

Major Works Planning



MAX
BUILD

REMEDIAL BUILDING
restore ■ revive ■ renew ■

LESSONS FOR COMMITTEES

In our experience the following owner actions help a major works project succeed:

- Have current resident contact details on the strata roll.
- Build goodwill by being transparent.
- Ensure residents are prepared for the works, including tenants.
- Understand the process: how the project's staged, its impact on access and amenities, and general timeframes.
- Attend project meetings as it helps the decision-making process.
- Include your strata manager in the project meetings for major works. You may be able to negotiate a special rate. They can be a huge ally.
- Have a communication plan – who talks to who, and how.



BENEFITS

There are many benefits to a creating a positive building environment

- Reduces emotional distress
- Improves access to residences for building works, reducing delays and costs
- Protects owners from losing good tenants and a steady rental income
- Less fee-paying management is required
- It can have a long-lasting community building effect

SELECTING A BUILDER FOR MAJOR WORKS

For a significant remedial build it is not simply a price decision, there are other factors to consider. We recommend the following steps:

- Speak to references on similar projects and tap into the OCN network.
- Check the builder's track record for working in occupied buildings.
- Check their iCare HBCF insurance eligibility limits.
- Get clarity on what is being done in-house, subcontracted and supervision levels.
- Check there's a Quality Assurance Lead and WHS Manager on the team.
- As part of your tender process interview your shortlist and trust your instincts.

“Our objective is to provide a service that not only leaves our clients happy with the end product but a journey in between that has been accommodating, pleasant and hassle free.”

Brad Gallivan, Foreman
MAX Builder since 2015

WHAT IS iCARE'S HBCF INSURANCE?

For any renovation or remedial residential project over the contract value of \$20,000 (GST inc.), it is compulsory for the homeowners to have iCare's Home Building Compensation Fund (HBCF) insurance.

HBCF is 'last-resort' insurance for when there is no recourse from the builder of defective works, due to their insolvency, death, disappearance or licence ban.

Note for new residential construction, HBCF insurance is limited to developments that are three storeys or less.

To claim settlement, non-major defects must be identified within the first 2 years from completion, and major defects within the first 6 years.



“Communication has been excellent. We receive a weekly update to what’s happening in terms of bathrooms that are commencing, those that are underway, and those that are completed... so we’re prepared.”

Toula Bachas, Dynamic Property Services
Strata Manager for 199 Pyrmont St, Pyrmont
176 bathrooms replaced

WHAT DO HBCF LIMITS MEAN?

iCare NSW manages the HBCF insurance fund. It is their remit to ensure builders have a strong foundation and are expanding sustainably.

A builder is required to supply their financials and growth strategy to iCare NSW in order to be eligible to construct/rebuild residences. The state body audits these figures and sets the building

company's job revenue limits: how many jobs they can do at one time and the maximum contract value in different fields of construction.

For committees the main item to review is the dollar value limit for Multiple Dwellings Alterations/Additions – Structural and non-Structural. This is a strong indicator of the company's capabilities to do your project.



WHO ARE MAX BUILD?

We service major high-rise facade maintenance works, full-suite remediation projects, HBCF insurance claims, and adaptations and refurbishments.

Based on our strong trading history the NSW residential statutory authority, iCare HBCF, has audited and approved MAX Build to carry out up to \$28 million in residential works, and an individual project up to the value of \$7 million.

We are experts at working on buildings while residents remain in their homes. Our respect of the owner and tenants has led to crafting an unparalleled communication system designed to improve the construction experience.

We have 40 full-time employees. MAX Build has actively built in-house trade teams to ensure the strata scheme is getting premium quality and safety.

OUR VALUES

We live and breathe these beliefs:

- Play as a Team
- Build with Pride
- Respect the Resident
- Be Safe not Sorry
- Restore the Good

WHY MAX BUILD?

OCCUPATION

Proven track record of working while residents remain at home, saving thousands of dollars and logistical headaches in relocation.

QUALITY ASSURANCE + LOGISTICS

Our QA Lead, in-house trades and specialist cleaner, ensure you won't require a second visit and nuisance mess.

MAX Build is proudly ISO9001, ISO14001 & AS4801 certified and has an excellent safety record.

COMMUNICATION

Our powerful communications system is critical to the success of a project, helping committees and strata managers prepare the building, thus reducing conflict.

OUR COMPLETE SERVICE



REMEDIAL WORKS



HBCF INSURANCE



COMMERCIAL REPAIRS



ADAPTATION & UPGRADES



BUILDING CLADDING



HIGH-RISE MAINTENANCE



WE CREATE HAPPY RESIDENTS

1

We provide access to our password protected website publishing useful information about the project, the timeline and who to contact.

When there are a high proportion of renters a collaborative and transparent approach is critical. We find happy residents delivers a better project outcome for all stakeholders.

2

Every Monday an email is distributed to all agreed stakeholders. Along with a progress update we describe what's in store for the current week. This is a helpful reminder to residents so they can make plans and provisions around the works. By sharing knowledge we are helping residents feel more in control.

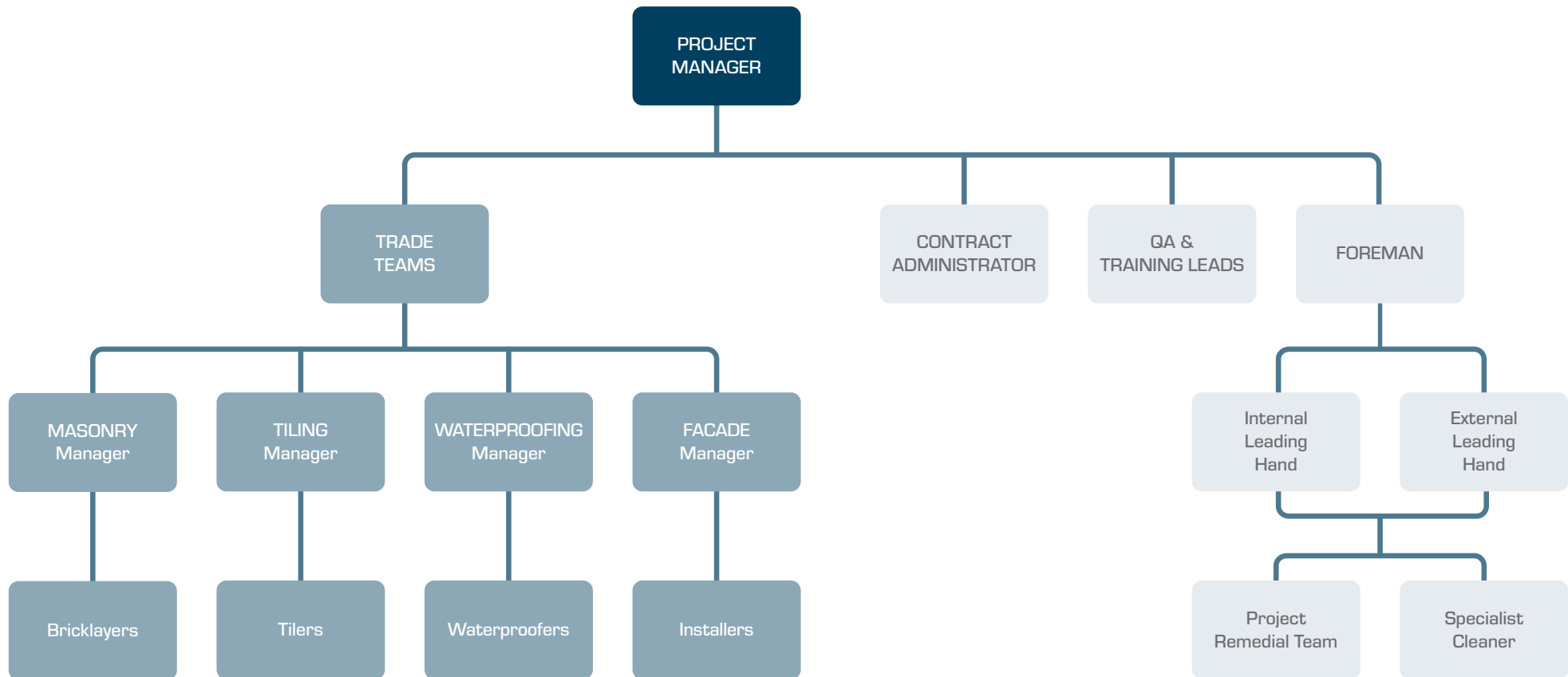
3

Despite living in the digital age, notices are still an important tool in our communication cannon. We either hand deliver or slip notices under doors for times when direct access is required, providing as much advanced warning as possible.

OUR TEAM STRUCTURE

All projects have dedicated on-site personnel and, as the program requires, MAX Build trade teams and specialist partners.

We have designed this structure to get maximum quality control measures in place and synchronicity on culture, flow and compliance.





REMEDICATION - DEFECT CLAIM 199 PYRMONT STREET, PYRMONT

To whom it may concern,

As Chairman and Secretary of SP 52425, a 108 unit building in Pyrmont, I would recommend Max Build to any apartment block contemplating defect rectification works.

Our building is nearing completion of a \$6 million defect rectification program that involves the complete rebuild of 176 bathrooms, new roof and many other items.

These works have been carried out in a professional and timely manner and Max Build has been very diligent with communication with all the residents.

Yours sincerely
Rhys Jordan



Rhys Jordan
Resident and Chairman of the
Executive Committee
199 Pyrmont St, Pyrmont

176
bathrooms
replaced

20 days
to complete
each one

Completed
16 weeks
early

200+
stakeholders

Two
bathroom
units were
100%
occupied





ADAPTATION & UPGRADES 101 RAMSGATE AVE, NORTH BONDI

4 July 2019

To Whom It May Concern,

I am the Chairman of SP16179, - the strata plan which exists in relation to the apartment building at 101 Ramsgate Ave, North Bondi, known as Beulah Court. I write this in my personal capacity.

Beulah Court is located on the ocean side of Ramsgate Avenue on the Ben Buckler Headland. It is a strata titled building of 18 single bedroom apartments. The building is a 3 storey walk up with access from the street. The building has a large lower ground floor containing, storerooms, laundry, bin room and 6 garages.

The building is central to a group of similar building built by the same builder in the 1930-40's and is surrounded on three sides by shared vehicular and pedestrian access. SP16179 owns very little land directly adjoining the building. Most of the shared vehicular and pedestrian areas around the building are owned by other strata plans and are the subject to complex shared rights of way.

Beulah Court is currently undergoing a substantial upgrade. The property was in need of significant capital expenditure to repair and restore the existing fabric. The scope of repair is extensive and includes substantial works to the internal and external brickwork skin, re-rendering the building, new lintels to heads of all windows, doors and garages, new balconies or courtyards for all apartments, replacement of the roof, excavation beneath the building to allow the construction of two new apartments as well as extensions of some top floor apartments into the attic area.

MAX Build have been engaged by SP16179 to undertake the building upgrade described above. The upgrade is a project of approximately 18 months duration, and is scheduled for completion in early December 2019.

Although the upgrade project still has about 5 months to run, I have been very pleased with the way in which MAX Build have managed this project. In particular, the MAX Build team appear (based on my experience) to have:

- effectively liaised with owners and residents of our building (many of whom have chosen to remain in occupation during the project), including through their online portal and weekly updates, but also through direct communication;
- effectively communicated with surrounding owners and residents, - particularly in relation to interruptions to access and parking arrangements around the building;
- effectively participated in Project Control Group meetings with me and other members of the SP16179 Executive Committee;
- efficiently run the project.

The MAX Build project team, including James Meagher, Caroline McConnachie, James Hamill and Brad Gallivan have also been a pleasure to deal with, have been contactable, and have made themselves available to answer or address any issue which required action.

Yours faithfully,

Duncan McGregor

Created
4 new
apartments

Added
36
balconies

Added
4
terraces

40+
stakeholders

Occupied
for 80% of
the build





ADAPTATION & UPGRADES 17-19 GOWRIE AVE, BONDI

To Whom It May Concern,

As Secretary of SP6040, a unit block at 17-19 Gowrie Ave Bondi Junction,
I would recommend MaxBuild to any apartment complex contemplating defect
rectification works.

Our building has 48 balconies which have been completely rebuilt by the above
Company.

These works were carried out in a professional and timely manner.

MxBuild were diligent with communication not only with the owners corporation but with all
residents as well.

Yours Sincerely,

Judy Szwarc

48 New
Balustrades

New coating
system
to facade

Completed
on time

40+
stakeholders

Invited back
for further
works



CONCRETE REPAIR AWARD WINNER




Australasian Concrete Repair Association
Award for Excellence
2018
Residential Buildings
Presented to
MAX Build
For project
1 Beach Road, Bondi
Building Structural Repair




Hamid Khan
President

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