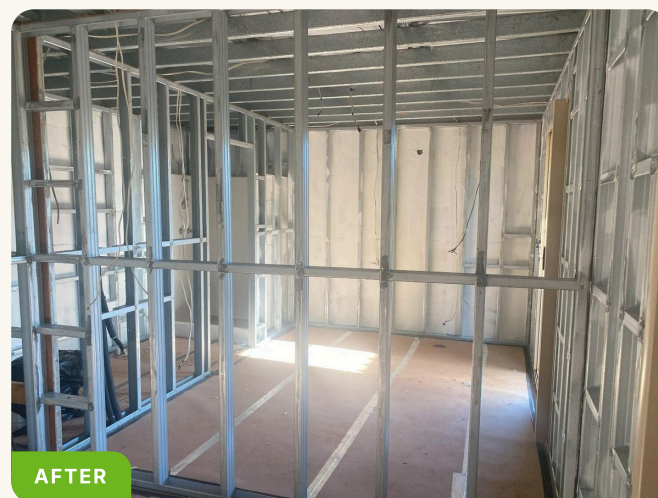
- Containment and negative pressure during strip-out
- Linings, ceilings, insulation and fixtures removed
- Waste tracking and licensed disposal
- Encapsulation of retained framing and cavities
- Handover report with a photo record per room

AS 2601 demolition reference

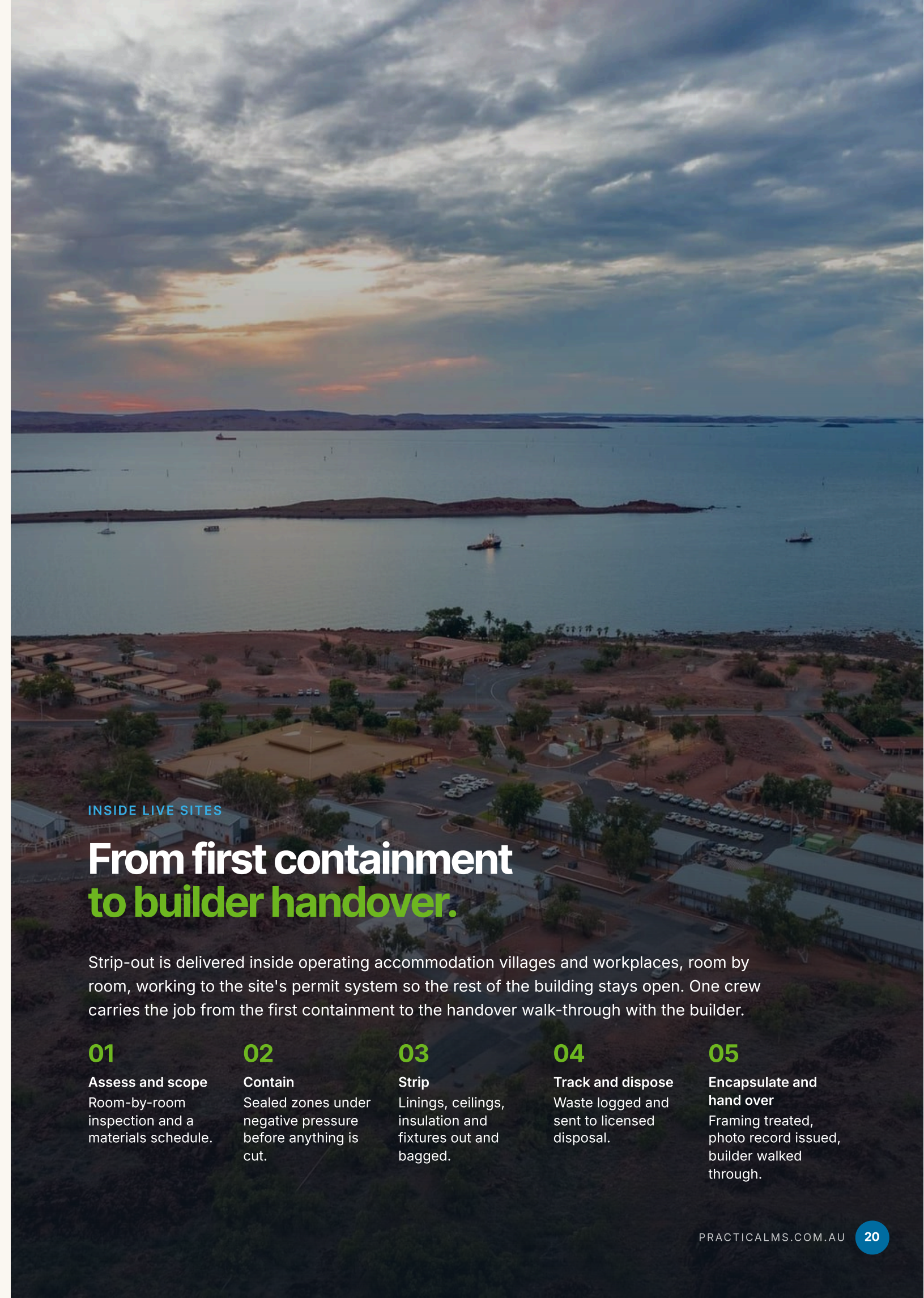
Photo record per room



BEFORE



AFTER



INSIDE LIVE SITES

From first containment to builder handover.

Strip-out is delivered inside operating accommodation villages and workplaces, room by room, working to the site's permit system so the rest of the building stays open. One crew carries the job from the first containment to the handover walk-through with the builder.

01

Assess and scope
Room-by-room inspection and a materials schedule.

02

Contain
Sealed zones under negative pressure before anything is cut.

03

Strip
Linings, ceilings, insulation and fixtures out and bagged.

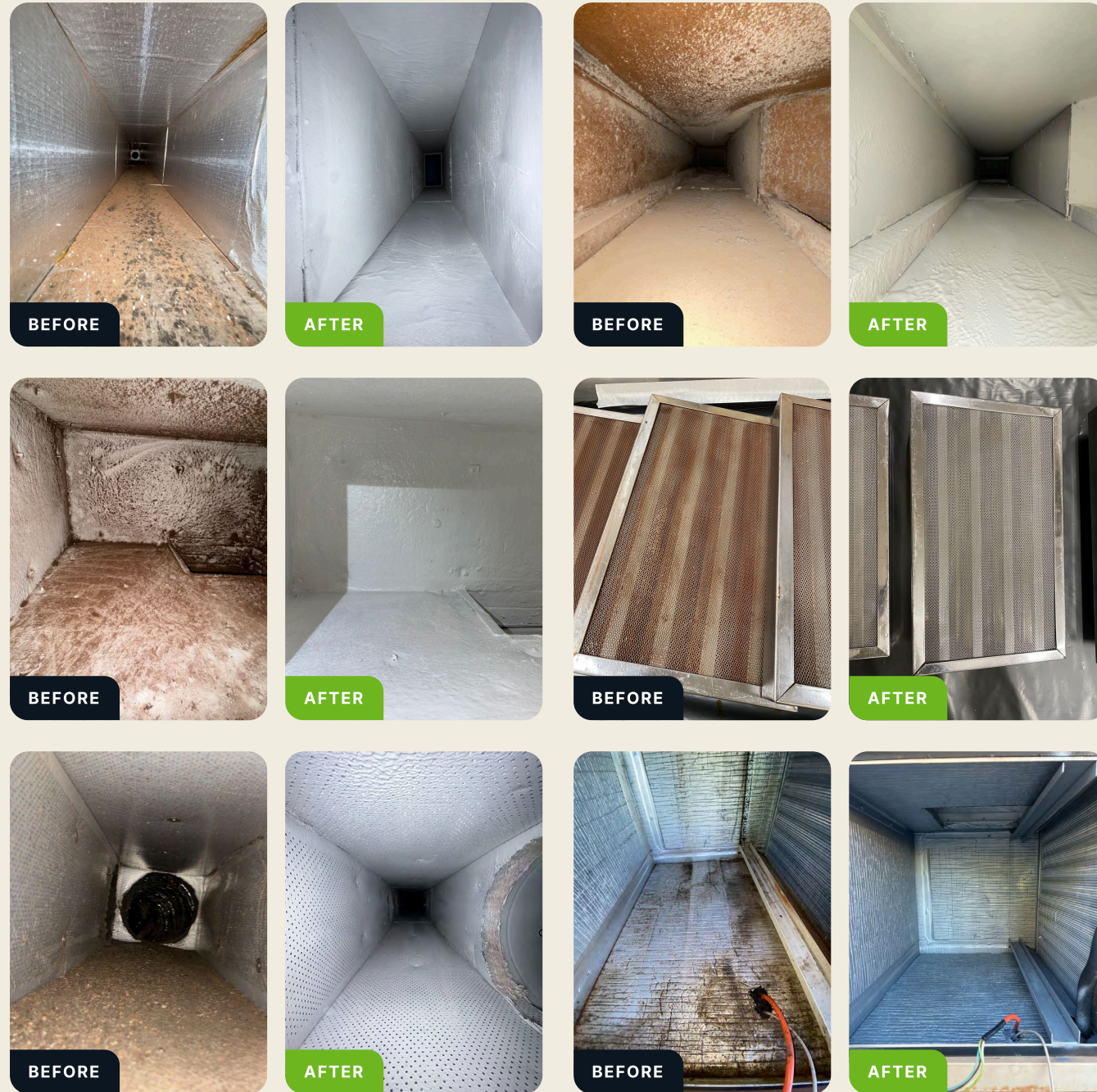
04

Track and dispose
Waste logged and sent to licensed disposal.

05

Encapsulate and hand over
Framing treated, photo record issued, builder walked through.

Results you can see.



Matched before and after images from PMS jobs across Pilbara villages and Perth sites: the same unit, from the same angle, before and after the clean. Every image is filed in that job's close-out pack.



Safe on site, every time.

Standards we work to

- AS/NZS 3666 HVAC hygiene
- AS 1851 kitchen exhaust intervals
- AS 1668.2 mechanical ventilation
- AS-IICRC S520:2025 mould framework
- WHS Act 2020 (WA) and WHS (General) Regulations 2022

Insurance and systems

- \$20M public liability
- Workers' compensation
- Project-specific insurance on request
- Safety management plan, SWMS and JSA per job
- Written WHS, drug and alcohol, code of conduct, modern slavery and whistle-blower policies

Work we stand behind.



DAMPIER, WA | 6 MONTHS | 160 ROOMS

Peninsula Palms, Dampier

A six-month renovation programme across 160 rooms. Internal strip-out and disposal under containment, with every wall cavity encapsulated ready for reinstatement.



PORT HEDLAND, WA | 9 MONTHS | 16+ ZONES

Gateway Village HVAC

HVAC decontamination and encapsulation across the Gateway Village kitchen and dining zones, delivered alongside live operations with no interruption to kitchen service. Photo-documented per zone as part of a joint programme with the site's mechanical contractor.



PILBARA, WA | 9+ YEARS | ~3,000 PROPERTIES

Pilbara housing portfolio

HVAC decontamination, mould remediation and indoor air quality verification across a housing portfolio of roughly 3,000 properties, delivered to a recurring schedule with consolidated reporting per asset.

Trusted by Western Australia's operators.

Tier 1 resources, camp and facilities operators, ports, airports and government since 2014.

RioTinto

sodexo

COMPASS
GROUP

BHP

Woodside
Energy

Fortescue

ventia

SPOTLESS
A Downer Company

serco

PROGRAMMED
by PERSOL

QANTAS



PARTNER WITH US

Tell us about your site.

We will walk it, scope it and price it. Fixed-price scope, clear programme, and a close-out pack you can hand straight to your auditor or insurer.

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PMS (WA) Pty Ltd trading as Practical Maintenance Services | ABN 32 678 500 055 | Established 2014 | Western Australia. \$20M public liability, workers' compensation, project-specific insurance on request.