

# ***SUCCESSFUL REDEVELOPMENT***

***www.redevelopment.info***

## ***Phase 5: Repossession***

### ***SUMMARY NOTES***



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# *Major Steps - Repossession of Flats*

1. Request PMC, MC to Measure Members' Carpet Areas
2. Measure Carpet Area of Members' Units ... *[R]*
3. Complete all internal works in Members' Units
4. Request PMC, MC for Joint Checking of Members' Units
5. Inspect Members' Units ... *[R/ GP]*
6. Rectify defects in Members' Units
7. Request PMC, MC to verify rectifications in Members' Units

*M: Milestone, R: Record, GP: Guideposts – Ref. [www.redevelopment.info](http://www.redevelopment.info)*

## ***Major Steps (Contd.)***

8. **Verify Rectifications in Members' Units ... [M/ R]**
9. **Inspect External/ Common areas and Built Amenities ... [GP]**
10. **Rectify defects in External/ Common areas and Amenities**
11. **Request PMC to verify rectifications in External/ Common areas and Amenities**
12. **Verify Rectifications in External/ Common areas and Amenities ... [M/ R]**
13. **Complete Service Lines/ Utilities**

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## *Major Steps (Contd.)*

14. Install fittings & fixtures
15. Allot Car Parks to Members ... **[R]**
16. Request Certification of Virtual Completion of Construction Work
17. Certify Virtual Completion of Construction Work ... **[R]**
18. Send a List of Handover Docs to Dev ... **[R]**
19. Obtain Full Occupancy/ Completion Certificate ... **[R]**
20. Request Release of Security

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## *Major Steps (Contd.)*

- 21. Certify Achievement of Milestone ... **[R]**
- 22. Release Security for Milestone
- 23. Issue Repossession Notice to Soc ... **[R]**
- 24. **Take possession of Individual Units ... [M]**
- 25. Appoint a Facility Manager
- 26. Attend to Members' Complaints

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# ***Major Steps - Repossession of Project***

1. Submit Handover Docs to MC ... ***[R/ GP]***
2. Check Handover Docs Received
3. Demonstration of Equipments and Systems ... ***[GP]***
4. **Take possession of Building with Common Amenities ... *[M/ R]***
5. Conduct Project Closure Meeting ... ***[R/ GP]***

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## *Major Steps (Contd.)*

6. Submit Project Completion Report to MC ... **[R/ GP]**
7. Confirm Closure of PMC Services to PMC ... **[R]**
8. Inform Completion of Work to MC ... **[R]**
9. Confirm Completion of Work to Dev ... **[R]**
- 10. Site Handover to MC ... [M]**

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# *Milestones*

1. Rectification of defects in Members' Units
2. Rectification of defects in External/ Common areas and Amenities
3. Taking possession of Individual Units
4. Taking possession of Building with Common Amenities
5. Takeover of site from Dev

# *Records*

1. Carpet Area of Members' New Units
2. Snag Lists for Members' New Units
3. Revised Snag Lists for Members' New Units
4. Snag Lists for External/ Common areas and Amenities
5. Revised Snag Lists for External /Common areas and Amenities
6. Allotment of Car Parks to Members – Chart
7. Certificate of Virtual Completion
8. List of Handover Docs
9. Full Occupancy/ Completion Certificate

## ***Records (Contd.)***

10. Certification of Last Milestone
11. Repossession Notice
12. Documents for Handover
13. Letter of possession for Building & Common Amenities
14. Project Conclusion Meeting (Minutes)
15. Project Completion Report
16. Letter of Closure of PMC Services
17. Request for Confirmation of Completion of Dev's Work
18. Letter Confirming Completion of Dev's Work

# *Guideposts*

1. Snaglist - Checkpoints for Inspection of Members' Units
2. Snaglist - Checkpoints for Inspection of External/ Common Areas
3. List of Documents to be handed over by Developer
4. Demonstrations of Equipments & Systems
5. Agenda Points for Project Closure Meeting
6. Contents of PMC's Project Completion Report

# Successful Redevelopment – Recordings

Visit YouTube Channel  Technoesis Redevelopment Help

| Sr No | Video Title                                         | Link                                                                      |
|-------|-----------------------------------------------------|---------------------------------------------------------------------------|
| 1     | Webinar-1: Overview                                 | <a href="https://youtu.be/QvreZLlibeuI">https://youtu.be/QvreZLlibeuI</a> |
| 2     | Webinar-2: Initiating Redevelopment & Selecting PMC | <a href="https://youtu.be/ys3ylw5ciCA">https://youtu.be/ys3ylw5ciCA</a>   |
| 3     | Webinar-3: Feasibility Study & Report               | <a href="https://youtu.be/_MSBeHWaKmg">https://youtu.be/_MSBeHWaKmg</a>   |
| 4     | Webinar-4: Tendering for Redevelopment              | <a href="https://youtu.be/WTJYOWEttW4">https://youtu.be/WTJYOWEttW4</a>   |
| 5     | Webinar-5: Selecting a Developer                    | <a href="https://youtu.be/3HHyWbqh_is">https://youtu.be/3HHyWbqh_is</a>   |
| 6     | Webinar-6: Pre-Construction Stage                   | <a href="https://youtu.be/iF8U9IxDM5c">https://youtu.be/iF8U9IxDM5c</a>   |
| 7     | Webinar-7: Construction Phase - Part 1              | <a href="https://youtu.be/IQrPM_Vz7KI">https://youtu.be/IQrPM_Vz7KI</a>   |
| 8     | Webinar-8: Construction Phase - Part 2              | <a href="https://youtu.be/RXufLpVQ_8c">https://youtu.be/RXufLpVQ_8c</a>   |
| 9     | Webinar-9: Repossession                             | <a href="https://youtu.be/PxPEh-Drl4o">https://youtu.be/PxPEh-Drl4o</a>   |

# ***THANK YOU !***



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