



Alpha FM

Facility Maintenance

The Property Care Takers

Perth's Preferred

**Window
Wipers**

30 YEARS
SINCE 1996

Capability Statement



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PO Box 858 Cloverdale WA 6985

alpha-fm.com.au
windowwipers.com.au



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Exceptional Property
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These are our
core values.

Loyalty

Integrity

Respect

Pride

To us, they are
not just words
this is what you
can expect
when you work
with us.



The Alpha FM Story

With three decades in the property maintenance industry, we know the needs and frustrations of property managers, strata managers, building owners and tenants. We have grown our services to offer greater convenience to make property maintenance as stress-free as possible. We go back to 1996 when our first company Window Wipers was established becoming Perth's preferred commercial Window Cleaning specialist.

"I would like to congratulate Window Wipers on their milestone of operating for 30 years, which is an exceptional achievement. Knight Frank has utilised their services over many of those years and have had some excellent service. With the business still growing and developing I see the business going from strength to strength. Well done to Antony and his team and good luck for the future."

Glen Bougourd, Director, Head of Facilities Management - Knight Frank

During the the 30 years, our business has evolved. Our expertise in accessing commercial buildings and realising the demand for a reliable façade maintenance provider and more recently facility maintenance, has allowed us to expand the services we provide.

Seeing the benefit to clients in making only one phone call for all property needs, both inside and outside of the building, was the catalyst for the creation of Alpha FM in 2010.

While our services continue to grow, one thing has stayed the same, a continual commitment to promise the highest level of quality service and workmanship. Bringing together a team of leading service providers, we specialise in the commercial property market, helping avoid costly issues and repairs through proactive service and fast effective solutions.

Knowing that the sites we visit are workplaces where first impressions, employee productivity and professionalism are prioritised, we are respectful in the way we operate and take care in what we do.

What does this mean for you?

Our promise is simple - we take care of your building as if it were our own.

For more information about our services please visit alpha-fm.com.au & windowwipers.com.au

"I have had the pleasure of dealing with Antony and his team at Window Wipers for the last 13 years. They have always been efficient, professional and a pleasure to deal with. Congratulations on the 30th year of operations, may you continue to grow from strength to strength."

Lynne Ware - Director, Property & Asset Management, Jones Lang La Salle



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**ALPHA FM, we are The
Property Care Takers.**

We are an alliance of
companies bringing
together a highly skilled
trade and labour force
incorporating our sister
company Window Wipers,
established since 1996.

Exceptional Property Maintenance

To ensure maintenance
issues are promptly dealt
with we provide:

- Office Staff available to take calls and enquiries
- Timely responses and updates
- One single point of contact
- Proof of licences and insurance (to unlimited height)
- Competitive pricing
- Quality assured processes and procedures
- A 30 year faultless safety record

*** QUALITY SERVICES IN
CONJUNCTION WITH OUR
TRADE PARTNERS**

Our Capabilities



Commercial Window Cleaning

Commercial Window Cleaning
Services

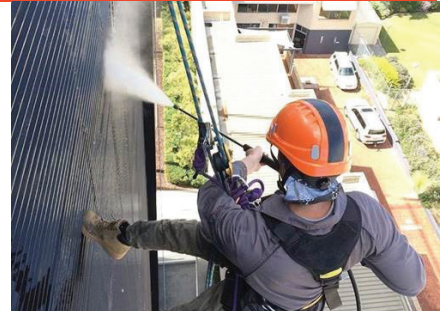
Rope Access Work

EWP & BMU Access Jobs

Complex or Difficult to Access
Jobs

Pure Water Technology

For more information visit
www.windowwipers.com.au



Façade Maintenance

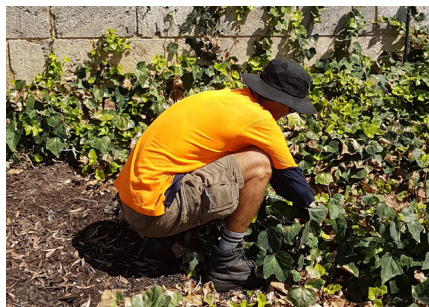
Building Condition Reports
Façade Cleaning

Rope Access / Elevated Platform
Work

Water Leak Repairs and
Investigations

Cementing and Façade Repairs

Silicone Work



Grounds Maintenance

Gutter Cleaning and Repairs

Landscaping

Garden and Lawn Maintenance

Reticulation Installation and
Repairs

Tree Maintenance and Lopping

Green Waste Removal

Mulching and Weeding



General Maintenance

Pressure Cleaning

Glazing

Painting

Tiling

Handyman

Carpentry

Pest and Bird Control

Preventative Property

Maintenance

Leasing Make Good

Electrical

Plumbing

For property maintenance that
takes care of your buildings, and
its occupants call Christine or
Louise on (08) 9466 7700 or
email: admin@wwfm.com.au

For more information about our
services visit our websites

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Case Study

Commercial Window Cleaning

Window Wipers is Alpha FM's sister company, providing first class window cleaning services since 1996. Our team of commercial window cleaners are trained to work to the highest possible standards and are certified and experienced to utilise advanced height access methods and equipment in accordance with current legislations and Australian Standards.

These methods include Industrial Rope Access

- Elevated Work Platforms (EWP)
- Building Maintenance Units (BMU)
- Long Poles with Pure Water Technology
- Traditional Ladder Access



Rope Access



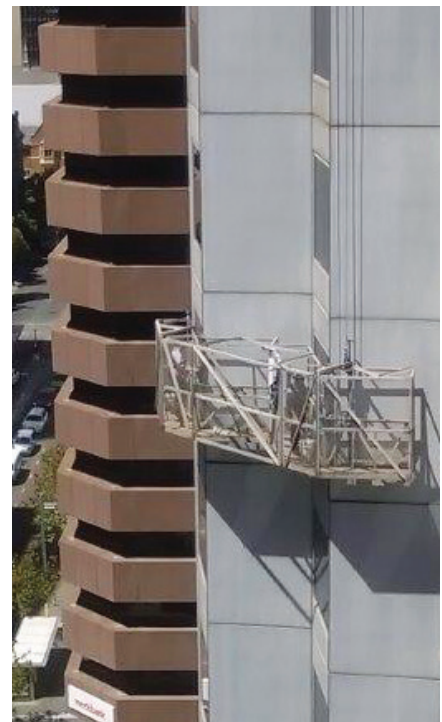
Water Pole

"Congratulations on your 30th celebration in the industry. Having worked with Colliers for many years we wish you and your team all the best for the future."

Claire Normanton - Director Business Management Systems, Colliers.



EWP



BMU

"30 years in any industry is a great milestone. Thanks for providing great service to our company. We look forward to many more years ahead."

Dave Rushforth, Senior Engineer - CBRE Property Management



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Case Studies

Commercial Window Cleaning at Novotel Hotel Perth 221 Adelaide Terrace

Scope: All external
 windows to be cleaned via
 rope access.



Case Studies

Commercial Window Cleaning at Ritz-Carlton Elizabeth Quay

Scope: Clean all towers
 external windows and
 frames on Barrack St side
 only via water pole.

Clean all podium external
 windows and frames on
 Barrack St side via water
 pole. Clean the façade
 panels. Pressure Clean the
 external podium via Cherry
 PickerClean, professional
 finish evident in before and
 after images.



"Since engaging the services of Window Wipers in 2021, we have consistently been impressed by the professionalism and quality of the Window Wipers team. The team exhibits a high level of attention to detail, ensuring that every window is thoroughly cleaned to the highest standard. They are punctual, efficient, and consistently deliver exceptional results for us at The Towers. The reliability and excellence demonstrated by Window Wipers have made them our preferred choice for window cleaning, and we would highly recommend their services to anyone seeking a dependable and meticulous provider." **Sani Mohd - Building Manager**

Case Study

Expansions joints works at Commonwealth Law Courts Perth

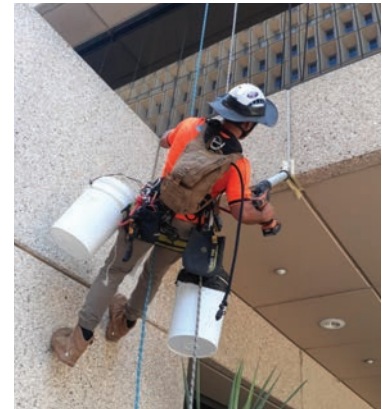
Scope: Complete expansion joint removal and replacement to all elevations:

Complete removal of all existing expansion joint sealant and any foreign matter in the joint, clean up all surfaces, insert new foam backing as required and replace the sealant into the expansion joints using UV protected high quality Silicone, Japanese Beige Sikaflex Pro

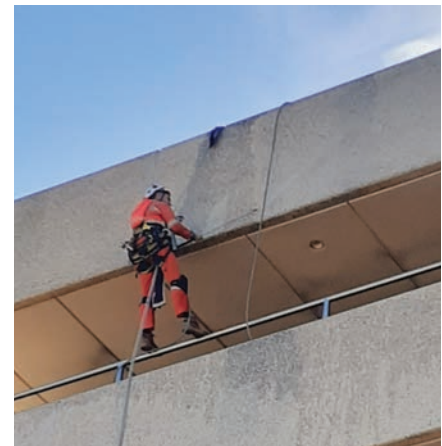
Variations: There were a number of variations in the course of this job that we were required to attend to such resealing drains on all levels.

Make Safe - cracked concrete bulkhead.

Reseal bottom of handrails on level 5



Removing and replacing expansions joints



"In 2021 Alpha FM carried out a Building Fac;ade inspection of the Commonwealth Law Courts Building, identifying issues that required attention to ensure no water ingress to the site. They provided a very detailed report on issues identified and recommended works to rectify these.

In 2022 they were engaged to carry out the replacement of expansion joints to the building to rectify water ingress to the site that is 30 years old. The complexity of the high risk works included working at heights, safety, noise, and interruption to the building's day to day operation.

The project was completed on time, on budget and with minimal disruption to the building occupants.

I congratulate Antony and his team on their work ethic, professionalism, and communication skills on delivering this project to the highest level."

Max Marano - WA Facilities Manager



Case Studies

Loose Concrete Gledden Building

Scope: An urgent call came from our client MMJ when a section of cement facade detached from one of our buildings. They reached out to Alpha FM for an immediate response. To ensure safety, they needed to assess the potential for any other pieces to fall. We sent two skilled rope access technicians to evaluate the site for additional hazards. Our staff identified and removed several cement facade pieces that posed a risk of falling.



"An urgent situation emerged when a section of the cement facade detached from one of our buildings. In line with our commitment to safety, it was imperative to assess whether any other sections posed a risk of similar detachment. We promptly reached out to Alpha FM, requesting an immediate response. Following a thorough discussion with their team, they dispatched two of their highly skilled rope access technicians to the site to conduct a comprehensive hazard evaluation. These professionals identified and removed several additional cement facade pieces that were at risk of falling. Throughout the process, they maintained clear communication with us and provided a detailed photographic service report documenting the items they had removed. We extend our thanks to the Alpha FM team for their swift, efficient, and professional response, and we are eager to share this positive experience with others."

David Wall - Director/Licensee, MMJ Real Estate



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Case Study

Painting at 1 Victoria Ave, Perth

Scope: Many of the vents around the building were weather worn and the paint was faded and needed to be repainted as it didn't look aesthetically pleasing and some parts displayed surface rusting.

Some of the vents were easily accessible i.e. at ground level others were only accessible via rope access.

Ladders, working at height, scaffold and rope access were all used to complete this project. Both rollers and spray guns were used.

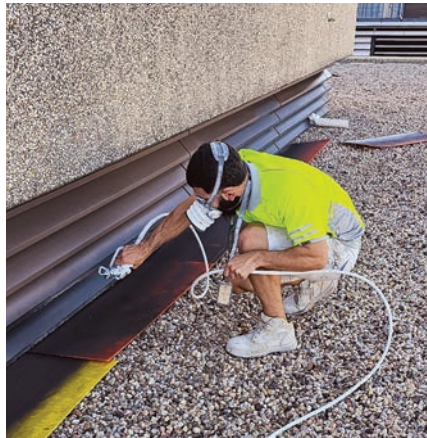
Spiders had taken up home in many of the vents and part of the scope was to use pest control to remove them before pressure cleaning and painting.

Variations: There were three variations to this project as the client identified additional work that they wanted done along the way and were not part of the original scope and briefing.

Variation 1 (4383) -
Pressure clean back wall.

Variation 2 (4389) -
Pressure clean lane way
and secure car park.

Variation 3 (4420) -
Pressure clean, treat rust
and paint Atrium Doors.



"I have found Alpha FM to be a responsible, organised, and timely contractor that works proactively to resolve potential issues before they occur. In my experience, they have always conducted themselves with the highest level of integrity. I would absolutely recommend them for all works, in particular abseiling.."

Stefan J. Rossneri - Project Manager



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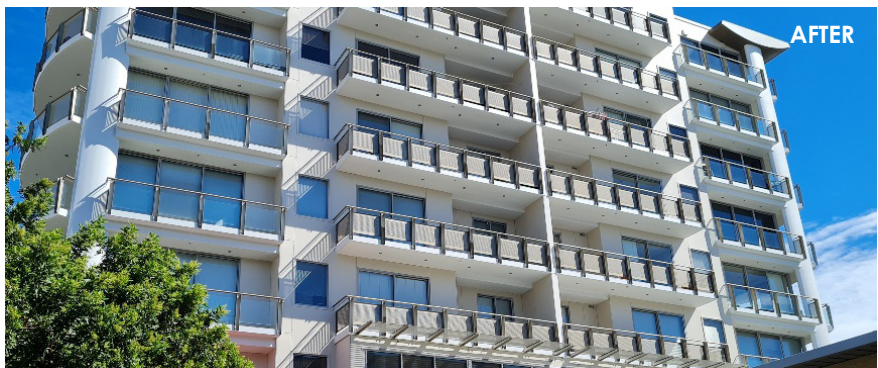


Case Studies

Facade Painting at 12 Altona St West Perth

Scope: Paint the external
 façade of the 8-storey
 apartment building via
 Rope Access.

Paint all external balconies
 including ground level.



"We have worked with Alpha FM since 2016 when they undertook an assessment of the exterior wall panels and glazing of the building for deterioration and defects. Over the next several years they progressively repaired problems with the wall panels. This year they were awarded the contract to paint all external areas of the building. They were very well organised and displayed a good standard of workmanship and co-operation under some difficult and trying conditions. Any issues that needed attention were resolved satisfactorily in a timely manner. We would be pleased to work with them at any time in the future and will contact them when we have further work to do. "

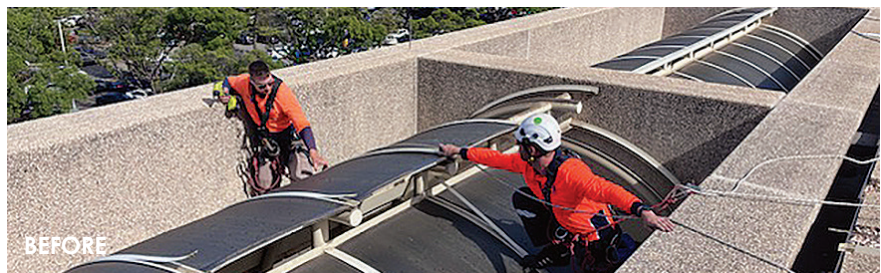
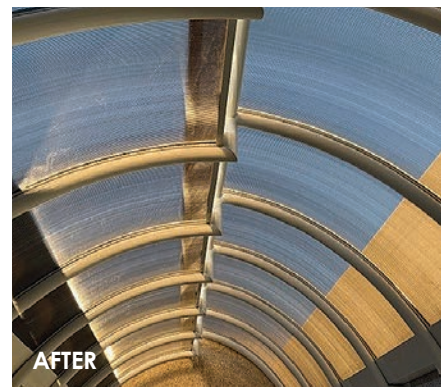
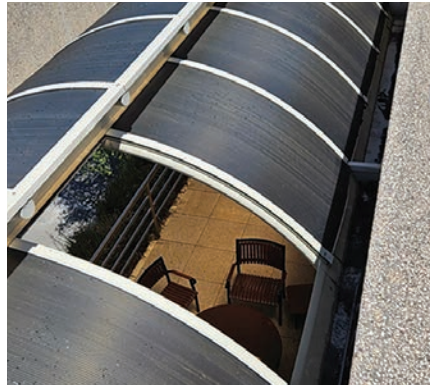
Brian Delfs - Architect RAlIA



Case Studies

Canopy Replacement at 150 Terrace Rd Perth

Scope: Our team was engaged to repair a missing corflute panel within a canopy structure. The quality of the initial repair prompted the client to request a complete replacement of all panels. We subsequently removed the aged corflute panels and installed new ones throughout the canopy. In addition, we pressure cleaned and repainted the supporting pole and structural framework, restoring the entire feature to a clean, refreshed, and professional appearance.



Our team successfully delivered the canopy restoration with careful preparation, repairs and a high-quality finish, ensuring the structure was safe, presentable compliant and met the client expectations.



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Case Study

Cirque du Soleil

Scope: At Cirque du Soleil, the tents are more than just structures—they're home away from home for the company, its staff and its customers. Maintaining these tents in pristine condition is paramount, which is why a specialized cleaning system, technique and products are used. When the tents were set up in Perth, Cirque du Soleil needed skilled rope technicians to help achieve their high standards. They chose Alpha FM to assist in maintaining these standards. Despite short notice, we rose to the occasion, completed the task efficiently, and have a very happy client.



"I've been lucky to find Alpha FM when looking for a company to help me in a very specific, and unusual, cleaning project: clean our big tent's roofs. The rope access certified team that had been designated for this unique project delivered the results exactly like we were expecting in a short time frame. The Alpha FM team was very responsive and focused even working in very tricky weather conditions to achieve our goal. Thank you very much for your dedication and expertise to embrace this challenge and make that happen."

Edivio Battistelli Jr - Head of Tent Touring Shows Division - Cirque De Soliel



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Case Study

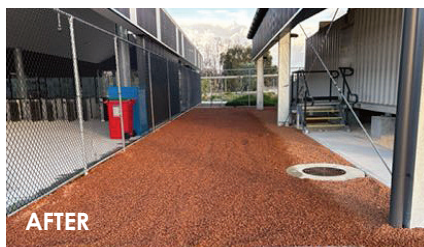
Rock Landscaping 6 Gallagher Road Bullsbrook

Scope: The project was to install similar pebbles around the facility in the areas that were not completed in the original hand over.

These areas were identified by a diagram of the areas required.

Calculations were conducted to estimate the area to cover, and the required amount of product needed, and labour required.

Variations: Everything went to plan and no variations were required.



"The team at Alpha FM were chosen to do 2 projects this year with us. One was to fence off our water treatment plant that required security fencing with 2 access gates and the other landscaping. This was laying pebbles onto the foot paths around our complex. They were highly professional in their approach and always kept us updated through the project bringing the project in on time and on budget. The team cleaned up on completion of the works and took all their rubbish with them, I would have no problem in referring Alpha FM to do other projects for us and for the future. I would recommend them to other sites."

Dave Taylor - WA Facilities Manager

Case Study

Fencing 6 Gallagher Road Bullsbrook

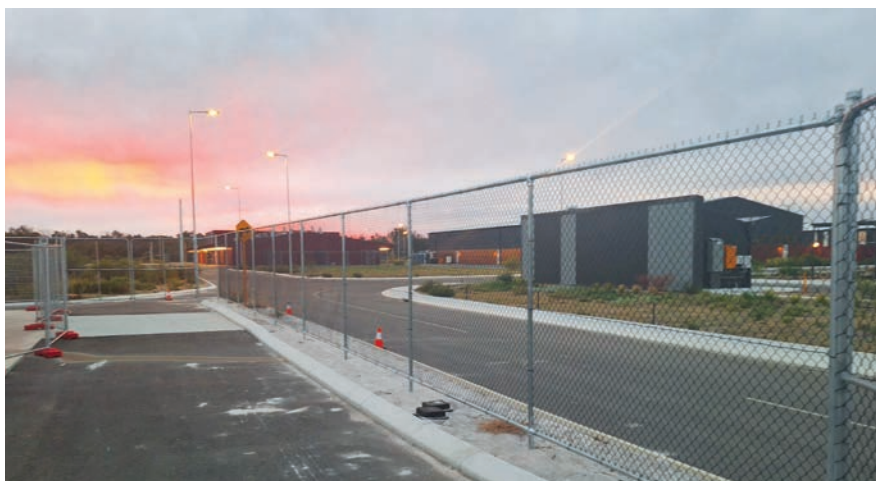
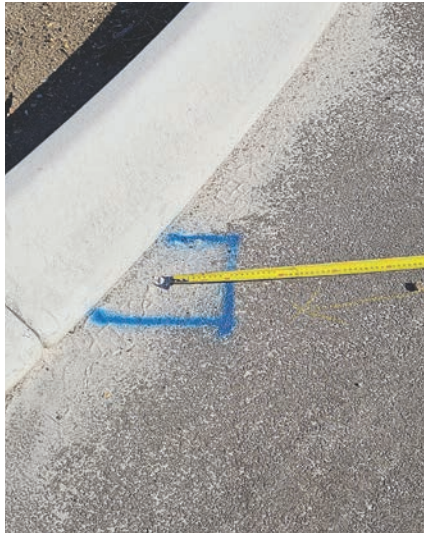
Scope: This project was to install similar wire fencing to existing fencing around the water treatment plant in Area B of the Bullsbrook centre for resilience.

Along with the fencing two gates were also installed, large enough to drive large vehicles through.

The fencing was installed in a soft sand road base and bitumen road base.

The purpose of the fencing is to keep people out of the treatment area and protect its integrity.

Variations: More road base was identified around the area originally thought of as sands. This made the installation more difficult and more time consuming. This resulted in a number of extra posts being installed to make the fencing more structurally sturdy. Extra posts meant more materials were required. This was added to the job as a variation and approved by the client.



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Dave Taylor - WA Facilities Manager

Case Studies

Building Condition Report at Commonwealth Law Courts Perth

Scope: Conduct a complete external façade building inspection. Detail any issues detected and provide recommendations to rectify.



"I just wanted to pass on my thanks with all that were involved in the Perth Commonwealth Law Court Façade Inspection and recommendations. Documentation was received in a very professional manner and delivered on time. Please pass my thanks onto all involved. "

Max Marano, Ventia

Case Studies

Building Condition Report at Shark Bay Salt Mine

Scope: Inspect and report on the condition of housing for Shark Bay Salt Mine Management.



"Congratulations on your 30 year anniversary – what a milestone for the business and the team. Thank you for your services and we look forward to a positive continued relationship."

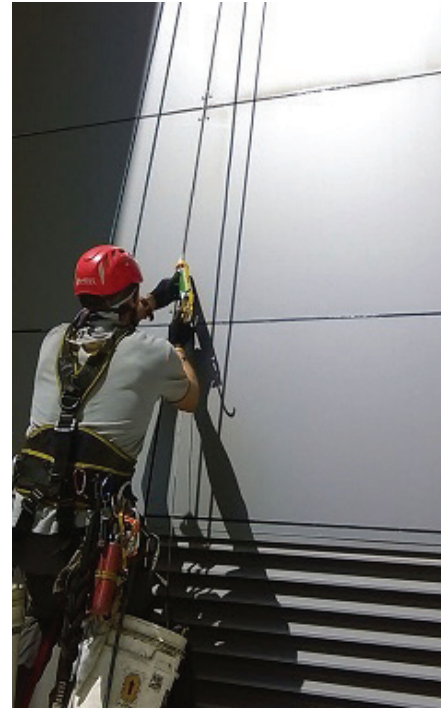
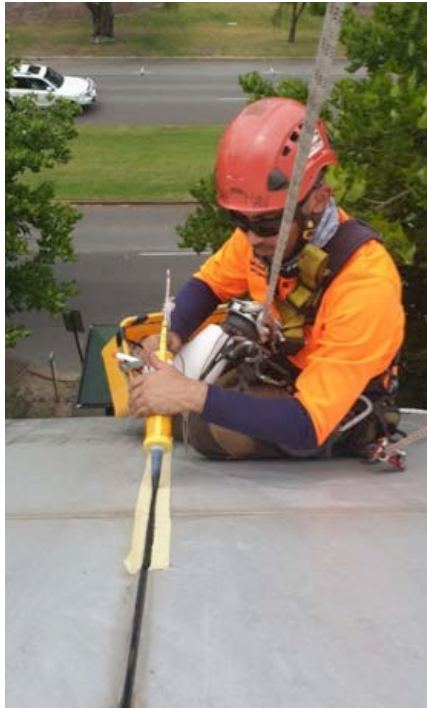
Sarah Hickey, Shark Bay Salt



Case Studies

Water Leak Investigation and Repairs at 20 Kings Park Road West Perth

Scope: Remove and replace all deteriorating expansion joints around the building cladding.

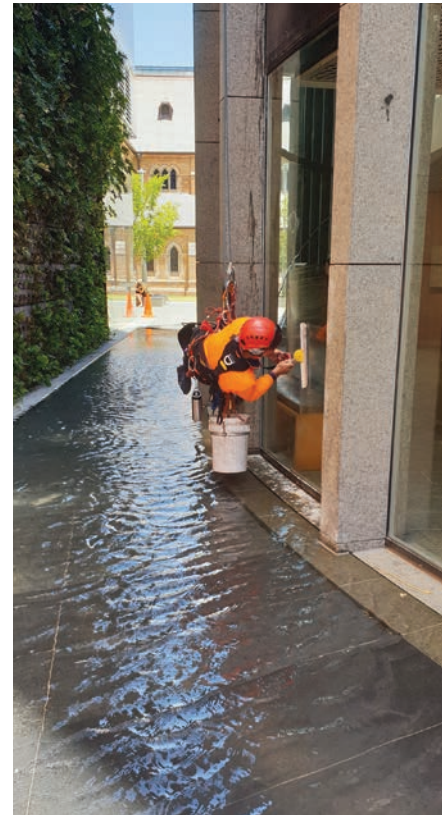
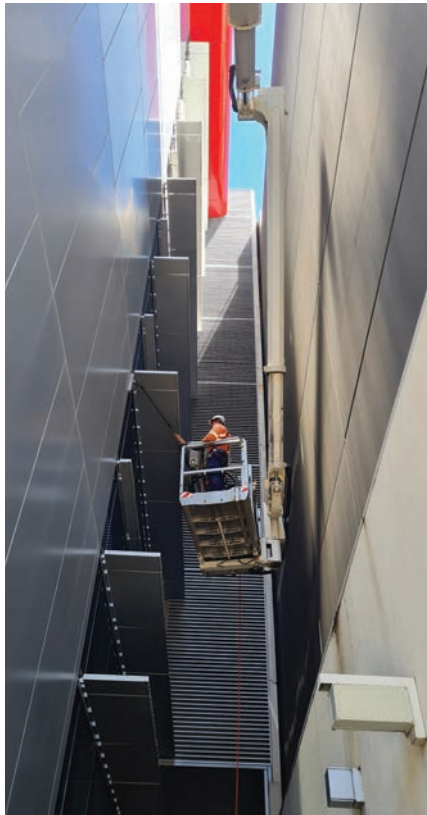


"Thank you for the follow up photos and your prompt service. The owners are very happy with the job and your attention to the temporary fix which prevented water ingress whilst the permanent panel was manufactured. Look forward to working with you again." **Pat Cowen, Smithwick Strata**

Case Studies

Hard to reach

Scope: Regardless of how challenging the access around a building may be, there is usually a safe and practical solution to reach difficult locations.



"I have been working with Antony and his team for many years now and have always found them to be very professional and safety conscious. His staff are always courteous and well presented which says a lot about the culture and processes within the company."

Peter McGregor, Asset Manager - Novotel Hotels and Resorts



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Case Studies

Promotional Installation at Council House 27-29 St Georges Terrace Perth

Scope: Install and remove
the Wallabies Rugby Jersey
to the façade of Council
House via Rope Access.



"We have a long history with Alpha FM (and Window Wipers). We have experienced them as a hassle-free brand that is always willing to go the extra mile getting things right. Alpha FM conducts routine site inspections across our portfolio, providing us insight and generating value for our clients. I have no problem recommending Alpha FM or Window Wipers for any of their capabilities." **Nate Kennedy, Smithwick Strata**

Case Studies

Panel Restoration at 8 St Georges Terrace Perth

Scope: Clean all the
external facade paneling
removing the dirt, grime
and pollution stains via
buffing and elevated work
platform (EWP).



DURING



AFTER

"Appreciate the good works you have done on the site for window cleaning and really pleased with the outcome. Thanks to you and your team. Keep up the good works."

Baath Dildar, Facilities Manager, Colliers

Case Studies

Concrete Repair at 26 St Georges Terrace Perth

Scope: Remove the broken concrete from the South West & Eastern facades. A renewed framework to be fabricated and new concrete to be applied. Paint the new surface with protective coating and colour match, via Rope Access.



"Antony and the team look after three of the buildings I manage. They are reliable, easy to work with and their workmanship is of a high quality."
Marietta Metzger, Magixstrata

Case Studies

Broken glass removal at Rendezvous Hotel, 148 the Esplanade Scarborough

Scope: Safely remove the remaining shards of broken glass on the 24th floor of the rendezvous hotel.

Then make safe for guests and future glazing installation .



"We had an urgent issue with broken glass on the 24th floor of our hotel. There were chards in and around the framework that had the possibility of falling out. We contacted Alpha FM, and they came out the same day to identify the hazards and write up a work method statement. They kept us aware of how they would tackle the job. They attended site the next day and removed the hazard without incident. They did an excellent job and were highly professional."
Mark Bywater, Rendezvous Hotel

Case Studies

Solar Panel Cleaning

Scope: Accessed rooftop solar panels using appropriate safety systems.

Soft-washed and cleaned solar panels to remove dust, grime, bird droppings and environmental fallout

Ensured no damage to panels, frames or cabling during works.



Result: Panels restored to a clean, uniform finish. Improved panel efficiency and ongoing performance. Client very satisfied with the outcome and presentation of the system.

Case Studies

Signage Cleaning and Bore Water Stain Removal

Scope: Safely accessed elevated signage.

Applied specialised cleaning methods to remove bore water staining and mineral build-up.

Rinsed and detailed signage to achieve an even finish.



Result: All visible water staining successfully removed. Signage restored to near-new appearance. Excellent visual improvement clearly demonstrated in before and after photos.



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Case Studies

Cobweb Removal

Scope: Cobwebs had accumulated around eaves, beams, awnings, ledges, lighting fixtures, and architectural features. The client engaged Alpha FM / Window Wipers to carry out specialist cobweb and fine-detail cleaning to high and hard-to-reach areas of the building exterior.



Result: A visibly cleaner building façade and common areas and improved first impressions for visitors, tenants, and clients.

Case Studies

Graffiti Removal

Scope: Assessed graffiti type and surface material. Removed graffiti using appropriate chemical treatments and techniques. Where required, painted over affected areas to match existing finishes.



Result: Graffiti fully removed or effectively concealed. Surface restored with minimal visual impact. Clean, professional finish evident in before and after images.



Case Study

Cleaner's Room Fit out

Scope: Remove the Lino, the plumbing, sink and tap fittings.

Replace the Lino in cove style.

Remove and replace the plumbing sink and tap fittings with new.

Paint the walls and ceilings and fix the loose vent.

Outcome: Completed on time on budget.

Happy client and our first **complete** small fit out.



Case Studies

Garden Bed Upgrade

Scope: Remove all weeds and any dead plants.

Improve the soil with soil improver.

Top up with black soil.

Plant new plants.

Water and fertilise.

Mulch.



These projects, represent a selection of smaller projects we have completed. They highlight the capability and versatility of our team.

"We present them to showcase that versatility and the reliability we bring to every job." - Antony Uniewicz



Meet our Team



Antony Uniewicz
Managing Director

Hi, my name is Antony Uniewicz, and I am the Managing Director of Alpha FM and Window Wipers.

I started Window Wipers, Perth's commercial window cleaning specialists, in 1996. In 2018 we branched into property maintenance with the launch of Alpha FM. I also have the responsibility of business development and I love getting out to see our clients.

I get a lot of satisfaction knowing we can help our clients achieve their window cleaning and building maintenance goals. This is our 27th year doing so.

I am originally from London via Sydney where I did my secondary and tertiary education.

I love spending time with my family. I have a passion for learning, being challenged, keeping fit and my Mini Cooper S. (Max).



Tamas Kassai
Senior Estimator

Hi, my name is Tamas Kassai and I am the Senior Estimator and Level 3 IRATA advisor at Alpha FM and Window Wipers. My main tasks at the company are preparing estimations for high rise window cleaning and maintenance works.

I am also involved in the operational processes, supporting the rope access team, preparing permits and other paperwork.

I am originally from Hungary. I like cooking, mostly Hungarian foods and passionate about hiking, fishing and bike riding.



Chris Downie
Water Pole Supervisor

Hi, my name is Chris Downie and I am the Water Pole Supervisor at Alpha FM and Window Wipers. I have worked for the company for 10 years. Every day my team and I pride ourselves in providing the highest level of service for our clients. I am from Scotland. In my spare time, I am a passionate golfer and soccer fan and am the current club champion of Maylands Golf Club.



Barbora Huzekova
Rope Access Team Lead

Hi I'm Barbora Huzekova, I've been working at Alpha FM Window Wipers for the past 4 years. I am originally from Slovakia and have been in Australia since 2015. I started with Window Wipers as a Rope Access Technician and have since been made a Team Leader. I enjoy my position at Window Wipers and it allows me to be outside which I love. In my spare time I enjoy hiking, climbing, and spending time with my niece.

"Our staff have been with us for many years and are the backbone of this business.

More than that we share the same values of loyalty and integrity. They have pride in their work and have respect for each other and our clients. I am proud that they are part of our team. I look forward to working with them well into the future.

To talk to any of our staff members call us on 9466 7700."

Antony Uniewicz - Managing Director.



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