CONSTRUCTION
PATHWAYS

ECI / REMEDIAL CONSTRUCTION ROADMAP

STEP 01

Building Inspection

A detailed site inspection is undertaken to identify visible defects, building failures, and potential compliance risks.
his includes photographic records and initial observations to inform the investigation pathway.

STEP 02

Professional Opinion & Consultant Engagement

An independent professional opinion is provided, supported by early involvement of specialist consultants such as structural engineers, remedial engineers, BCA consultants, and town planners where required.
This stage establishes technical direction, approval pathways, and project constraints.

STEP 03

Scope of Works & Regulated Design

A clear scope of works is developed in coordination with consulting professionals and supported by regulated designs where required.

All documentation is aligned with relevant Australian Standards, NCC requirements, and statutory obligations.

STEP 04

Tender & Contractor Engagement

Tender documentation is prepared and issued to suitably experienced contractors for pricing and methodology review.

Contractor feedback is used to refine scope, staging, and constructability before commitment.

STEP 05

Handover to Construction

Final documentation, designs, and approvals are confirmed prior to commencement of works.

The project is transitioned into construction with aligned expectations across consultants, contractors, and stakeholders.

STEP 06

Client Side PM / Superintendent Appointment

A formal governance structure is established through the appointment of the Client Side Project Manager or Superintendent. Roles, reporting lines, and contract administration responsibilities are clearly defined. Budget oversight, risk management, and stakeholder coordination frameworks are implemented to protect the client's interests.

STEP 07

Construction Phase Governance

Structured contract administration is maintained throughout construction. Progress claims, variations, and extensions of time are assessed in accordance with contractual requirements. Site inspections and consultant coordination ensure alignment with design intent, compliance, and budget control.

STEP 08

Project Sign Off & Finalisation

Final account reconciliation is completed prior to commercial close out. Retention release occurs following confirmation of defect rectification.

A comprehensive handover package is issued to formally conclude the project.