AVC CAPABILITY STATEMENT

ALBERT VENTER CONSULTING (PTY) LTD

INDEPENDENT INVESTIGATIONS | CLIENT-SIDE SUPPORT | AVC CONSTRUCTION | PROFESSIONAL SYSTEMS

Construction experience. Independent investigation. Professional control.

THE CONTRACTOR'S CONTROL TOOLBOX

Safety Files, checklist packages, editable site records, manuals, training and practical control systems built around the work that actually needs to be controlled.

DIGITAL ACCESS & PROFESSIONAL WORKSPACES

AVC 360 Search | AVC Free Case 360 | AVC NEXUS Professional

B-BBEE Level 4 Contributor | Company Registration: 2026/373531/07

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Company Profile

Albert Venter Consulting (Pty) Ltd is an independent construction-specialist consultancy built on approximately four decades of practical building and site experience.

AVC works where construction decisions need experienced judgement: investigating defects and failures, supporting clients during live construction, delivering selected building projects through AVC Construction, and developing professional systems that help people control work properly.

The business has grown naturally from that same practical foundation. Lessons from investigations feed back into better checklists and Safety Files. Site-control experience informs training and digital workspaces. Construction work keeps the advice grounded in what can actually be built, inspected and handed over.

FOUNDER & PRINCIPAL

Albert Venter is AVC's founder, principal client contact, Construction Specialist Consultant and Lead Investigator. His strength is practical construction integration - reading the building as one connected system, understanding sequence and interfaces, identifying the evidence that matters and recognising when a matter needs a different specialist discipline.

AVC at a Glance

- Approximately four decades of practical construction experience across setting-out, excavation, foundations, concrete, building work, services coordination, finishes, quality control, remedial work and handover.
- Independent, evidence-led investigation that separates observable conditions, records and chronology from assumptions before conclusions or remedial decisions are made.
- Client-side construction support for owners and organisations that want experienced construction knowledge without surrendering control of their own project.
- A substantial professional documentation catalogue covering Safety Files, specialist checklist packages, individual editable controls, manuals and custom operating systems.
- Digital tools that make AVC easier to access: search, free case submission and professional role-specific workspaces.

Who AVC Supports

Property owners, owner-builders, body corporates, managing agents, hospitality and commercial property teams, contractors, principal contractors, specialist trades, developers, attorneys, insurers, loss adjusters, engineers, quantity surveyors, project teams and other construction decision-makers.

One Construction Business - Four Connected Capabilities

AVC is structured around four core service areas. The digital tools described later do not replace these services; they make them easier to find, access and use. Across all four areas the same principle applies: understand the work, identify the risk, preserve the evidence and control the next step.

1

Investigations & Technical Reporting

Independent investigation of building defects, water ingress, cracking and movement, workmanship failures, incomplete work, project breakdowns and complex multi-system construction problems - from focused visual assessments to evidence-intensive matters.

2

Owner-Builder & Client-Side Construction Support

Practical support for clients who appoint or manage their own contractors but want experienced construction knowledge on their side - plans, quotations, sequencing, critical-stage checks, snagging, recovery and client-side representation.

3

AVC Construction

Selected residential construction, renovations, alterations, extensions and remedial building work across the Western Cape, with particular strength in difficult sites, bespoke work, complex interfaces and disciplined close-out.

4

Professional Systems, Manuals & Training

South African and international Safety Files, specialist checklist packages, thousands of individual editable controls, registers, hold points, manuals, training and customised company systems.

What Clients Gain

- One experienced construction point of contact who can see the wider project, not only one trade or isolated defect.
- Earlier identification of scope gaps, hidden-stage risks, missing evidence and specialist triggers.
- Clearer role boundaries, practical next steps and a usable record that supports better decisions.
- A route from problem identification to practical control - inspection, documentation, remedial planning, site support or a purpose-built working system.

Investigations & Technical Reporting

When the facts matter, AVC investigates from the evidence outward.

The first task is not to force a conclusion. It is to establish what can actually be observed, what records exist, what remains uncertain and what level of investigation is justified.

Core Investigation Capability

- Building defects & workmanship - cracking, damp, deterioration, defective finishes, incomplete work, failed repairs, material concerns and other visible construction defects.
- Water ingress & building-envelope failures - recurring leakage, waterproofing, roofs, facades, openings, sealants, drainage paths and concealed deterioration.
- Cracking, movement & condition monitoring - baseline evidence, repeat observations and practical assessment where change over time must be understood before repair.
- Project breakdown & disputed work - incomplete construction, departures from scope, uncontrolled variations, failed remedial work, unclear responsibility and stalled close-out.
- Complex operational properties - hotels, apartment buildings, commercial property and occupied environments where building fabric, services, access and previous interventions interact.
- Chronology, evidence & technical reporting - photographs, drawings, quotations, invoices, communications, measurements and specialist findings organised into a coherent construction position.

Scaled to the Matter

- Focused assessment - a defined concern requiring inspection and a proportionate written position.
- Detailed technical investigation - deeper evidence capture, document correlation, monitoring, opening-up or testing where justified.
- Complex dispute / evidence-intensive investigation - physical evidence, project history and records reconstructed into a defensible technical position for the client and appropriate professional team.

Clear professional boundary

AVC does not replace engineers, laboratories, attorneys or other regulated professionals. Where another discipline is required, AVC helps define the question and connects that specialist input to the wider construction evidence and practical next step.

Owner-Builder & Client-Side Construction Support

Experienced construction knowledge on the client's side - without taking the project away from them.

The client remains in control. The contractor remains responsible for the work. AVC provides an experienced construction-side layer between the drawings, quotations, workmanship, sequencing and decisions that affect the finished project.

Where AVC Can Assist

- Plan, specification & budget benchmark review - clarify what is actually being built and identify unresolved or potentially costly items before commitment.
- Contractor sourcing, vetting & quotation review - compare scope, exclusions, provisional items and capability so different prices can be understood properly.
- Critical-stage site checks - independent review before foundations, concrete, waterproofing, services, roofs, finishes or other important work is concealed.
- Periodic project support - weekly, fortnightly, monthly or milestone-based attendance focused on visible progress, workmanship, sequencing, hold points and outstanding concerns.
- Client-side representation - more continuous site presence where too much important work happens between periodic visits.
- Remedial oversight & project recovery - structured review of defective, incomplete, over-budget or disorganised work and the practical route toward correction and close-out.

Why This Matters

AVC is often appointed after a project has already become a defect, dispute or cost problem. Client-side support exists to bring experienced construction judgement forward - while scope can still be clarified, quotations can still be challenged and important work can still be checked before it disappears.

Where live support uncovers a genuine defect, unexplained movement, serious water ingress or disputed failure, the matter can move into a separately defined investigation so that normal project support and formal technical reporting remain clearly separated.

AVC Construction

A division of Albert Venter Consulting (Pty) Ltd

AVC Construction undertakes selected residential construction, renovation, alteration, refurbishment and remedial projects across the Western Cape, built around clear scope, proper sequencing, appropriate specialist trades and controlled close-out.

Construction Capability

- New & bespoke residential construction - selected homes and individually designed projects, including unusual foundations, reinforced concrete, retaining structures and demanding site conditions.
- Renovations, refurbishments & alterations - substantial property upgrades, structural changes, service alterations and high-detail finishing programmes.
- Extensions & additions - new work carefully integrated with existing structures, levels, roofs, waterproofing, drainage, services and finishes.
- Difficult sites & structural building packages - steep, rocky or restricted-access conditions, excavation, engineered foundations, retaining work and concrete construction to approved professional designs.
- High-finish interiors & building services - kitchens, bathrooms, cabinetry, stonework, ceilings, lighting, glazing, waterproofing and specialist service coordination.
- Remedial construction & problem projects - opening-up, correction, replacement, reinstatement and completion where prior work has failed or a project has stalled.

Clear Scope, Pricing & Role Clarity

AVC Construction aims to understand the real work before commitment. Available drawings, engineering information, access constraints, finishes, specialist work, temporary requirements, testing and close-out are reviewed so assumptions, exclusions and unresolved items can be identified as clearly as reasonably possible.

Where AVC is separately appointed for an independent investigation or review, the consulting and construction roles are kept clearly defined.

Understand the project. Price the actual work. Control the construction. Hand over properly.

Professional Systems, Documentation & Training

Built to control the work - not just fill the filing cabinet.

AVC develops professional control systems for contractors and businesses that need more than loose paperwork. The purpose is to show what must be checked, who is responsible, what must be authorised, what evidence must be retained and what happens when work is not acceptable.

Safety Files - South Africa & International

- Professional Contractor and Principal / Main Contractor systems for South African construction, together with specialist trade and high-risk activity editions.
- Specialist systems developed around the actual work - including construction, civil, roofing, demolition, excavation, waterproofing, work at height and other trade-specific activities.
- Sector-specific systems extending into demanding environments such as mining, aviation / airside, power-outage work, nuclear facilities, petrochemical and process-plant contracting.
- International contractor Safety File editions developed for selected jurisdictions and working environments, with the legal and operational framework adapted rather than simply changing the cover.

Checklist Packages & Individual Working Controls

- Coordinated specialist packages containing checklists, registers, toolbox talks, hold points, competency / authorisation records and practical project-control forms.
- A rapidly expanding catalogue of thousands of editable Word working controls, allowing clients to buy a complete package or select individual documents for a specific activity.
- Packages are structured by trade, project stage and control function so the paperwork follows the actual work rather than becoming a disconnected filing exercise.

The Contractor's Control Toolbox

- Construction manuals explain sequence, common failure points and the reasoning behind the control.
- Checklists and registers convert that knowledge into something the site team can actually inspect, record and prove.
- Practical training and workshops help supervisors, foremen, contractors and owner-builders implement the system in the real working environment.

Custom Company Systems

Where an off-the-shelf system does not fit, AVC can develop branded Safety Files, procedures, permits, checklists, registers, competency records, inspection systems, toolbox talks and broader operating-control systems around the client's actual work, management structure and evidence requirements.

AVC Digital Access & Case Intake

Three connected routes: find what you need, submit a matter, or work inside a professional workspace.

AVC 360 Search

AVC 360 Search helps clients and contractors find the right service, Safety File, checklist package, manual or individual working control using ordinary language instead of requiring them to know AVC's exact product name first.

- Plain-language search across services and documentation.
- Guided tools such as checklist finding, Safety File selection and “what documents do I need?” routes.
- Designed to shorten the path between a real construction problem and the relevant AVC resource or service.

AVC Free Case 360

AVC Free Case 360 gives a client a simple way to submit a construction matter for an initial free assessment. The client can explain the problem, use voice-to-text, upload photographs and supporting documents, and submit the case directly to AVC for review.

- A structured intake route for defects, disputes, incomplete work, water ingress, cracking, construction concerns and other matters that may need professional assessment.
- Photos and documents are kept separate and clearly identified so the initial review starts with organised information rather than scattered messages.
- The client does not need to know which AVC service or investigation level is appropriate before submitting the matter.

Why this matters

A good professional service should not be difficult to reach. AVC 360 Search helps people find the right resource. AVC Free Case 360 helps them explain a real problem properly. Both routes lead back to human review and practical construction judgement.

AVC NEXUS PROFESSIONAL

Professional workspaces built around the work people actually do.

AVC NEXUS Professional is the professional workspace platform grown out of AVC's own working methods. It brings site control, evidence management, reporting, communication and document production into role-specific workspaces rather than forcing every profession into one generic dashboard.

Built From AVC's Own Working Tools

NEXUS did not start as a software idea looking for a problem. Its birthplace was AVC's own day-to-day work. Over several years, AVC developed and refined practical tools for site control, staff and field performance, construction records, investigation evidence, photographs, reporting, file organisation and business administration. The parts that proved useful in real work were progressively brought together into the NEXUS concept.

AVC already uses this way of working in its own site-control and investigation activities. NEXUS Professional takes those practical methods and opens them to contractors, foremen, inspectors, investigators, writers and other professionals so they can create their own organised working environment around the work they actually do.

What Makes NEXUS Different

- Voice where the work happens - large practical writing fields can be dictated into directly, with pause / resume controls and speech continuing at the working cursor instead of forcing users to type long site notes on a phone.
- Communication stays with the work - private AVC support and role-controlled work chat reduce the need to scatter instructions, updates and long explanations across unrelated WhatsApp threads. Long messages can be dictated as well as typed.
- A real file workspace - projects, cases, evidence, photographs, records and outputs can be organised into understandable folders instead of becoming one long upload list. Originals and edited / annotated working copies remain distinguishable.
- Templates without locking the user in - profession-specific templates, editable company templates and reusable working formats help users start quickly while still allowing them to build and refine their own documents.
- Evidence and photographs are treated as working material - capture, describe, organise, annotate and retain the original while building the professional output around it.

- Professional outputs stay useful - ordinary work can be exported in practical formats such as editable DOCX, printable PDF and structured source / evidence packages, with service-specific exports such as attendance, records and registers where relevant.

- Built for field reality - phone-first working, data-conscious screens, retry / recovery principles, saved drafts and clear status are designed around people who may be working on site rather than behind a permanent office desk.

- Different roles see different work - owners, foremen, collaborators and authorised specialists receive the workspace, site, project and functions appropriate to their role rather than sharing one company password or one unrestricted screen.

Seven Professional Workspaces

01 NEXUS Site & Field Operations –

Daily field control for contractors, foremen, fixed-site teams, travelling teams, attendance, records, fleet / plant care and accident evidence.

02 NEXUS Inspections & Close-Out –

Inspection, snagging, close-out and follow-up workflows for people who need to record defects, assign actions and verify completion.

03 NEXUS Quality & Technical Assurance –

Quality-control, inspection, test, hold-point, NCR / corrective-action and technical evidence workflows.

04 NEXUS Investigations & Evidence –

Case, evidence, chronology, photographic, documentary and technical reporting work for investigators and evidence-intensive matters.

05 NEXUS Writers & Book Studio –

Long-form writing, manuscripts, dictation, layout and print-ready book preparation in an author-focused workspace.

06 NEXUS General Reports & Document Writing –

Professional report, document and long-form business writing with structured templates, evidence and editable outputs.

07 NEXUS Creative Design Studio –

A practical creative workspace for professional visual material, layouts, proofs and editable design outputs.

Security, Privacy & Trust

- Identity and access are controlled around verified users, company membership, role, workspace and project permissions rather than open shared access.
- New or unverified accounts can be subject to verification controls and unusual-activity monitoring. Once verified, the user's working area becomes a private, role-controlled workspace; customer information is not intended for casual browsing and access is restricted to authorised users and tightly controlled support / administrative functions.
- Layered monitoring, audit records and watchdog controls are designed to identify abnormal behaviour, failed processes and security concerns without silently changing customer accounts, billing or professional records.
- Company data is separated by account and workspace so one firm's records, evidence and collaborators are not exposed to another firm's working area.

Control of Your Work

- Users can organise their own folders, evidence, reports, photographs, templates and working records and return to them instead of losing the working source after a once-off submission.
- Normal professional outputs remain editable and can be revised and re-exported; exporting a report or record is not intended to permanently lock the underlying working file.
- Field-oriented workspaces can produce operational outputs such as attendance records, time records, site reports, fleet / plant records, incident evidence and other service-specific registers from the same controlled working environment.
- AVC support remains available inside the wider NEXUS experience, but the user's professional judgement and ownership of the work remain central.

Why AVC Recommends NEXUS

- It grew out of AVC's own working problems and working solutions, so the starting point is practical use rather than software for software's sake.
- It combines writing, dictation, evidence, files, photographs, communication, templates and professional outputs in one role-specific environment.
- It is designed to give the company owner control without forcing the foreman, investigator, writer or field user to work through a complicated management screen.
- The aim is simple: make professional work easier to record, easier to find, easier to prove and easier to hand over without taking ownership of the professional decision away from the person doing the work.

How AVC Works

Practical, evidence-led and proportionate to the decision that needs to be made.

The AVC Approach

1

Define the decision

Clarify the concern, intended outcome, urgency, available information and the role AVC is being asked to perform.

2

Preserve what matters

Secure photographs, records, drawings, measurements, visible conditions and other evidence before work or time changes the position.

3

Inspect the practical position

Read the building, work or documentation against sequence, workmanship, interfaces, operation and the information that should exist.

4

Bring in the right expertise

Where another discipline is genuinely required, define the focused question and integrate that input without blurring professional responsibility.

5

Report the position & next step

Separate fact, interpretation, uncertainty and limitations, then define a practical and proportionate route forward.

Professional Boundaries

- AVC does not provide structural engineering design or certification, legal advice, insurance-liability decisions or other reserved professional functions outside its competence.
- Specialists remain professionally responsible for their own discipline; AVC coordinates and integrates those inputs only within the agreed scope.
- Concealed conditions cannot be guaranteed unless exposed, tested or verified by the appropriate competent person.

Company Information

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INVESTIGATE. SUPPORT. BUILD. CONTROL.