

ATOMIC PROJECTS

Remedial works readiness checklist

Owners Corporations

For committee members getting remedial work approved and delivered properly.

■ DOCUMENTS TO GATHER

- The engineer's report and specification - don't collect quotes without one.
- Your building's defect register, or a list of reported problems by unit.
- Any earlier quotes or repair records for the same issue.
- The strata plan and capital works fund plan, so funding options are clear.

■ QUESTIONS TO ASK ANY CONTRACTOR

- Are you a registered Class 2 DBP practitioner? Class 2 remedial work requires it - check the register.
- What is your builder licence number? Verify it with NSW Fair Trading.
- Show us current insurance certificates before we sign anything.
- How do you prove quality - is there an ITP with hold points at each critical stage?
- How will residents be told what's happening, and who do they call with concerns?
- Will we stay in our homes? How is access staged zone by zone?
- What warranty do we get, and what happens if defects appear after handover?

■ RED FLAGS

- A cheap quote with no investigation behind it - thin scopes grow expensive variations.
- No hold points - waterproofing covered up before anyone signs it off.
- A single lump sum with no breakdown of trades or quantities.
- Pressure to skip the engineer 'to save money'.

■ NEXT STEPS

- Compare quotes only when they all price the same engineer's scope.

Ready to talk it through? Call 0410 515 509 or email hello@atomicprojects.com.au

Atomic Projects prices engineer-specified remedial scopes on occupied strata and commercial buildings.