



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, checklists, registers, manuals, training and practical control systems built around the work that actually needs to be controlled.

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

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.

Albert Venter is AVC's 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 regulated specialist must be brought in.

AVC at a Glance

- **Approximately four decades of practical construction experience.** Broad responsibility across setting-out, excavation, foundations, concrete, building work, services coordination, finishes, quality control, remedial work and handover.
- **Independent, evidence-led investigation.** Observable conditions, records and chronology are separated from assumptions before conclusions or remedial decisions are made.
- **Client-side construction support.** Owners can remain in control of their own project while AVC provides experienced review, critical-stage checks and independent construction guidance.
- **Practical control systems.** Safety Files, checklists, registers, hold points, manuals, workshops and bespoke company systems are designed around the work that actually has to be controlled.

Who AVC Supports

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

One Construction Business - Four Connected Capabilities

AVC is structured around four connected service areas. Each uses the same construction logic: understand the work, identify the risk, preserve the evidence, control the next activity and bring in the right specialist when required.

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. Scope can range from a focused inspection to a staged multidisciplinary investigation.

2. Owner-Builder & Client-Side Construction Support

Practical support for clients who appoint and manage their own contractors but want experienced construction knowledge on their side - from plan and quotation review to critical-stage checks, periodic site support, snagging and recovery guidance.

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 projects that require disciplined planning and coordination.

4. Professional Systems, Manuals & Training

South African and selected international Safety Files, checklists, registers, hold-point records, Contractor's Control Toolbox resources, practical workshops and customised company control 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 record that supports better decisions.

Investigations & Technical Reporting

AVC investigates from the evidence outward. The first task 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 records, repeat observations and specialist triggers where change over time must be established 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 other 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.
- **Specialist-supported investigation.** Targeted engineering, laboratory, trade or other technical input coordinated with AVC's site and documentary evidence.
- **Complex multidisciplinary investigation.** Several systems, disciplines or evidence streams coordinated for remedial, insurance, legal, dispute or recovery decisions.

AVC does not replace engineers, laboratories, attorneys or other regulated professionals. Where specialist input is required, AVC helps define the question, coordinate the evidence and integrate the resulting findings into the wider construction picture.

Owner-Builder & Client-Side Construction Support

AVC gives clients experienced construction knowledge on their side without taking the project away from them. The client remains in control; the contractor remains responsible for the work.

Where AVC Can Assist

- **Plan, specification & budget benchmark review.** Clarify what is actually being built, identify costly or unresolved items and establish a practical construction-side starting point before quotations are accepted.
- **Contractor sourcing, vetting & quotation review.** Compare scope, exclusions, provisional items and capability so that different prices can be understood before appointment.
- **Critical-stage site checks.** Independent review before foundations, concrete, waterproofing, services, roofs, finishes or other important work is concealed or difficult to recover.
- **Periodic project support.** Weekly, fortnightly, monthly or milestone-based visits focused on visible progress, workmanship, sequencing, hold points and outstanding concerns.
- **Client-side representation.** More continuous site presence can be arranged 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 developed into 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 inspected 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 does not rely on a low starting number and then leave foreseeable project requirements to be priced later. Available drawings, engineering information, specifications, access constraints, finishes, specialist work, temporary requirements, testing and close-out are reviewed so that assumptions, exclusions and unresolved items can be identified as clearly as reasonably possible before commitment.

Depending on the project, AVC can work through a comprehensive quotation or an agreed transparent/open-book arrangement. Where AVC is separately appointed for 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

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.

Professional Systems & Resources

- **Construction Health & Safety Files.** Professional Contractor, Principal/Main Contractor and trade-specific systems for South African construction, together with selected international files.
- **Checklist, register & site-control packages.** Coordinated working records for specialist trades, project stages, inspections, competence, authorisation, hold points and close-out.
- **Individual site records.** Standalone checklists, registers, permits, inspection sheets and control forms for contractors who need a specific working document.
- **The Contractor's Control Toolbox.** Construction manuals, practical checklists, registers, hold points and learning resources designed to connect construction sequence with site control.
- **Custom company systems.** Branded Safety Files, procedures, registers, permits, competency records, inspection systems and operational controls built around the client's actual activities.
- **Practical workshops & supervisor development.** Workplace learning focused on site control, hidden work, quality, sequencing, evidence, defect prevention and handover.

Built Around the Actual Work

- Role-specific: principal contractor, contractor, specialist trade, supervisor and business owner responsibilities are not treated as identical.
- Activity-specific: the control system changes with the work, hazards, competence, inspections and evidence required.
- Revision-controlled: systems can be updated as requirements, recognised practice or the work itself changes.
- Practical: the working record must help the person controlling the activity, not simply fill the filing cabinet.

AVC can also collaborate with factories, workshops, maintenance teams, warehouses, yards, fleets and other operational businesses where competence, inspection, evidence and accountability must be documented. Client technical procedures and subject-matter requirements remain the foundation of those non-construction systems.

How AVC Works

A practical, evidence-led process matched to the matter rather than a one-size-fits-all appointment.

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 & test 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.** Identify specialist triggers early and define focused questions for engineering, laboratory, quantity-surveying, trade or other technical input where required.
- **5. Report the position & next step.** Separate fact, interpretation, specialist opinion, uncertainty and limitations, then define the 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.
- High-stakes legal, insurance, arbitration or dispute matters are scoped and reported for the stated purpose and level of reliance required.

Company Information

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INVESTIGATE. SUPPORT. BUILD. CONTROL.