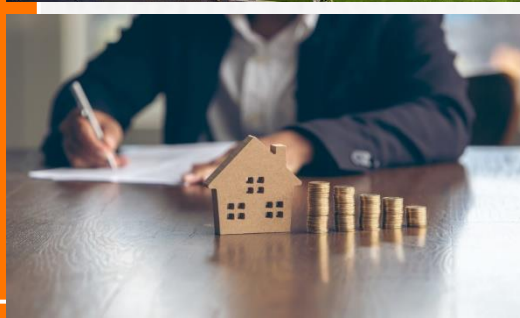




weaverbird
elevating assets...

WEAVERBIRD CONSULTANTS

We excel in-depth look at the process of aligning facility 's sustainability plan with an organizational vision ,strategic goals & policies.





weaverbird
elevating assets...

ASSET MANAGEMENT SERVICES



- Daily Cleaning
- Personal Cleaning
- Special Cleaning
- Segment Cleaning



- Front Office
- Back Office
- Welfare Facilities
- Labour Supply



- Electro Mechanical Services
- Building Maintenance
- Environment Management
- Energy
- Fire Safety Maintenance Program



- Contact Catering
- Vending Services
- Events Catering
- Confectionery Services



- Physical Security
- Surveillance
- Technical Installations
- Workplace Emergency
- Mgmt
- Consulting Services

| CORE VALUE



ALLIED VALUES





OUR OBJECTIVE

- ✈ Managing the facility/property with utmost care , supported by planned & proven operational practices to ensure best desired place to reside.
- ✈ Centralize operation control through well design SOP's to ensure 100% facility up time.
- ✈ Well trained staffs through various self design curriculum as per latest industry demand which will ensure lower MTTR (mean time to repair) and MTBF (mean time between failure)& higher operational availability.
- ✈ Our team of expert analyze life expectancy of critical equipment & keep owner's update on likely expenses which helps in real budgeting thus avoids panic/accidental financial burden.
- ✈ Organized contingency and crisis management have been planned to deal with any kind of eventuality like break out of Fire , Bomb threat , total power shut down , failure of critical equipment etc.

ASSET DEVELOPMENT & ASSET MANAGEMENT



Consultative in Nature



**Services offered ideally
through out the asset life cycle**

1

**Structuring the
Transactions**

2

**Project Health
Monitoring**

3

**Project
Management needs
& MIS reporting**

4

**Finance including
Opex, Capex
budgeting & tracking**

Advices On

SIMPLE STEPS OF ASSET MANAGEMENT





WEAVERBIRD GROUP SERVICES OVERVIEW

We focus on **3 key objectives** with regards to physical asset solutions



CONTROL THE ASSET

Controlling the asset allows us to manage our customers' properties in the most effective way, benefiting from economies of scale and a holistic approach.



PROTECT THE ASSET

Weaverbird Facility management team not only protects the physical asset but also the associated people and property in tandem as per customer's reputation and other intangible factors.



INCREASE RETURN ON INVESTMENT

By controlling and protecting the asset, Weaverbird Facility Management team also support customer's by reducing operational costs and increasing revenues through variety of initiatives.

OUR FM SERVICES

Facility Management:

Provides a fully Integrated Facilities Management Service to a wide range of clients in various sectors across India. Our services include:

-  Mechanical, Electrical and Plumbing Maintenance (MEP)
-  Specialist MEP maintenance (Lifts, Gate barriers, BMS, Air-conditioning, Pumps & controls & other automation of water & Electrical system etc.)
-  Cleaning and Pest Control
-  Security
-  Landscaping
-  Facade Cleaning
-  Waste Management
-  FM Consultancy
-  24/7 Call Center

Project Services

has 3 distinct divisions:

-  **Project Management** -MEP Installation and civil works
-  **Fit-out** - commercial, residential, and retail
-  **In-Unit Services (apartments, villas, and offices)** – small project works, cleaning, and maintenance

ALLIED SERVICES OFFERED BY WEAVERBIRD GROUP

Weaverbird energy management services:

Has been focusing in search for a sustainable, innovative approach towards energy consumption management, conservation, and utility billing. Some of the leading points are:

-  Energy audit and submission of report on better energy management
-  Monitoring meter efficiency
-  Building automation fittings as needed on HVAC system & other building system
-  Power & HVAC billing improvement
-  Energy consumption surveys and analysis
-  Energy management consultation
-  Project management (Retro fittings) of energy reduction management

Weaverbird retail management:

is a leading Real Estate Brokerage company and the leading agent in India. Weaverbird Retail specialize in all areas of professional real estate services, including:

-  Sales & leasing of residential and commercial units/towers
-  Land sales
-  Freehold and leasehold portfolios
-  Property/portfolio management on behalf of individual and corporate clients

OUR **APPROACH** :

Operates independently or through an integrated delivery model, including the provision of the following services:

-  Community / Owners Association Management
-  Service Charge Budgeting and Collections
-  Property Financial Management and Reporting
-  Facility Management Supervision
-  CSR and Events Management
-  Handover and Warranty Management

WEAVERBIRD LEISURE

*Provides tailor-made lifestyle and event programs for communities under management and third-party facilities.
Example program activities include:*

-  Religious and national community events
-  Yoga classes and boot camps
-  Children's swimming lessons
-  Gym management
-  Book clubs and social groups

VALUE ADDED SERVICES

- ✦ Management quality elements such as engineering practices and processes
- ✦ Risk Assessment & Management
- ✦ Optimized life cycle analysis of equipment
- ✦ Planning for improvement and replacement
- ✦ Advisories to Clients
- ✦ Energy Conservation
- ✦ General Assistance
- ✦ Customer Relationship
- ✦ Liaison with Govt. Agencies
- ✦ Traffic & Parking Regulation.
- ✦ Schedule Civic / Developmental activities to prevent inconvenience to Clients
- ✦ Police Assistance
- ✦ First Aid Assistance
- ✦ Advise on Environment, Health & Safety(EHS)
- ✦ Quality Assurances , Quality Management
- ✦ Quality Control Plan



WEAVERBIRD FM TEAM ENSURE

- ✦ Infrastructure
- ✦ Power with 100% back up
- ✦ HVAC with adequate redundancy
- ✦ Fire detection & extinguishing system
- ✦ Dedicated security system
- ✦ Proper sewage disposal system
- ✦ Water softening & treatment plant
- ✦ Building illumination (Both General & Emergency)
- ✦ Toilet separate for staffs & visitors
- ✦ Vertical transportation sys for Occupants, visitors & service lift for carrying goods & Luggage
- ✦ Manage parking & regulate vehicle traffic
- ✦ Complete House keeping services
- ✦ Direction signage
- ✦ Manage parking & regulate vehicle traffic
- ✦ Occupant Management:- Help desk , with software, share point ...for auto update for management
- ✦ Periodic feedback
- ✦ Co-ordinate fit out
- ✦ Billing (CAM & Other charges)
- ✦ Collection against invoices
- ✦ Attending to grievances & complains .
- ✦ Ensure observance of rules & regulations for flawless operation

OUR TEAM DELIVERS..

- ✈ Building management control systems
- ✈ Building Code and Regulatory Compliance
- ✈ Building repairs and maintenance
- ✈ Cleaning and general maintenance
- ✈ Concierge, mail and other 'soft' services
- ✈ Conserving asset value
- ✈ Contract and contractor management
- ✈ Energy and water management
- ✈ Enhancing comfort and amenity for facility users
- ✈ Essential services provision (fire systems, Building safety etc)
- ✈ Gardening and grounds maintenance
- ✈ Reducing operational impacts and life cycle costs
- ✈ Maintaining security for property occupants and assets
- ✈ Maintenance planning (equipment, system)
- ✈ Projecting a building's identity and image
- ✈ Record keeping (legal requirements, monitoring, etc)
- ✈ Responding to complaints and suggestions
- ✈ Risk management
- ✈ Space management (i.e. effective utilization of space)
- ✈ Sustainability projects and implementation
- ✈ Tracking and recording energy & water consumption
- ✈ Undertaking larger capital or maintenance projects
- ✈ Stakeholder engagement
- ✈ Waste management and life cycle costs

FOCUS FACILITY TYPE



High touch points

- Shopping Centre
- Commercial Properties
 - IT & ITES
- Residential complex



Soft & Social Infra

- Hospital
- Ware house
- Higher Education facilities
 - School



Growth Annuity

- Sports & Training Arena
- Heritage Hospitality
- Parks & agro tourism facility
 - Religious facility

OUR ELATED CLIENTS

RESIDENTIAL

SIDDHA PROPERTIES



OUR ELATED CLIENTS

RESIDENTIAL

SRIJAN REALTY

Bengal Peerless Housing Development
Company Limited

DHOOT GROUP



OZONE

AVIDIPTA



PRATHAM

OUR ELATED CLIENTS

RESIDENTIAL

SALARPURIA GROUP



PAHARPUR REALTY PRIVATE LIMITED



RIYA MANBHARI
PROPERTIES



OUR ELATED CLIENTS

RESIDENTIAL



UNIWORLD
CITY
KOLKATA

UNITECH GROUP



OUR ELATED CLIENTS

COMMERCIAL PROPERTIES



**Bengal Peerless
Housing
Development
Company Limited**



Diamond Heritage



OUR ELATED CLIENTS

COMMERCIAL PROPERTIES



MITTAL GROUP

OUR ELATED CLIENTS

COMMERCIAL PROPERTIES

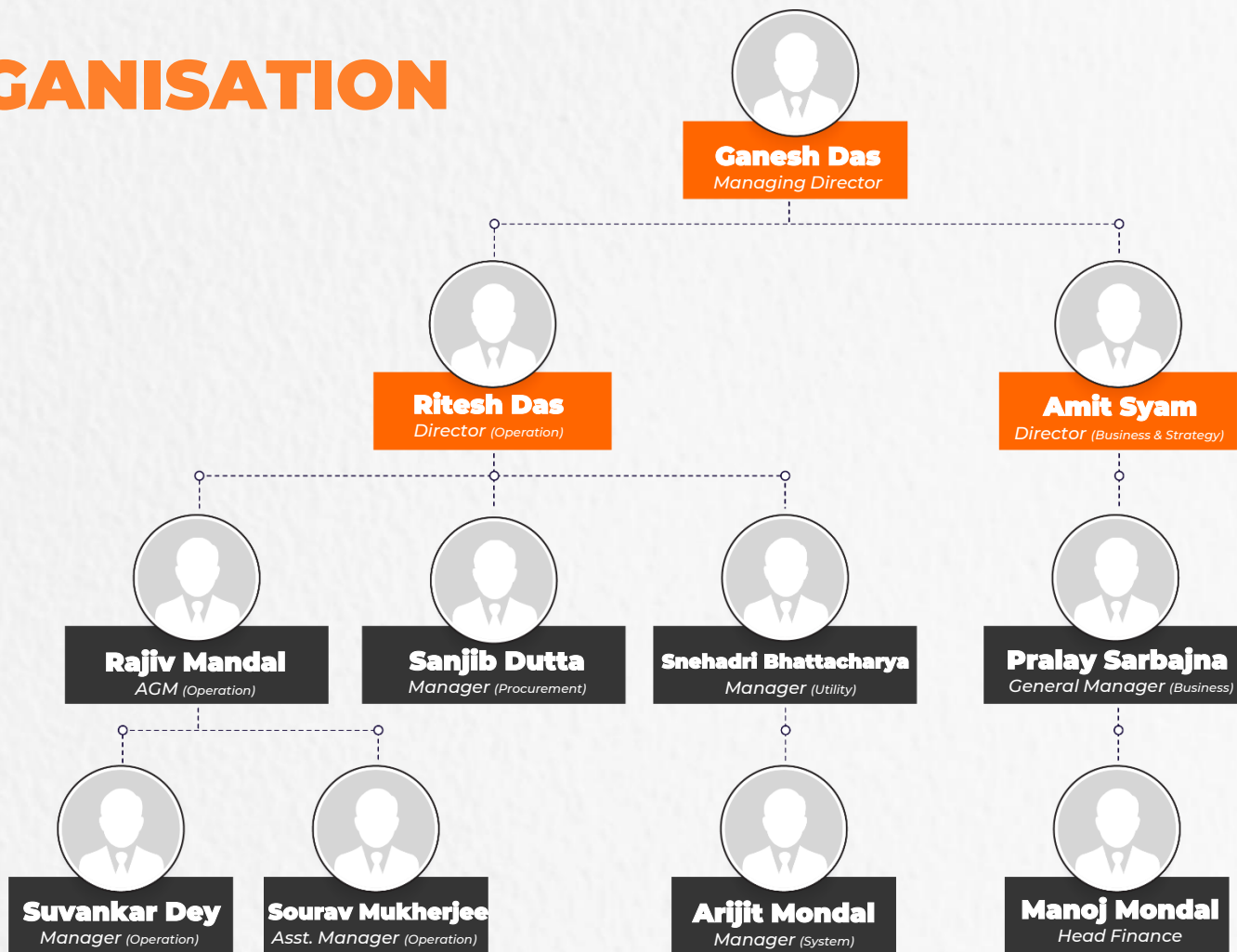


CENTRAL MALL



RUDRAKSH MALL

ORGANISATION

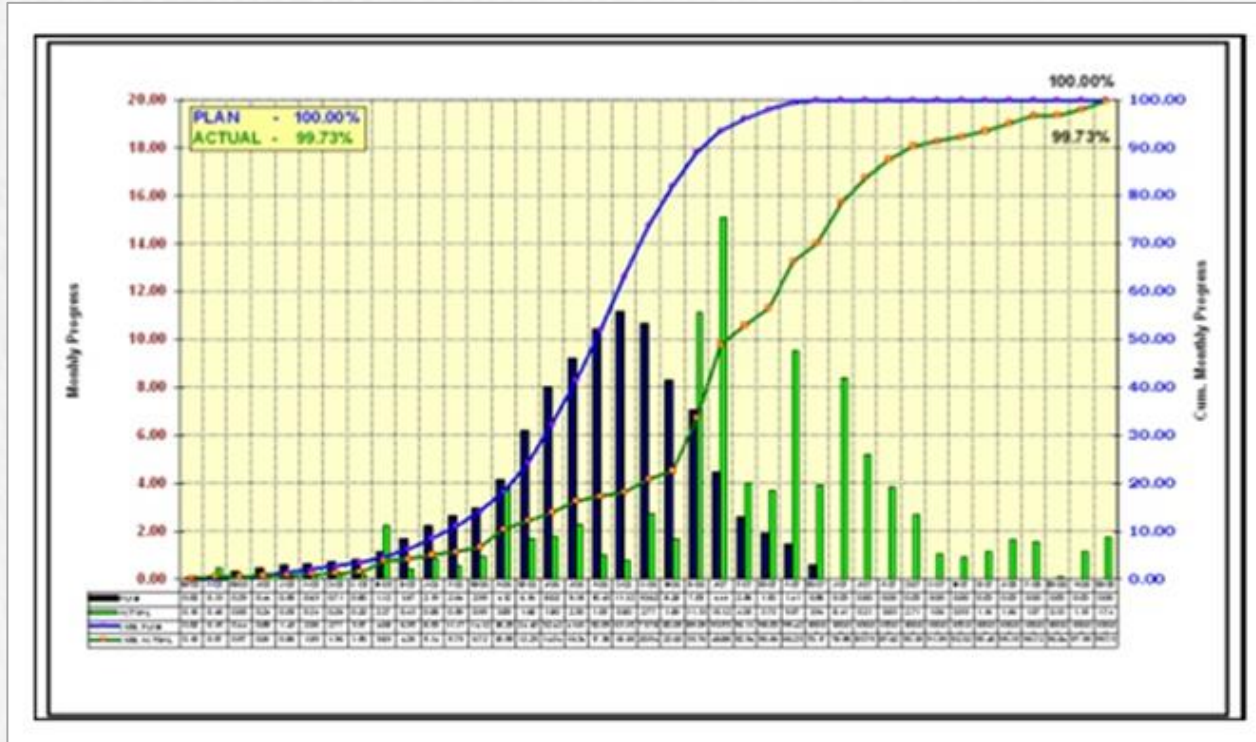


Operations Update-Operational Performance

S.No.	Key Performance Indicator	Target FY 17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18
UTILITIES & INFRASTRUCTURE									
1	Actual KVA/ 100 Sqft of leased Area - KVA (Max 1 allowable as per sanctioned demand @ 2000 KVA)	0.8	0.78	.8	0.76	0.68	0.64	0.65	
2	Power Generation Cost (DG) - (Rs /Unit)	N/A	17.95	17.83	18.02	17.92	17.94	17.89	
3	Average Power Cost/ Unit (WBSECL) - (Rs/KWh)	N/A	9.87	9.82	9.93	9.95	9.97	9.98	
4	Infrastructure- Uptime - (%)	99%	94%	94%	94%	94%	94%	94%	
5	Air-conditioning Cost/ TR - (Rs/Sq. Ft)	N/A	8.87	8.9	7.67	6.93	6.35	5.5	
6	Common Utility Expense (Power + AC) - (Rs/SFT) (Carpet Area)	TBD	16.36	16.84	15.96	15.98	15.25	14.86	
HELPDESK MANAGEMENT									
2	Self generated service requests - (%)	>80	92	95	90	94	89	93	
VENDOR MANAGEMENT									
1	M&E Services- KPI Score Target (%)	>70	85	89	86	86	87	89	
2	Housekeeping- KPI Score Target (%)	>70	86	87	87	89	89	89	
3	Security- KPI Score Target(%)	>70	86	87	89	84	90	89	
4	Pest Control Services- KPI Score Target (%)	>70	86	85	84	84	87	89	

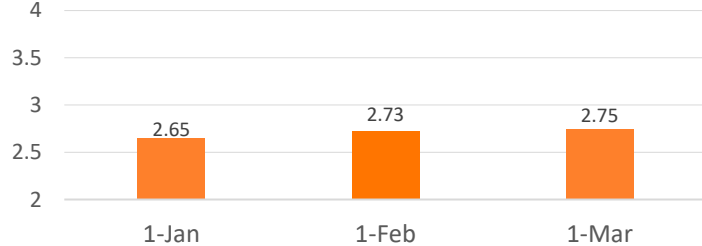
S-Curve in Monthly Progress Report

Progress reporting is done through different formats and curves

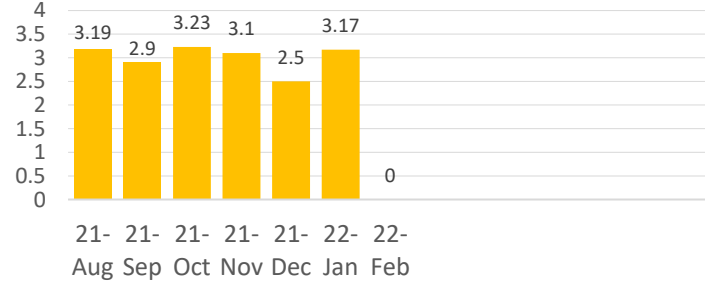


Operations Update - Utilities

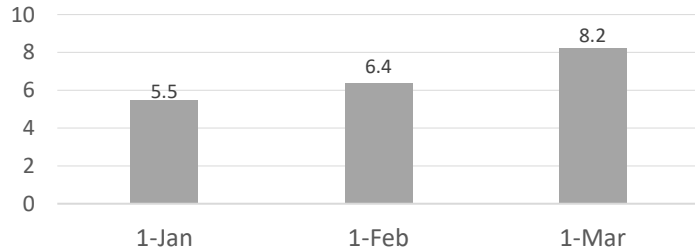
TOTAL POWER(UNITS/SFT)



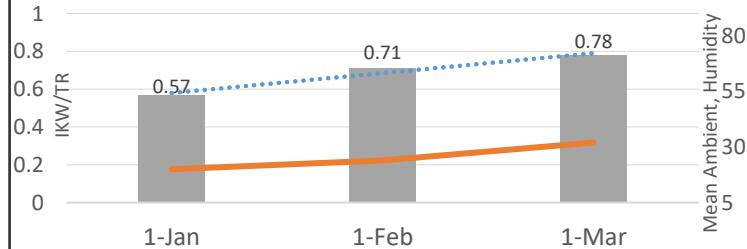
DG POWER (UNITS/LT)



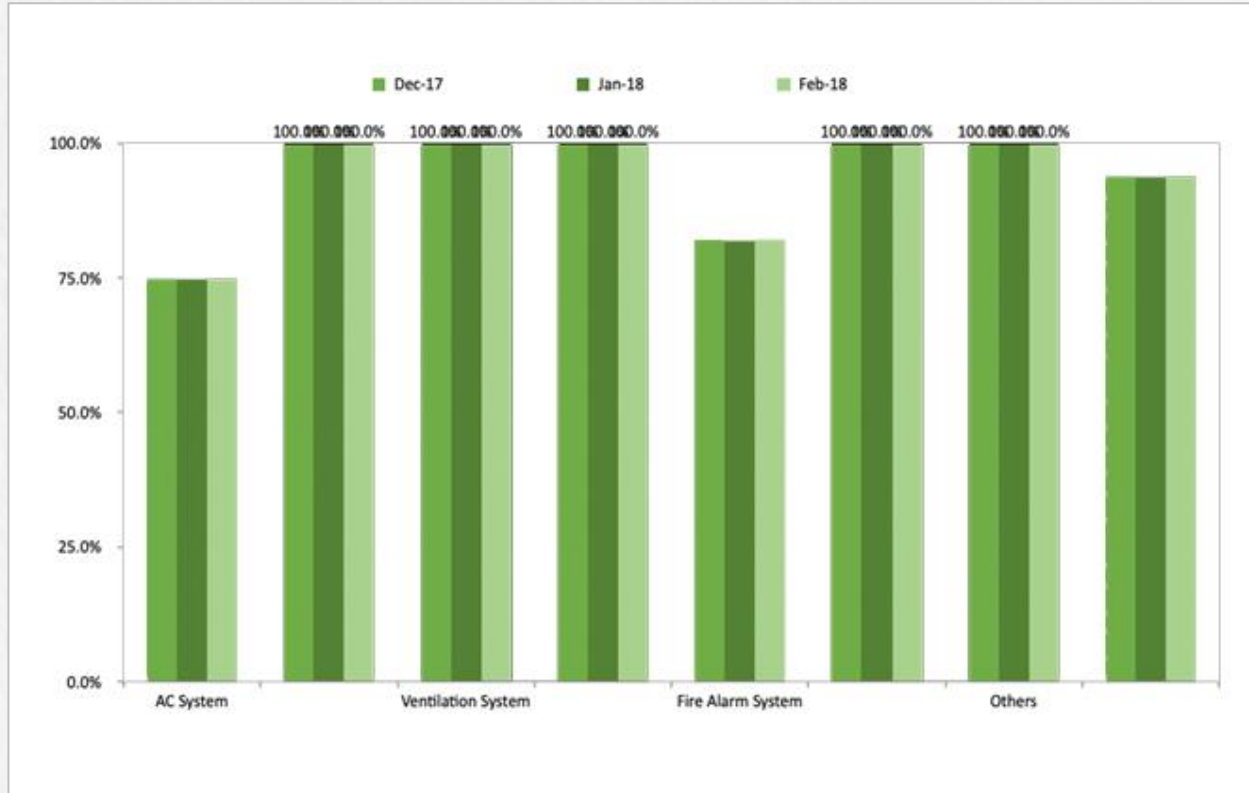
HVAC Cost/SFT



IKW/TR



Operations Update – Infrastructure-Equipment Uptime





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Thank You