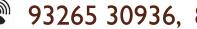
# SUCCESSFUL REDEVELOPMENT www.redevelopment.info

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

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7. Request PMC, MC to verify rectifications in Members' Units

- 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

- 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

- 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

## Major Steps - Repossession of Project

- 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]

- 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]

#### **Milestones**

- 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

- 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

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# Successful Redevelopment – Recordings Visit YouTube Channel Technoesis Redevelopment Help

Sr No	Video Title	Link
1	Webinar-1: Overview	https://youtu.be/QvreZL1beuI
2	Webinar-2: Initiating Redevelopment & Selecting PMC	https://youtu.be/ys3ylw5ciCA
3	Webinar-3: Feasibility Study & Report	https://youtu.be/ MSBeHWaKmg
4	Webinar-4: Tendering for Redevelopment	https://youtu.be/WTJYOWEttW4
5	Webinar-5: Selecting a Developer	https://youtu.be/3HHyWbqh_is
6	Webinar-6: Pre-Construction Stage	https://youtu.be/iF8U9IxDM5c
7	Webinar-7: Construction Phase - Part 1	https://youtu.be/IQrPM Vz7KI
8	Webinar-8: Construction Phase - Part 2	https://youtu.be/RXufLpVQ_8c
9	Webinar-9: Repossession	https://youtu.be/PxPEh-Drl40

# THANK YOU!



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