



MAINTENANCE



'One-Stop-Shop'

Property & Facility Maintenance made easy

Integrated Property Maintenance Limited

AUGUST 2024



ABOUT US

An owner-operated company, IPM has had experience in commercial cleaning and maintenance since 2010.

Director, Kelly Sequerios, originally from Peru, moved to New Zealand at 15 years old to continue her education until she began working in her family cleaning business.

She started as a simple account manager and grew her expertise until reaching the position of general manager - responsible for taking care of clients, cleaners, quotes and sales, and ensured operations continued smoothly, growing the family business over the following six years.

Kelly was inspired by seeing her clients satisfied and ensuring clients were being looked after but noticed that there was room to provide other services within the industry, planting the seed of what has today become Integrated Property Maintenance, which she officially incorporated in 2016.

Since then, Kelly has enjoyed growing into business ownership, challenging herself to provide a wider range of top-quality maintenance services and has dedicated herself to creating even better practice standards within her industry.



MEET OUR DIRECTOR

Coming from a long history of dedicated business professionals, I'm excited about the opportunity to continue to grow a team of valued specialists who truly take pride in well maintained, hygienic spaces.

I believe in creating a high vibe work environment and value conscientious business practices, providing remarkable service and staying ahead of the curve for the dynamic needs of our clients.

The most fulfilling part of my journey is the implementation of excellent environmentally friendly cleaning and maintenance services which has created long-standing partnerships who work together to create a better, safer, healthier environment for all.

OUR GUARANTEE

Guarantee #1 - We will always use **quality assurance reports** and up to date **health and safety procedures** to ensure your job is always up to standard.

All staff are trained to operate within the terms of current H&S legislation and receive a copy of the IPM H&S handbook for best practice at all times. Our induction process includes the H&S company policy, compliance requirements for all machinery and instruction on the correct use of environmentally approved cleaning materials.

Our work also supports your H&S Policies and Procedures as well as any legal obligations you may require.

All of our staff have a comprehensive criminal history check completed - giving you total peace of mind.

If you're not happy with your service, we'll make sure that issues are resolved promptly at no extra cost to you.

Guarantee #2 - Your security is our top priority. Our selection procedures ensure that our specialists are completely trustworthy. Be reassured that all work completed is covered by comprehensive **public liability insurance of up to \$20,000,000**.

Our team are trained in the importance of security to ensure the personal safety of your employees, of our staff members and the security of your property.

- All new staff must provide sound references and are closely monitored.
- Only staff contracted to work at your premises and as supervisor or manager will enter your premises.
- Keys/cards from premises do not have any identification relating to our client's name or address on them.
- Staff will report immediately to your security company or inform IPM if any malfunction occurs regarding alarms or doors not locking, advised not to leave premises until help is arranged or problem has been resolved.

SERVICES

An owner-operated company, IPM is a **one-stop-shop** with experience in commercial cleaning and maintenance since 2010. We allow you to focus on your KPIs and avoid being distracted by concerns over cleanliness and building upkeep.

Our experienced staff specialise in all aspects of cleaning and maintenance and use appropriate methods for each. We pride ourselves on a strong, positive working environment, minimising or eliminating any environmental side effects of commercial property commitments and keep up to date with fresh technologies to provide the best quality service.

We believe it is important that we look after our staff, who in turn, **work hard for you** to make sure you are happy with all facets of the cleaning and maintenance service.

IPM Maintenance Satisfaction Guarantee

- On-site meetings with you as required.
- Ongoing communication with you.
- Regular site inspections with Quality Assurance Reports (if required).
- A 100% satisfaction guarantee.
- If you are not totally happy with the level of service on a particular day we will return to the site to complete the job to your total satisfaction within 24 hours at no cost.



COMMERCIAL CLEANING

Keeping a building clean and maintained is no easy task. It's estimated that 80% of infections are transmitted by touch and the latest trend of "Hot Desking" just adds to the hygiene dilemma.

Our range of professional commercial cleaning and maintenance services is extensive and varied. We perform all the typical commercial cleaning services provided by most companies, only, our customers would claim that we do them better.

We offer 'best practice' commercial cleaning, minimising cross-contamination and maximising productivity by keeping people healthy. Our aim is to create healthy, clean workplaces for an organisation's customers and staff. A hygienic, clean office is the simplest way to improve your workplace environment.

Employers actually have a statutory (legal) requirement to provide clean and hygienic workplaces. An unsanitary or unsafe workplace is often cited as a reason why staff depart for other jobs – which could eventually mean additional recruitment and training costs for you.

- Regular cleaning of tenancies, common areas and car parks, etc
- Window & glass cleaning including abseiling for high-rise buildings
- Carpet cleaning, stain removal and upholstery cleaning
- Maintenance of hard floor surfaces ie. marble, granite, natural stone, tiles and concrete
- Vinyl floor maintenance
- Initial and exit cleaning
- Outdoor water blasting
- Pest control including pest birds
- Uric acid treatment of pipes and drains
- Moss & lichen treatment
- Rubbish removal
- Sanitation of high touch equipment ie. telephones and keyboards
- Sanitation fogging & misting
- Supply of toilet and hygiene consumables
- Installation and maintenance of washroom and hygiene services
- Flood and fire restoration





SPECIALISED CLEANING

When it comes to the big jobs, it's best to leave it to the professionals! IPM Maintenance's qualified technicians have extensive experience and can help you with the peace of mind that no stone will be left uncleaned.

Our specialised cleaning and maintenance services cover a wide variety of one-off or unusual building requirements, with great results even in some of the most damaged cases.

Old floors can shine, rubbish piles can disappear and the pests can be under control ... we can restore almost all elements of your building, all it takes is IPM Maintenance's skill, and a clear run after hours!

Shiny, clean buildings are easy to maintain, and your premises gets a fresh look without having to redesign the whole thing.

Improved surface presentation also boosts your brand image and creates respect for you and your premises.

- Window cleaning including high rise abseiling
- Carpet cleaning, stain removal and upholstery cleaning
- Gutter and roof cleaning
- Graffiti removal
- Pest control including pest birds
- Rubbish removal
- Vinyl floor maintenance including strip and polish
- Water blasting
- Flood and fire restoration
- Machine sweeping
- Deep machine scrubbing
- Concrete grinding
- Floor buffing & coating
- Building wash
- Sanitation fogging & misting
- Post construction cleaning

INDUSTRIAL CLEANING

Cleaning an industrial premises often comes with a higher level of quality management in order to comply with legal standards.

IPM Maintenance understands highly specialised industrial needs so you can be reassured the job will be done right, and on time.

IPM Maintenance has a complete range of professional industrial cleaning services, from heavy one-off cleaning projects and highly specialised procedures, right through to regular maintenance and routine daily cleaning programmes. Our specialised technicians are available 24/7, to ensure minimal disruption to your business.

- Building washing
- Cesspit cleaning
- Maintenance of hard floor surfaces ie. marble, granite, natural stone, tiles and concrete
- Graffiti removal
- Gutter and roof cleaning
- Industrial vacuuming
- Machine sweeping
- Deep machine scrubbing
- Initial and exit cleaning
- Concrete grinding
- Floor buffing and coating
- Sanitation fogging and misting
- Oil spills and chem washes
- Pest control including pest birds
- Flood and fire restoration
- Uric acid treatment of pipes and drains
- Window and glass cleaning and water blasting
- Rubbish removal





BUILDING MAINTENANCE

If you're the manager of a commercial building or residential property, IPM Maintenance is your one-stop-shop for reliable, quality commercial cleaning and maintenance specialists - no more chasing individual contractors!

We offer a complete range of integrated property maintenance and building repair services. These are often required by body corporates, building owners and property managers and can range from one-off repairs and garden work to regular maintenance and heavy-duty cleaning programmes. Our technicians are available 24/7, to ensure minimal disruption to your business.

Throughout the greater Auckland area, we can cost-efficiently deliver the trades services you need to meet your building requirements.

If you have a specialised requirement that's unique to your property or building, we will ensure our technicians and tradespeople receive the ongoing training required for the best outcome.

- Handyman Services - GIB fixing, plastering & painting
- Electrical repairs and maintenance
- Plumbing repairs and maintenance
- Window cleaning including high rise abseiling
- Building washing
- Carpet & Vinyl Replacement & Installation
- Cesspit cleaning & chem washing
- Flood and fire restoration
- Floor maintenance (concrete, tiles, vinyl, granite, natural stone etc)
- Graffiti removal
- Gutter and roof cleaning
- Oil spill recovery
- Pest control Including pest birds
- Rental maintenance and repairs
- Moss & lichen treatment
- Rubbish removal
- Low & high-pressure wash

▶ GROUNDS MAINTENANCE

Any commercial and residential maintenance needs; from weeding to hedge trimming, spraying or fertilising - we make sure your property looks its best. Our team is available for everything from one-off, large scale or routine commercial property maintenance that will allow you to better focus on your everyday operations.

Whether it's maintaining your corporate headquarters or a 100-unit apartment complex, we can customize an integrated property maintenance solution for your specific needs. With top-quality customer service and our **satisfaction guarantee**, we make sure we will meet your maintenance expectations year-round.

- Professional weeding
- Garden edging & trimming
- Lawn mowing
- Hedge trimming
- Rubbish removal
- Moss & lichen treatment
- Weed eating
- Weed spraying
- Lawn fertilising
- Area spraying
- Seasonal garden work
- Specialist lawn care
- Landlord/property manager services
- Rental clean ups



PEST CONTROL

Pests can be one of the most detrimental commercial building issues if left unchecked! We have chemical-free, environmentally friendly solutions for any extermination or general pest control need.

Pests can negatively affect your health and comfort when they're left uncontrolled - especially over prolonged periods of time. If you have a band of cockroaches, rats or ants, your best bet will be to call for IPM Maintenance specialist pest control services.

Doing it yourself can put you, your team or even your whole building in danger. We have the training, tools and techniques to lure out and eliminate pests and further protect your building to keep them away in the future.

We provide chemical-free and environmentally friendly pest management and extermination solutions and adhere to all Health & Safety regulations.

PEST BIRDS

New Health & Safety regulations have shone a light on the need for businesses to tackle pest bird issues, as pest birds not managed effectively can spread diseases such as Ornithosis and Salmonella, cause surfaces to become slippery, damage buildings and or equipment.

Effective management of pest birds will reduce bird mess and bird noise, and help maintain the tidy appearance of the premises.

- On-site pest assessments
- Advice on pest prevention
- Rodent control including rat removal and mice treatment
- Insects and fly treatment
- Cockroach control
- Pest bird control program

FLOOD & FIRE RESTORATION

In case of a flood - did you know that mould can begin to proliferate in standing water in as little as 36 hours? Whether you're in trouble with clean water, grey water or black water - our recovery specialists are on call to help 24/7.

We provide restoration and recovery management services to properties from Silverdale to Pukekohe. Let our round the clock, rapid response specialist recovery team ensure the damage to your workplace or building is minimized.

Many buildings can be found in a range of flood-prone regions around Auckland, or see water damage from leaking pipes, faulty water lines, or even drips in the ceiling caused by heavy rains. This could cause a broad range of problems, such as soaked carpets, discoloured ceilings and walls, or the presence of mildew and mould.

We can also take care of fire restoration services ... but please make sure to call 111 if it's still on fire! Otherwise, call the IPM Maintenance recovery team 24/7 for a rapid response to any restoration need.

- Carpet & hard floor water extraction
- Carpet & vinyl fire recovery
- Carpet & vinyl removal & installation
- Carpet drying
- Moisture readings
- Grey water contamination
- Black water contamination
- Dry out walls & ceilings
- Mould & black mould handling
- Mould growth prevention
- Post fire clean-up
- Light recovery renovations





BUILDERS CLEAN

Post-construction dust can be harmful to people in the long term if it's not removed ... and nobody wants to clean up the mess after they leave! Remove the stress with our post-builder's clean services instead.

If you're about to finish a commercial construction project, contact IPM Maintenance for a final, thorough and detailed cleaning of your premises for that 'shiny new' unveiling!

Post-construction dust and dirt can be harmful to the health of the building's occupants and it is quite often difficult to remove. We have the specialized equipment and experience to effectively remove any airborne dust particles as well as the settled residue, right from the furnishings, to the carpet, the windows and the fittings.

All of our team are trained in detail cleaning for recently completed commercial building sites and carry all necessary PPE gear for their jobs.

- General Builders Clean
- Clean builders dust, dirt, scuffs & smudges
- Clean trims, skirting boards, windows and doors
- Scrub counter tops and back splashes
- Floor cleaning
- Remove any paint, plaster and debris
- Clean windows (squeegee glass, tracks, frames, etc. and remove any plaster, stickers, tape)
- Remove drawers and clean underneath
- Rubbish removal
- Remove and dispose of any protective plastic film if required
- Clean excess caulking, adhesives and debris from sinks/faucets
- Exterior Wash and roof cleaning
- Concrete and vinyl floor services

▶ WASHROOM SERVICES

The cleanliness of your washrooms can say a lot about your business. Backed by the power of AlSCO, we have wide range of products, including sanitary bins for bathrooms, to ensure your workplace hygiene is second to none.

▶ CONSUMABLES

Through our partnership with AlSCO, we provide a large range of consumable products and hygiene services that come with free 'on-loan' equipment for the duration of your service.

We can provide a wide range of cleaning consumables and bin liners - janitorial supplies, paper towels, toilet paper and liquid soap to keep you stocked up and hygienic for all workplace needs.

▶ KITCHEN LINEN

We can offer a variety of serviced towelling options such as tea towels, hand towels and continuous towels ensuring your clients always have clean, hygienic towels available.

▶ FIRST AID KITS

We provide highly visible wall mounted first aid cabinets (featuring hospital grade supplies) with regular checking and refilling to ensure your business is fully compliant with current health and safety standards.

AlSCO's managed First Aid kits take the hassle out of re stocking, and high-tech defibrillators give your workplace a first responder capacity.

▶ FLOOR MATS

What gets heavy traffic, but are often overlooked? The door mats. Our managed rental doormat service prevents slip hazards and ensures your workplaces stay cleaner for longer.





BEFORE...

**SPECIALISED
CLEANING**



AFTER...

Deep cleaning of
washroom vinyl
floors.



BEFORE...

**BUILDERS
CLEAN**



AFTER...

Builders clean
of new bathroom
fitout.

I have worked with Kelly and her team for over 18 months. I find the team to be reliable and I am happy with the overall workmanship quality they provide. It is very important for me that I engage with tradespeople that understand me as a property manager and what my goal is, to get the job done most cost effective yet quality is not compromised.

Shadi Salehpour, Director/Property Manager, Lets Rent.



BEFORE...

**GRAFFITI
REMOVAL**



AFTER...

Graffiti removal &
graffiti guard
application.



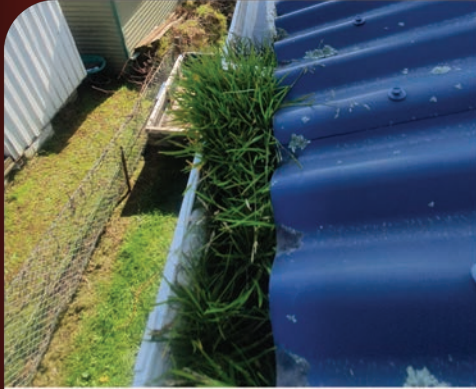
BEFORE...

**HANDYMAN
SERVICES**



AFTER...

Reconcreted pathway
& stairs. Building
waste removal.



BEFORE...

GUTTER CLEANING & REPAIR



AFTER...

Removal of green debris & matter.
Clean & repair guttering.



BEFORE...

VINYL FLOOR REPLACEMENT



AFTER...

Vinyl removal & installation of new vinyl floor.

Our company manages many commercial and residential buildings across greater Auckland. We've always worked closely with IPM Maintenance as a trusted supplier of services for our sites. We know that they'll perform to a high standard and are always responsive to our needs outside of normal business hours if needed.

Jason Stokes, Director, Voss Commercial Limited.



BEFORE...

ROOF WASH



AFTER...
Moss & lichen
treatment & low
pressure water
blasting.



BEFORE...

**HANDYMAN
SERVICES**



AFTER...

Replaced kitchen
cabinet doors.



BEFORE...

**PEST
CONTROL**



AFTER...

**Nest & pigeon
eradication.
Chemical wash &
hot blast to
remove droppings.**



BEFORE...

**REMEDIAL
WORK**



AFTER...

**Repair & paint
GIB wall due to
leak.**

I have been working with IPM for a while now Kelly's team work wonders on sites and nothing is a problem for them always turn up on time and even with short notice you can always rely on Kelly and her team.

Damian Bouterey, Project Manager, Edge Interiors.



BEFORE...

**HANDYMAN
SERVICES**



AFTER...
Installation of
new window
latches.



BEFORE...

**HANDYMAN
SERVICES**



AFTER...
Repair garage
walls & paint.

'One-Stop-Shop'

Property & Facility Maintenance made easy



MAINTENANCE



BEFORE...

**WATER
BLASTING**



AFTER...

Water-blast
driveway to remove
moss, lichen &
remove weeds.



BEFORE...

**GROUNDS
MAINTENANCE**



AFTER...

Large tree removal
including green
waste removal.

IPM Maintenance's Pest Bird Control were very thorough and did an excellent job of solving our next to impossible longstanding problem with our buildings large pigeon colony. I would confidently recommend them for any problem large or small.

Andre Jongejan, Owner, Snap Fitness Royal Oak.



BEFORE...

**HANDYMAN
SERVICES**



AFTER...

Secure, tidy &
paint French doors.



BEFORE...

**HANDYMAN
SERVICES**



AFTER...

Removal &
installation of
new sunroof.



BEFORE...
GIB Stopping



AFTER...
GIB Stopping & Painting.



BEFORE...
GIB Stopping



AFTER...
GIB Stopping & Painting.

"Looks great, can't even tell that there was a hole there."

Justin Hopkins, Senior Facilities Manager, Colliers International.



BEFORE...
**SIGNAGE
REMOVAL**



Removal of sign.
Prep wall for plaster.



Plastering the GIB



AFTER...
Walls plastered and
painted.



Integrated Property Maintenance Limited

PO Box 19459, Avondale, Auckland 1746

(09) 820 8476

info@ipm-maintenance.co.nz | ipm-maintenance.co.nz

