

COMPANY NEWSLETTER

Topics:

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Managing Director's Say ...

Between June 2018 and Nov 2018 AGM Construction Pty Ltd handed over two major projects. Artarmon project was carried out for LAHC and Fairfield project was completed as a private development. We continue to undertake NSW Government work from Land and Housing Corporation (LAHC), Education Department of NSW and private sector. Auburn Girls High School is the first major upgrading and lift refurbishment work from Department of Education of NSW awarded to AGM. This year there has been a good balance of private and public-sector projects. We are also undertaking some small projects from Community Housing and Insurance Companies. This has been a major shift in the operation of AGM since its inception that we have widened our client base to this degree. AGM is learning quickly and adjusting direction and goals of the organisation in changing environment.

Currently AGM is working on refurbishment of Auburn Girls High School. This is first project being directly awarded to AGM by Education Department of NSW. Estimated cost of the project is \$1.6M and involve 7 different work areas. In addition to civil works this project involve installation of 4 lifts and all associate works including shafts for the lifts, platform and cladding. There are 2 standard lifts, 1 portable and 1 platform lift to be installed as part of upgrading and refurbishment project. Expected practical completion date is June 2019.

There are 4 high quality separate dwellings with expensive specification are being constructed at 25 Ascot Road Bowral. This project is undertaken from a new private client who is an architect by profession and has lot of in put in the construction activities. Progress of the project is good and this \$1.8M project has practical completion by June 2019. A duplex in Chester Hill is showing good progress. This \$800,000 project expected to be completed and handed over by April 2019. During this year AGM has undertaken many small projects for various private and government of NSW clients. These small projects maintain a consistent flow of work and help maintain staff levels in the organisation.

There are three private projects in pipeline, they are 8 houses in Kellyville, DA for sub-division has been approved and civil work is being carried out with an expected completion date of April 2019. Project in Northmead is 12 townhouses and DA for this project is being prepared and expected to be lodged by May 2019. There is a major project in Fairfield for 76 units, DA for this project with revised design has been lodged with the Council and there is unreasonable delay in DA approval. AGM is planning to take this matter with Land and Environment Court for an early resolution by June 2019. Year 2018-19 looks good and we are expecting better 2019-2020 based on enquiries and projects in pipeline.



AGM is producing quality projects and maintaining high standard in client satisfaction. We are always trying to improve from lessons learnt. AGM aim to exceed client's expectation and want to ensure clients are happy with AGM's performance. We maintain committed staff with the organisation who has similar values as their employer.

Accreditations / Associations:



AGM CONSTRUCTION PTY LTD

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Project Completed at 15 –17 Barton Road, Artarmon

Work Health & Safety Updates ...

Independent audit from TQCSI took place in July 2019. There had been very few observations made by the external auditor and AGM successfully retained our accreditation to Quality, WHS and Environment management systems. During the audit period Mr. Anwar Osman visited two major sites where work was in progress. Mr. Osman was satisfied with the progress made by AGM in systems design to ensure compliance. Next audit is due in May 2019. During this audit AGM is going to further discuss with TQCSI on how to simplify the systems. This would develop more efficient system by avoiding repeat information on different forms and making current system robust.

Andrew Anoih is now working as a Quality & Safety Coordinator and is conducting regular audits and inspections onsite as well as managing Insurance project and civil works being carried out at Kellyville.

Inspection Test Plans: AGM supervisors are putting in more efforts regarding ITP's. *Inspection test plans* are a quality tool used to inspect record and identify any faults of works during and when complete. ITPS have become more important as time has progressed and have been a great quality and evaluation tool. To further improve, Laith Faraj will be assisting other staff with the implementation of inspection test plans.

AGM has now introduced the JLB TRACKPLUS software. JLB, will be used to track all aspects of quality, safety and the environment. All sites will be routinely inspected and audited for quality and safety compliance and non-conformances will be updated on JLB, where corrective action requests will be open. Training for this software has been carried out on regular basis to new staff and Albert provide help to any staff who need clarification on issues related to JLB tracking system.

IT Updates...

Anti-Virus Annual License Update

The Kaspersky Anti-Virus license will need to be updated by end of May or beginning of June 2019.. AGM Staff will be sent a license code or license serial number along with a few instructions. Allan will be available at the office for any if required. The process should last no longer than 5 minutes.



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Accounts News ...

Please be aware of the following increases from suppliers:

- **AUSREO:** price of concrete, up to and including 40MPa, will increase by \$10.00/m³ (exclusive of GST) and \$14.00/ m³ (exclusive of GST) for concrete greater than 40MPa – Effective 1st April 2019.
 - **Dulux:** Decorative paints, Acratex and Woodcare products average 3.8% increase and Protective Coatings average 4.5% - Effective 1st May 2019
 - **Hume Plaster:** USG BORAL all plasterboard products, cornices, compounds, stud adhesive and plasters average 3.8% increase and USG BORAL mineral fibre tile range average 5% - Effective 1st June 2019.
- Please send all accounts related matters 'invoices, etc.' to accounts@agmcon.com.au.

Staff News ...



Sarmad Jamma has left AGM Construction in late 2018.

Raid Oda has also parted with AGM in mid-2018.

Joseph Khoshaba is assisting Albert in Estimating

Gilbert Enwiya has moved to the Bowral project at the completion of Lina's house in Denham Court.

Andy Anoya has been requested to get renovation and up keep carried out in the head office building and in front grass area.

At the completion of the Fairfield project, **Ammar Musa** is currently project managing a project in Chester Hill and another project at Tennyson Point.



Project completed at 63-65 Charles St
Liverpool.

What is built can only be as brilliant as what is designed and specified at early stage in the construction process.

AGM has a well-equipped Architectural design team, that can provide solutions to the needs and requirements of our client by providing high quality documentation.



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