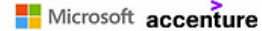


# PIPP.AI

by Build-Apps

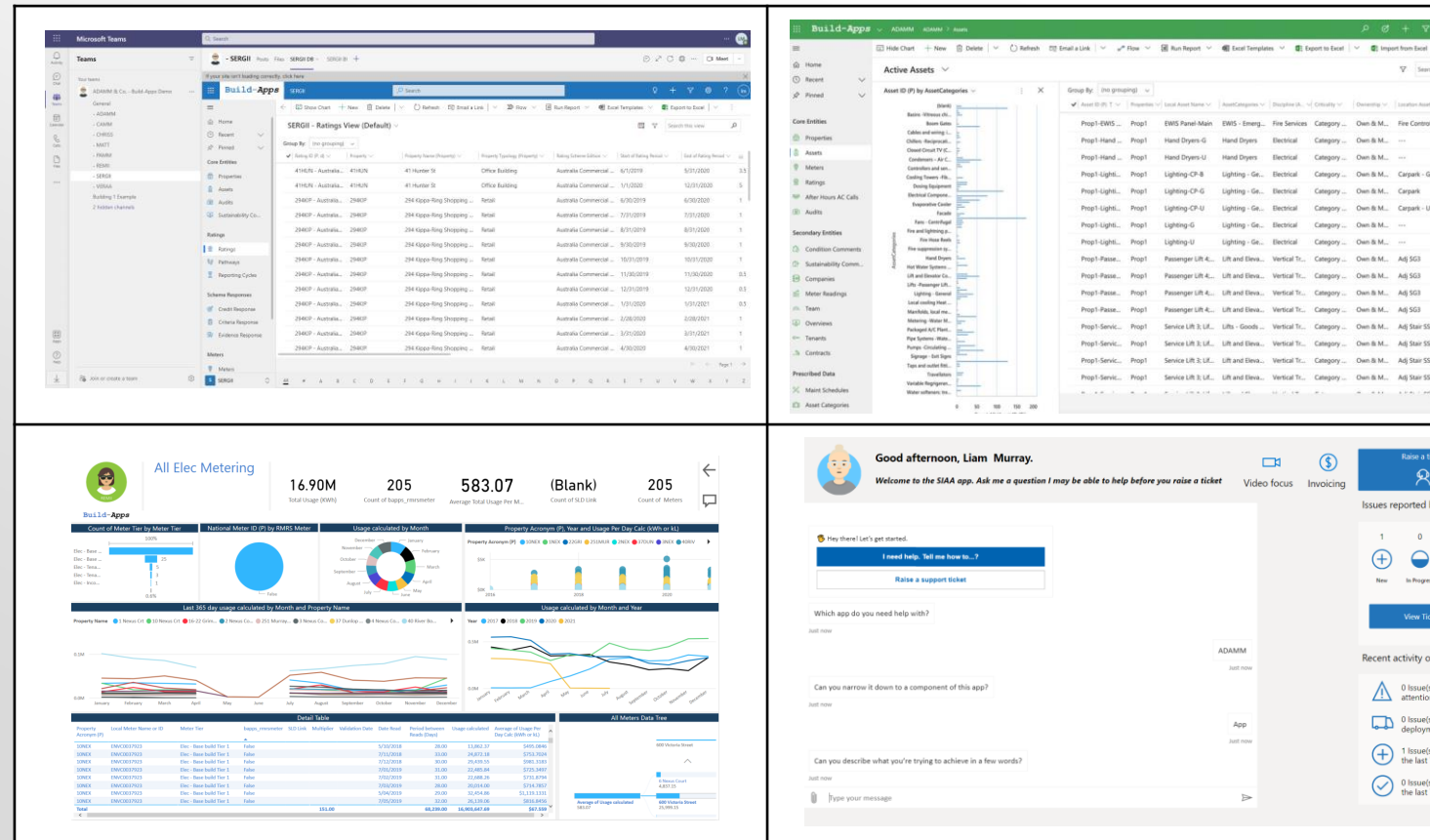


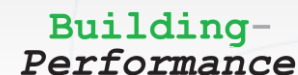
PROPERTY INFORMATION POWER PLATFORM

The Microsoft Cloud for Real estate



## PROPERTY INFORMATION POWER PLATFORM





# Key clients to date

“We have been thrilled to partner with Build-Apps on our digital journey. Their support has fast-tracked the GBCA’s digital opportunities & substantially improved our progress in this area.”

Davina Rooney, Chief Executive Officer, GBCA



AU\$42b Portfolio

608k Assets Analysed

98m sq metres / 1bn Square feet

## Statistics to date

405m Tonnes CO2 savings targeted

5 years of R&D

# PIPP.AI

Each data table is intrinsically linked providing  
360-degree view of your **Dataverse**



**Maintenance & Facilities**  
Detail of maintenance contract & KPI's



**Approvals & Investments**  
Executive lens & framework



**Risk & Compliance**  
Assist, monitor & mitigate risks



**Project & Assets Management**  
Using AI & ML for data flow



**Sustainability & ESG**  
Patented UNSDG's mapping  
GREENSTAR online, GRESB & ISC



**Tenants & Marketing**  
Integrated collateral database

# Evolution of data management

## Spreadsheets

Value



Security



Customizability



Have thousands of spreadsheets scattered across various locations, with no security or governance. Spreadsheet don't talk to each other, and the initial creator left no guidance.

## Custom enterprise software

Value



Security



Customizability



Spent hundreds of millions of capital with software development teams which takes 5+ years and offers very little value as can't interoperate with other software

## SaaS – Software as a Service

Value



Security



Customizability



Have hundreds of “PropTech” SaaS tools all fighting to gain access to your data. Endless logins and security risks are created as you no longer have data access control or stewardship.

## APaaS – Apps for a Platform as a Service

Value



Security



Customizability

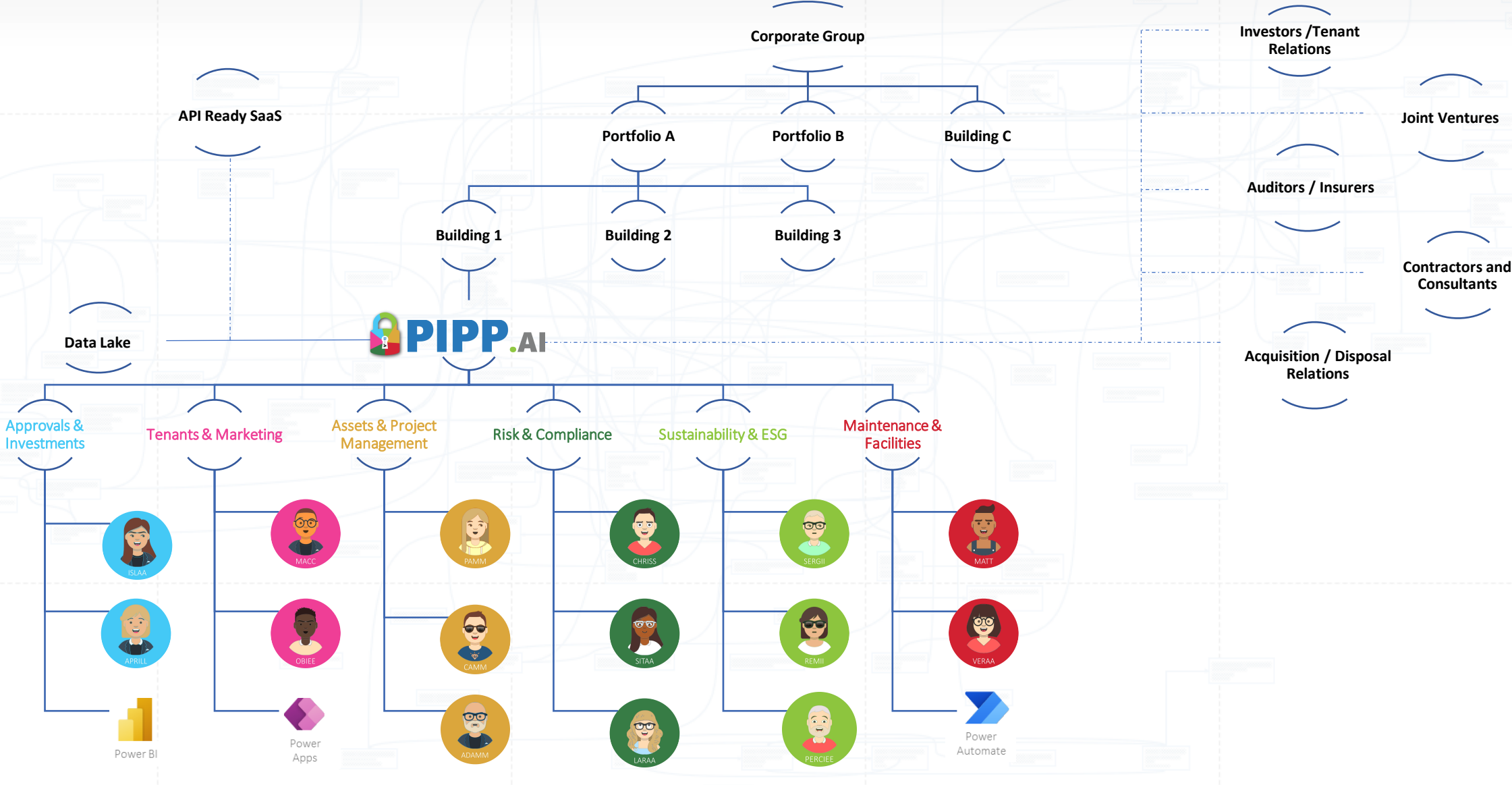


Created data democracy with a single Independent data layer on your platform of choice. Free to Build Apps yourself or buy ready made applications from integrated software vendors.



AVAILABLE ON  
Microsoft AppSource

# Data Governance



# Case Studies



Build the GBCA rating tool – Greenstar, which assesses the sustainability attributes of buildings and responds to the Paris Agreement, sustainability megatrends and supply chain opportunities.



Integrate asset management data as a pathway to improve sustainability tracking and forecasting across their entire portfolio.



Create a single source of truth to for a \$6.3b retail portfolio to improve operations and capital forecasting by leveraging PIPP.AI.



Continually improve the performance of Salta's entire portfolio from Capex planning to Maintenance contract execution and monitoring.

**Greenstar Online** solution was built by Build-Apps, which includes Movement & Place, Energy Use, Water Use, Lifecycle Impacts and Carbon Emissions calculators. This integrates with PIPP.AI sustainability app, SERGII, to expedite ESG reporting and drive progress towards net zero.

**Lendlease** deployed PIPP.AI to integrate their asset management data as a pathway to sustainability improvement. Using PIPP.AI's forecasting capabilities, 1,599 energy saving initiatives with an equivalent forecast saving of 24m kgs of CO2e were recommended.

**Stockland** deployed PIPP.AI to capture data from their 3-yearly asset and condition audits. This created richer portfolio insights to inform capital expenditure decisions.

**Salta** streamlined and centralised their asset operational data across their portfolio. By utilising PIPP.AI, Salta has full control and visibility of their property data – in addition to richer insights to drive improved maintenance, asset management and sustainability outcomes.

# Case Study - Lendlease

ADAMM

Home

Recent

Pinned

Core Entities

Portfolios

Properties

Assets

Meters

Ratings

Audits

Secondary Entities

Overviews

Tenants

Contracts

Condition Comme...

Sustainability Co...

Meter Readings

After Hours AC Ca...

Team

Companies

Show Chart

New

Delete

Refresh

Email a Link

Flow

Run Report

Excel Templates

Export to Excel

Import from Excel

Create view

Show As

All Overviews

Group By: (no grouping)

Search this view

Overview ID (P)	Property	Discipline of Overview	Overview	overview Auto
CAIRNSC - Building Details	CAIRNSC	Building Details	Cairns Central is the largest shopping centre in Far North Queensland, with three department stores, a supermar...	overview-00001000-L3Q4Q1
CAIRNSC - Electrical	CAIRNSC	Electrical	The centre is served from three incoming electrical connections – one serving the entire south half of the buildin...	overview-00001001-Z3D3T2
CAIRNSC - Mechanical Services	CAIRNSC	Mechanical Services	The centre is served by seven cooling towers located on the roof, which supply three water-cooled chillers in pla...	overview-00001002-J2N1D7
CAIRNSC - Fire Services	CAIRNSC	Fire Services	The main fire control room is accessed from McLeod Street on the north-east side of the building and houses th...	overview-00001003-G6C5C6
CAIRNSC - Hydraulic Services	CAIRNSC	Hydraulic Services	The centre is served by the council water main that runs along Spence Street near the McLeod Street intersectio...	overview-00001004-B0G9K5
CANELANDC - Building Details	CANELANDC	Building Details	Caneland Central, located in the Mackay CBD on the bank of the Pioneer River, opened in 1974 and underwent ...	overview-00001005-V8D3V2
CANELANDC - Electrical	CANELANDC	Electrical	There are a total of 21 MSBs, including 6 serving majors, with each MSB typically fed from its own transformer. P...	overview-00001006-R0L7N4
CANELANDC - Mechanical Services	CANELANDC	Mechanical Services	Mechanical plant is supplied by a chilled water system, with four cooling towers on the new section of roof near ...	overview-00001007-R6Y7R4
CANELANDC - Fire Services	CANELANDC	Fire Services	The main firefighting equipment is in the northern fire pump shed near Matsuura Drive, opposite the east carpar...	overview-00001008-Q1Z4Q6
CANELANDC - Hydraulic Services	CANELANDC	Hydraulic Services	There are two water main connections - one on the east facing section of Matsuura Drive and one on Victoria St...	overview-00001009-P9V3C2
CRAIGB - Building Details	CRAIGB	Building Details	Craigieburn Central is a shopping centre located close to a residential area and consists of 5 sperate buildings c...	overview-00001010-T1Z5G2
CRAIGB - Electrical	CRAIGB	Electrical	The centre is served from a single transformer. The sites electricity is then further distributed through 10 MSBs t...	overview-00001011-N8N5D6
CRAIGB - Mechanical Services	CRAIGB	Mechanical Services	Craigieburn Central is served by 6 York Chillers and 1 Carrier Air Cooled Chiller which are all located on the roofs...	overview-00001012-G6G9K6
CRAIGB - Fire Services	CRAIGB	Fire Services	The centre is monitored from the main office located in Precinct C. There are two big fire tanks located near Pre...	overview-00001013-B8K4M9
CRAIGB - Hydraulic Services	CRAIGB	Hydraulic Services	The centre is served by the council water main that runs along the centre. The water line from the north runs alo...	overview-00001014-Z1R2S5
CSSqr - Building Details	CSSqr	Building Details	CS Square is located in Caroline Springs which is 22km west of Melbourne and houses majors such as Aldi, Cole...	overview-00001015-G2T2C7

# Customer Value: Assets & Project Management

PIPP.AI

25%

**Reduction** in project management fees

70%

**Reduction** in unplanned capital expenditure

500%

**Increase** in asset information

40%

**Less** defect cost and tenant complaints

30%

**Discount** through strategic procurement

# Assets & Project Management



# Meet our Apps



## ADAMM

Asset Database for Audits and Monitoring Management

ADAMM is the father of the Build-Apps PIPP.AI suite of Apps, he holds the core data on your portfolio.

ADAMM enable REITS and property portfolio owners to build structured data about their assets to enable CapEx and OpEx forecasting with in strategic thinking.

ADAMM is essential for assisting property professionals manage assets, audits and maintenance monitoring as well as optimize performance and develop strategic improvement plans. ADAMM has been created as a Microsoft 365 Power App and can be accessed securely allowing review and edit functions on any device with an internet connection. ADAMM allows portfolio owners to log and share portfolio-wide asset history of real performance. ADAMM is fully customizable to the clients' working requirements and personal preferences. This includes the user interface and appearance when viewing the database as well as the input fields. This allows ADAMM to effectively provide the most accurate and useful information for each client.

# ADAMM – Case Use



Need to create an asset register or AIM (Asset information model) which automatically generates a lifecycle model?

**Just ask ADAMM**

Trying to manage asset condition comments across your portfolio which automatically generate a CapEx Schedule?

**Just ask ADAMM**

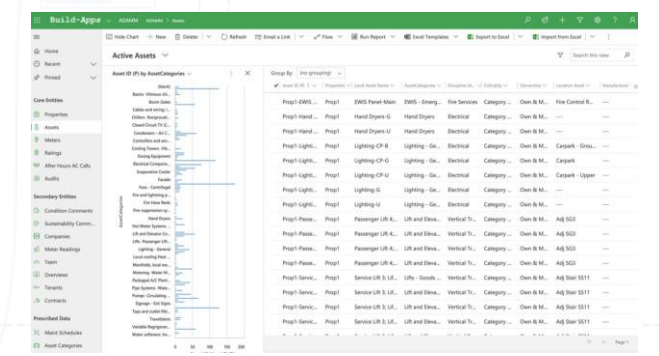
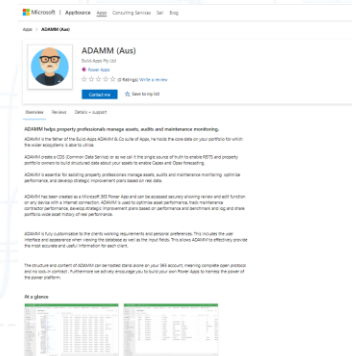
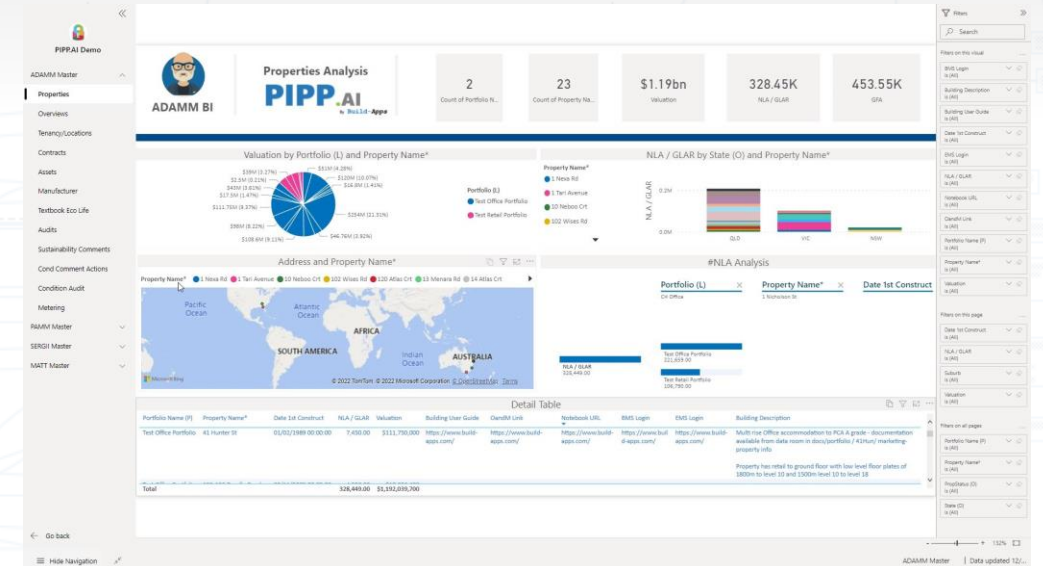
Need to onboard new staff quickly & give them a one-stop shop for all information they need to know about a property?

**Just ask ADAMM**

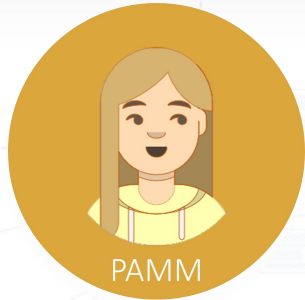


# ADAMM key tables

- Portfolios
- Properties
- Teams
- Overviews
- Assets
- Asset Category & Lifecycle
- Tenancies / Functional Locations
- AHAC
- Meters
- Maintenance Contracts
- plus others



## Meet our Apps



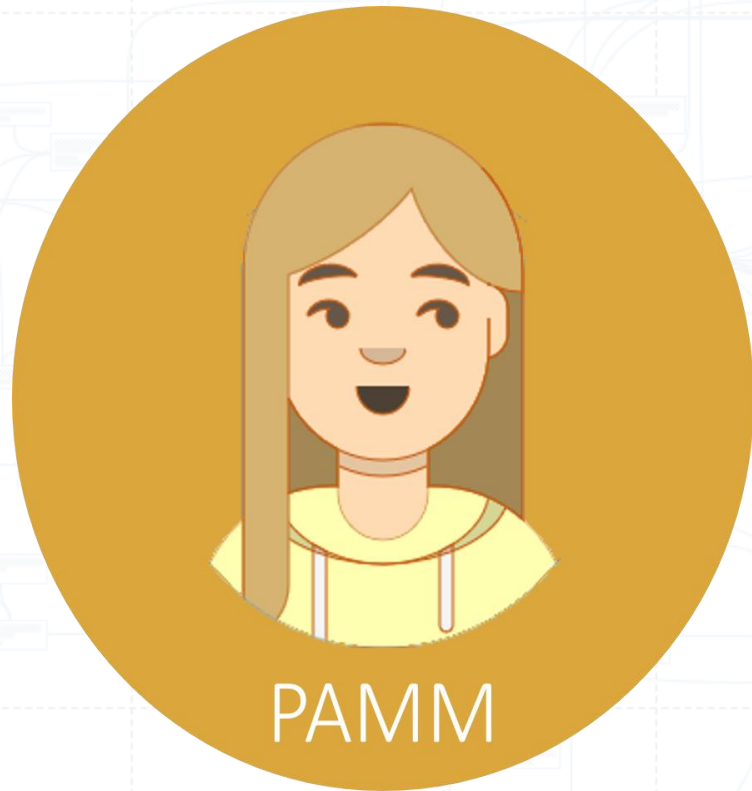
### PAMM

Project Administration Matrix Manager

Direct, execute & manage all project tasks across your portfolio, with the capability of integrating this information into the main CRE property management platform.

PAMM is an essential project administrator & manager for all CRE property portfolio owners. Accessible on any internet-connected device, this tool governs all project tasks from contract execution to defect monitoring & reporting. PAMM also automatically integrates this data into the client's asset management platform, creating visibility and governance in internal project management.

## PAMM – Case Use



Want to ensure all your tenders comply with your governance criteria and give a fair and honest outcome?

**Just ask PAMM**

Want to track variations through a project and understand why things changed through the project lifecycle?

**Just ask PAMM**

Want to link your asset management plan to your project delivery ensuring the PM has the full picture of the desired outcomes?

**Just ask PAMM**



# PAMM key tables

- Projects
- Project Contracts
- Tenders
- Project Scopes
- Project Finances
- Variations
- Milestones
- Meetings
- Defects
- Aconex / ProCore API\*

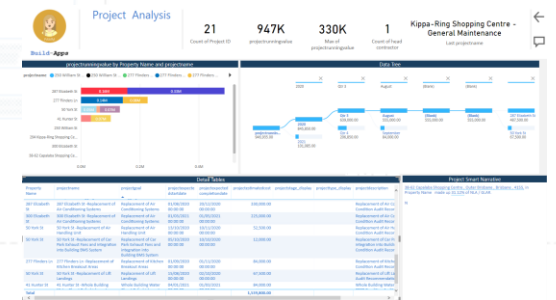
Plus others

\*API key access required

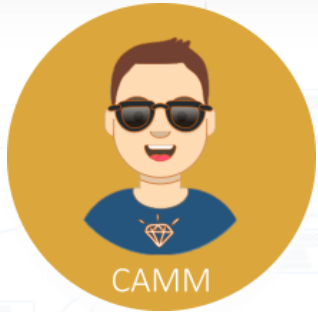
The screenshot shows the 'Build-Apps' PAMM interface. On the left is a navigation menu with categories like Home, Recent, Pinned, Primary Tables (Projects, Milestones, Project Scopes, Project Assets, Tenders, Assets, Properties, Audits, Condition Comm...), Contract Data (Contracts, Project Finances, Payment Schedule..., Variations), and Project Tracking (Health and Safety, Submittal Correspondence, Meetings). The main area displays 'PAMM - PROJECT VIEW (DEF...)'. A list of projects is shown, with '41 Hunter St -LED Lighting Upgrade - 41HUN' selected. The right pane shows the 'Project Details' for this project, including a 'General' tab with fields for Project ID, Name, Type, Goal, Stage, and Description. Below this is a 'Payment Schedule Items' table with columns for Project, PAMM - Project Finance, PAMM - Milestone, Description of work, and Amount Withheld.

Project (I)	PAMM - Project Finance (I)	PAMM - Milestone (I)	Description of work (P)	Amount Withheld (Base)
41 Hunter St -LED Lighting Upgrade - 41HUN	41HUN-LEDUpgrade - Project Comple...	Project Completion Approx 30% - Paymen...	1	
41 Hunter St -LED Lighting Upgrade - 41HUN	41HUN-LEDUpgrade - Asset Installatio...	Project Completion 100% Install - Paymen...	2	
41 Hunter St -LED Lighting Upgrade - 41HUN	41HUN-LEDUpgrade - Project Comple...	Project Completion - Final Payment to Co...	3	

The screenshot shows the Microsoft Appsource listing for 'PAMM' by Build-Apps Pty Ltd. It includes a user profile picture, the app name 'PAMM', a 5-star rating, and a 'Contact me' button. Below the app card, there is an 'Overview' section with a description: 'PAMM is project management tool for commercial estate. PAMM is a Project Administration Matrix Manager for commercial real estate. The solution is a repository for all projects undertaken across a property portfolio. It creates an easy to view snapshot of all the diverse, cross department projects from project opportunity, to project initiation, planning, procurement and delivery. The project management matrix is asset centric and provides a framework to define scope, milestones, delivery plan, approvals, responsibility matrix and team. All procurement details are also managed within the solution from tender to contract and payment schedule. Within the delivery aspects the framework also allows for variation, health & safety, defects and correspondence data to be stored.'



## Meet our Apps



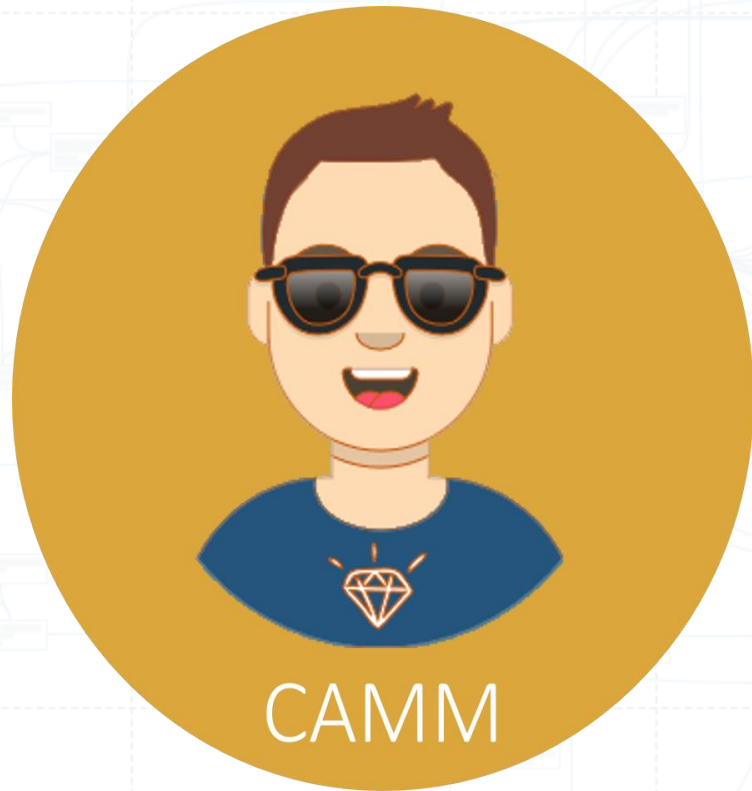
### CAMM

Commissioning Activity Matrix Manager

CAMM helps administer & manage your commissioned building services within your property portfolio through the emphasis on project deadline compliance. Understanding the requirements of ASHRAE, CIBSE and NEBB; CAMM creates a clear and decisive way to monitor the progress of a major project in the critical stages of commissioning.

This project management tool is designed to manage the commissioning of building services across a CRE property portfolio, using a holistic managerial approach. This assembles the groundwork for clear informational streaming to all engaged parties. Housed in the client's server and password accessible, all delegated personnel are informed of and engaged in project timelines. This ensures a transparent process by which information is accessible in the client's cloud.

## CAMM – Case Use



Want to compile you O&Ms in a consistent and well structured format, whilst ensuring relevant sign offs of the content has occurred?

**Just ask CAMM**

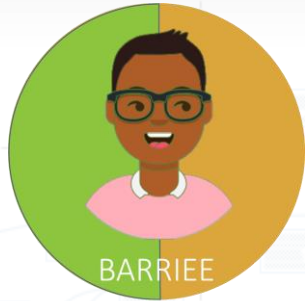
Want to ensure your commissioning handovers are comprehensive and give your operational team a optimal building?

**Just ask CAMM**

Want to track the progress on the install and commissioning in a collaborative and definitive process which can inform payment milestones?

**Just ask CAMM**

## Meet our Apps



### BARRIEE

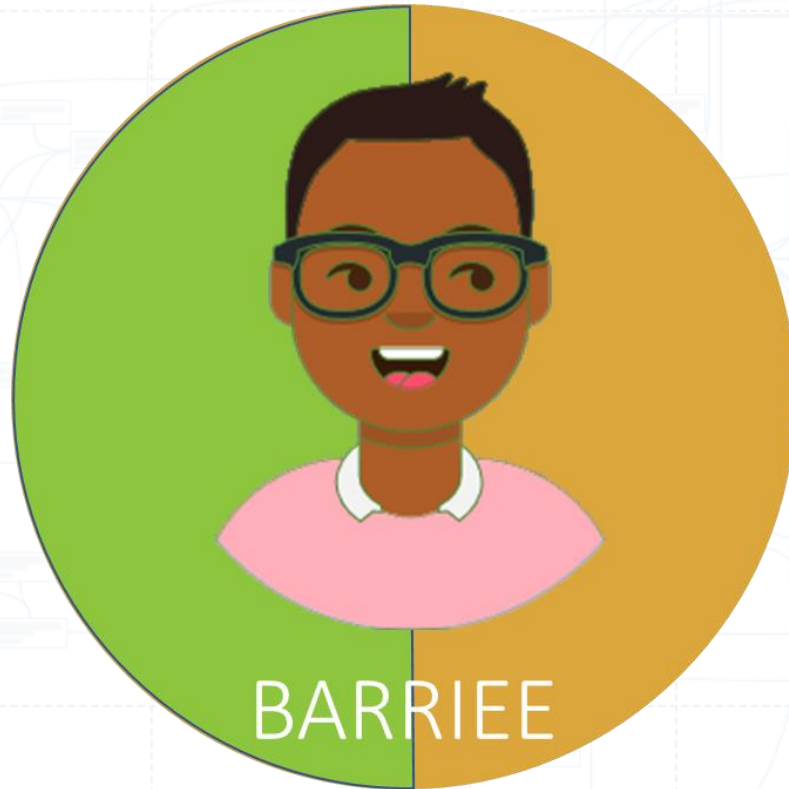
Building Analytics Real-time Recording and Interoperability  
Exchange Examiner

BARRIEE is the keeper of the Digital Twin, he monitors BMCS and BIM information, delivering easy-to-understand information on a variety of protocols giving mapping and data transparency. Many say BARRIEE is a multi-lingual genius who can create a roadmap to panacea.

BARRIEE creates interoperability of building asset annotation. All information can travel both ways between cogs, but if one changes, they all change. On setup clients can independently verify configurations to complete real-time auditing of the data. If the following words means nothing to you then you need to meet BARRIEE; BrickSchema, Project Haystack, IFC, GBXML, BOTS, AREF, BACnet, ASHRAE Standard 223P, etc.

BARRIEE stores and cross references designation and classification of Semantic Tags for building data providing a dictionary of building data including building automation and control data along with associated systems.

## BARRIEE – Case Use



Want to store the data maps that help create a smart building in a central location so vendors cannot hold you to ransom?

**Just ask BARRIEE**

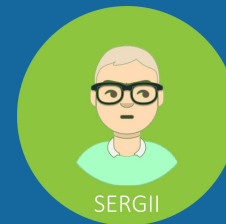
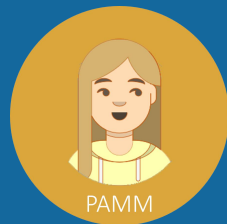
Want to make savings by translating data points such as BIM, Digital Twins and BMCS through a universal translator?

**Just ask BARRIEE**

Want to extract the greatest value from new building which have digital assets but don't want to pay a kings fortune for a digital twin?

**Just ask BARRIEE**

# Meet the family



## ADAMM

### Asset Database for Audits and Monitoring Management

ADAMM is essential for assisting property professionals to manage assets and asset audits to optimize performance and develop strategic improvement plans based on real data.

## PAMM

### Project Administration Matrix Manager

PAMM is a repository for all projects undertaken across the property portfolio. Creates an easy to view snapshot of all the diverse, cross department projects and reports on CAPEX spend.

## SERGII

### Social, Environmental, Resilience, Governance Indices Improver

SERGII maintains data on how your business is tracking in terms of sustainability and takes care of all data relating to the social, environmental, resilience and governance (ESG) aspects.

## CHRISS

### Compliance Hazards, Risk, Inclusivity & Security Systemizer

CHRISS offers a proactive approach to risk management and risk mitigation. Creates an exchange with building occupants, prioritizing inclusivity, ensuring wide representation on OH&S matters.

# Meet the family



MATT

## MATT

### Maintenance Activity Task Tracker

MATT provides an up-to-date inventory on asset maintenance and collates an accurate record of the works and improvements carried out within a property portfolio.



ISLAA

## ISLAA

### Investments Surveys Leases Adjustments and Annuities

ISLAA provides an overview of the financial model and leases across a portfolio. It can be used by landlord or tenant and creates a clear place to track and understand the investment made and the potential returns.



MACC

## MACC

### Marketing and Advertising Collateral Collector

MACC loves to play with marketing and advertising information. From key facts and statements on individual properties to creating a curated and perfectly leasing portfolio image library.



CAMM

## CAMM

### Commissioning Activity Matrix Manager

CAMM provides a holistic management system for the commissioning of building services within a property portfolio. Ensures the client intent is maintained and allows password access to contractors.

# Meet the family



## REMI

### Real-time Enterprise Metering with Integrated Intelligence

REMI enables real-time analysis of energy use per building across the entire property portfolio to develop and implement strategies to achieve energy and water targets.



## LARAA

### Legionella and Associated Risk Analysis Assessor

LARAA evaluates baseline risk profiles of Legionella according to a building's type, features and use patterns. Provides analysis of risk elimination measures including specific instructions and budget.



## VERAA

### Vertical Transport Entrapment and Risk Analysis Assessor

VERAA creates a single source of truth for all vertical transport systems in the portfolio. Incident reporting and lift KPIs can be uploaded to maintain a live analysis of all VT performance.



## OBIEE

### Other Building Information Enterprise Evaluator

OBIEE creates a comprehensive property investment database of all questions and issues arising around a building allowing analytics of potential investments, while collating data across industry to determine the quality of the space.

# Meet the family



## BARRIEE

**Building Annotation Real-time  
Recording and Interoperability  
Exchange Examiner**

BARRIEE translates languages for CFM, Digital Twins, BIM and BMS to ensure a record copy of information is kept centrally. Easy to understand dashboards give mapping and data transparency.

## SITAA

**Security of Information &  
Technology Analytical  
Assessor**

SITAA aims to crack down on cyber security managing endpoints and API integration to ensure data is the creation of a data democracy keeps ICT teams happy with the level of security auditing undertaken.

## APRILL

**Approvals, Procedures,  
Responses, Insights and  
Leverage Ledger**

APRILL is the C-Suites of a large portfolio's best friend. Creating sign off gates and approvals required for every development through Inception, Conversion, Delivery and into Operations.

## PERCIEE

**Product Evaluator for  
Resource Costs Impacts  
and Embodied Carbon**

PERCIEE helps ensure both developments and operations are ethically and responsibly choosing the right products. His knowledge of EPDs and open data nature means he is continuously learning.

## Custom Apps

Let us know what you need; we are always looking for new family members to adopt if you have an idea!

We want to hear about it.

If you want to develop your own internal apps to talk to PIPP.AI that's also fine.



# Ready to Own, Control & Govern your own Data?

Get in touch: [Sales@build-apps.com](mailto:Sales@build-apps.com)

Visit: [www.build-apps.com](http://www.build-apps.com)

**Linked in**

