



# Capability Statement

**Building and Serving  
Tomorrow's Spaces,  
Today.**

**[lane8services.com](https://lane8services.com)**

Lane Eight wishes to acknowledge the traditional custodians of this land, the Whadjuk Noongar people and their Elders past, present and future. We acknowledge their connectedness to land, waters and community and pay our respects to their traditions, stories and living cultures.



WHO WE ARE

# An experienced team you can depend upon.

West Australian owned and operated, Lane 8 Services is forging a step change in the delivery of building and facilities maintenance solutions. Our reputation is solid. For more than two decades, our qualified team have provided the highest levels of service and value to clients.

Our ability to rapidly scale to client demands and new locations, with an absolute interest in the success of your business makes us the partner of choice for the safe and reliable operation of your commercial assets.

SPECIALISED SECTOR EXPERTISE



## Retail & Shopping Centres

- Complex multi-tenant facility management
- High-traffic area maintenance protocols
- 24/7 operational support capabilities



## Commercial Offices

- Corporate environment maintenance standards
- Professional workspace optimization
- Business continuity focused solutions



## Hospitals & Hotels

- Critical infrastructure maintenance
- Compliance-driven service delivery
- Guest and patient experience protection



## Educational Facilities

- Safe learning environment maintenance
- Term-time and holiday maintenance scheduling
- Specialist educational facility requirements



## Residential Properties

- Comprehensive coverage from Rockingham and outlying areas to Joondalup
- Currently assisting property management companies south and north of the river across their extensive portfolios
- Single and multi-residential property maintenance
- Tenant-occupied property servicing protocols
- Investment property asset protection programs

CORE SERVICE CAPABILITIES



## Residential Property Maintenance

Our Residential Property Maintenance service is designed to support homeowners, property investors, and property managers across Perth. We provide comprehensive, ongoing asset care to ensure long-term property value, safety, and comfort.



## Project Management & Maintenance Planning

Our Project Management & Maintenance Planning service offers a strategic, data-driven approach to asset lifecycle management, tailored to each sector's needs. Whether managing a single property or a large portfolio, we develop long-term maintenance strategies combining engineering assessments, risk analysis, and scheduled interventions.



## Reactive Maintenance Services

Our Reactive Maintenance Service provides immediate, scientifically-supported responses to urgent building failures and system faults. Using proven problem-solving methodologies, our team quickly identifies the root cause of issues—whether structural, waterproofing, electrical, or mechanical—and delivers lasting repairs.



## Carpentry & General Maintenance Services

Our Carpentry & General Maintenance services support ongoing asset care across all sectors. We combine high-quality craftsmanship with engineering insights to deliver cost-effective, durable repairs and upgrades.



## Building Defects Resolution

This specialised service combines engineering analysis and scientific testing to address structural, envelope, and timber-related defects. We seek to identify the root cause of issues like cracks, leaks, timber decay, and envelope failure, then develop durable remediation strategies.



## Second Fixings & Fit-Outs

This service focuses on delivering precisely crafted internal and external finishes, tailored to each sector's aesthetic and functional needs. Our team manages every project phase—design, materials, fabrication, and installation—employing engineering principles to guarantee structural safety and durability.



## Fault Finding & Diagnostics Services

Our fault-finding service employs advanced diagnostic techniques—thermal imaging, moisture mapping, structural testing, electrical analysis—to accurately identify faults in building systems and structures. This comprehensive approach addresses both simple and complex issues with scientific precision.

PROVEN TRACK RECORD

This **specialised capability and international partnership experience** has enabled us to establish successful, long-term and sustainable business relationships across Perth's most demanding commercial facilities and with globally recognized property management organizations.

We attribute our continued growth to our ability to **plan, collaborate and execute** - when we say we will - on all works to a consistently high quality, leveraging decades of accumulated project experience, sector-specific expertise, and **international best practice standards**.

Our **absolute interest in the success of your business** drives our commitment to delivering maintenance solutions that protect your operational continuity, enhance your facility performance, and support your business objectives - whether you're managing premium assets or recovering underperforming facilities.

A long-term track record  
underpinned by integrity.

To meet and exceed the needs of our clients, we are constantly expanding our capabilities to support the delivery of project management and internal & outdoor maintenance works at facilities and buildings of all types.

Our client base ranges from **global and international property management companies including JLL, national companies such as Lease Equity** managing extensive commercial portfolios, through to **regional residential companies servicing landlord interests** including **south of Perth companies such as Coulson & Co** and **Ray White Urban Springs** near the centre of Perth and their respective surrounding areas, right through to individual residences across the metropolitan area spanning **from Rockingham and outlying areas to Joondalup**.

We proudly assist **property management companies south and north of the river** across their diverse portfolios, specializing in complex challenges including **end-of-life asset management** and **rectifying properties with no previous maintenance programs**.

Regardless of the scale or nature of the work that we undertake, **Lane 8 Services** delivers innovative solution design, fixes and perfection in asset management - whether we're maintaining premium facilities for international corporations or recovering underperforming assets to operational excellence for regional property managers.

Why commercial clients choose us.

- Single point of contact for all property maintenance needs
- 24/7 emergency response capability for critical issues
- Cloud-based reporting and documentation system
- Qualified specialists with commercial property expertise
- Minimal disruption to business operations
- Comprehensive understanding of commercial compliance requirements

We have used Lane8Services for a number of years for our skilled maintenance work. We have also sold his renovated properties.

The quality of workmanship, integrity and ease of dealing has always been impeccable, and we can highly recommend.

Andrew Huggins  
Ray White Urban Springs

I have engaged On Demand now trading as Lane8 Services for approximately 12 months. In that time, **I have found them to be very professional, reactive and the quality of work and maintenance has been excellent**. I currently use the Co as maintenance at my 4 x sites I look after. They complete many different tasks at the 4 x sites and always to a high standard.

They have always been reliable, honest, and willing to work around myself and needs for the sites they service. I can honestly say nothing has been too much trouble when dealing with the team at Lane8services.

If you are looking for a knowledgeable, reliable contractor I can highly recommend Lane8srVICES

Andy Bozman  
JLL Commercial Sites



# Worley - Kwinana Power Station Cladding & Refurbishment Works

This project highlights Lane 8's capability in managing technical refurbishments in high-risk environments. The project included cladding installation, steel door replacements, and service reinstatements.

Works spanned all building elevations with HVAC, plumbing, fire safety, and electrical coordination. Custom door and window upgrades were delivered without disrupting facility operations.

## Before



## After



# Residential Renovation 105 Tenth Avenue, Inglewood, WA

This project balanced modern living with the preservation of original architectural features. Works included reconfigured interiors, new kitchen and bathrooms, and restored jarrah flooring.

External upgrades featured heritage-compliant repainting, timber fretwork, and landscaped gardens. This renovation showcases Lane 8's ability to deliver quality outcomes in heritage-sensitive settings.












































## Before



## After



Services and Sectors Matrix

|   |  Retail & Shopping Centres |  Commercial Offices |  Hospitals & Hotels |  Educational Facilities |  Residential Properties |
|---|---|--|--|--|--|
|  Residential Property Maintenance          |   |  |  |  |                         |
|  Project Management & Maintenance Planning |                            |                     |                     |                         |                         |
|  Reactive Maintenance Services            |                           |                    |                    |                        |                        |
|  Carpentry & General Maintenance         |                          |                   |                   |                       |                       |
|  Building Defects Resoution              |                          |                   |                   |                       |                       |
|  Second Fixings & Fit-Outs               |                          |                   |                   |                       |                       |
|  Residential Property Maintenance        |                          |                   |                   |                       |                       |



GLOBAL PARTNERSHIP EXPERTISE

Lane 8 Services has partnered with **well-known global and international property management companies** to deliver specialized maintenance solutions across their Australian portfolios.

Our expertise is particularly valued for:

Complex Tenancy Servicing

- Multi-tenant facility coordination
- Tenant liaison and communication management
- Minimal disruption service delivery protocols

End-of-Life Asset Management

- Strategic remediation of aging infrastructure
- Asset lifecycle extension programs
- Cost-effective replacement planning and implementation

Legacy Asset Recovery

- Rectifying issues arising from assets with no previous maintenance programs
- Implementing structured maintenance frameworks for neglected facilities
- Bringing sub-standard assets back to operational excellence

SUSTAINABILITY, SAFETY, QUALITY

A team proud to be on your site, treating it like it's **our site**.

Our expertise in all aspects of building, property maintenance and repairs are not just reflected in project outcomes but transcend every stage of our business processes.

Safety

Since our very beginnings, Lane 8's culture was built on genuine care for stakeholders and employees alike. For this reason, at any job, we ensure that only workers with the correct qualifications, tickets and certifications conduct the tasks required.

Quality

Stringent QA/QC and reporting processes are woven into everyday operations to ensure we maintain accountability and transparency in what was delivered over a specified period. This, in addition to careful craftsmanship, has allowed us to provide long-lasting solutions for our large client base.

Sustainability

We seek to conduct works with minimal impact and disturbance to natural land holding through assessment of best set up and pack down methods prior to commencement. In addition, our products and procurement activities focus on prioritising local suppliers for of sustainably sourced materials.

GOVERNANCE AND RISK MANAGEMENT

A centralised platform for transparent quality.

We constantly invest in industry-leading systems and applications, and put in place clear standards of operation that ensure good governance to mitigate worker and civilian risk.

Whether we're scoping and quoting works, contracting personnel, conducting safety checks at a site, or providing a report of tasks completed, our all-in-one cloud-based platform keeps details of our day to day centralised.

Key features include:

- Timekeeping capability to understand duration of works
- Tracking of individual personnel to maintain oversight (particularly critical to lone worker safety monitoring)
- Workflow management on tracking work order quoting and invoicing
- Accurate 'just in time' material and consumables scoping and procurement
- Standardised list of safety checks and pre-work assessments
- Live dispatch management, work order management and scheduling

WHAT WE DO

Diversified operations across major sectors.

Lane 8 Services understands that this type of business requires consistent management and specialized expertise. We work with you to develop bespoke solutions suitable for:

Commercial Operations

- High rise buildings and medium to large operations within the Perth metropolitan area
- Retail shopping centres and complex multi-tenant facilities
- Hospitals, hotels, and educational facilities requiring specialized compliance standards


Residential Portfolio Management

- Individual residences and multi-residential properties spanning from Rockingham and outlying areas to Joondalup
- Property management company portfolios south and north of the river
- Investment properties requiring end-of-life asset management and legacy maintenance recovery

Specialized Service Delivery

- Fault finding and diagnostics for complex operational issues
- Second fixing and fit-out project completion and coordination
- Defects resolution and warranty remediation services
- Handyman and general maintenance programs for ongoing asset protection

Whether you're a global property management company like JLL, a national operator such as Lease Equity, or a regional specialist like Coulson & Co and Ray White Urban Springs, we tailor our approach to meet your specific operational requirements and portfolio complexity.



Providing  
quality building  
maintenance and  
asset management  
services to the Perth  
metropolitan region.

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