

# Construction Buddy™

## Tier 1 – Inspections and Safety

### Scope of Work:

#### Overview

Consult with the Owner Builder to provide key **project milestone inspections** and **site safety assessments** for the Owner Builder throughout various stages of the construction phase. The nominated Construction Buddy will focus on 7 critical project milestones where they will offer professional insights and recommendations to support the Owner Builder in maintaining both quality and site safety standards.

#### Most Suitable For

**Building industry professionals or tradespeople** with several years' experience working on residential building projects and have strong experience managing all aspects of a residential building project as no supervision or project management services will be provided under this Tier.

#### Standard of Work

The Construction Buddy will use reasonable endeavours to:

1. Ensure all advice and support aligns with relevant Australian Building Standards, National Construction Code, and local building and safety regulations.
2. Adhere to building industry best practice standards.
3. Provide accurate, timely, and helpful guidance at each one of the scheduled milestone stages.

#### Detailed Scope

##### 1. Project Milestone Inspections

Conduct and report to the Owner Builder on 7 Project Milestone Inspections designed to potentially identify any significant construction related issues that may require immediate attention and to support early intervention on major non-compliances or defects.

Inspections will occur at the following project milestones:

1. **Site Establishment:** Upon completion of site fencing, sediment controls, tree removal, and demolition (if applicable).
2. **Slab:** Once the slab formwork has been completed and prior to pouring the concrete slab.
3. **Frame & Structural Steel:** Upon completion of the timber or steel frame and the erection of roof trusses.
4. **Roof:** Upon installation of the roof and prior to the removal of scaffolding.
5. **Enclosed:** Upon completion of the external envelope (e.g. bricks, cladding, etc).
6. **Pre-Linings:** Upon completion of electrical and plumbing rough-ins, as well as air conditioning/heating ductwork, installation of insulation and prior to internal linings (e.g. gyprock).
7. **Finishing & Fit-Out:** Upon completion of fix-out carpentry, joinery, and tiling.

For each of the 7 Project Milestone Inspections, the Construction Buddy will provide an inspection report highlighting observations, potential issues, and recommendations to the owner builder.

## 2. Site Safety Reviews

At each of the 7 Project Milestone Inspections, the Construction Buddy will:

- Perform a comprehensive on-site safety inspection.
- Assess compliance with relevant safety regulations.
- Provide written advice to the Owner Builder on any on-site safety concerns, including specific, actionable corrective recommendations.

## Owner Builder Responsibilities

The **Owner Builder is ultimately responsible** for the building work just as a fully licensed builder would be.

Whilst the Construction Buddy is a licenced and experienced building professional advising, supporting and guiding the Owner Builder throughout the construction phase, the Construction Buddy **does not act in the capacity of the licensed home builder for the project** and is not responsible for deliverables as the Owner Builder retains the primary role of the builder on record at all times.

The Owner Builder is ultimately **responsible for on-site safety**, including the welfare of all personnel. The Construction Buddy will provide advice and recommendations on safety best practices but cannot assume liability for safety issues resulting from the Owner Builder not complying with their on-site safety obligations. A licenced building professional has a responsibility to report a blatant disregard for site safety and may result in significant penalties and consequences to the Owner Builder.

The Owner Builder must maintain an **up-to-date document library** with current revisions of designs, plans, specifications and relevant reports. All official documentation must be readily accessible to the Construction Buddy and to the relevant contractors to ensure that Build Buddy's collaborative construction methodology is best adhered to.

The Owner Builder is responsible for **maintaining effective communication** channels with all project stakeholders and prompt responses to Requests for Information (RFI's) are critical to ensure an efficient construction program.

The Owner Builder must ensure that all **financial, taxation and insurance** requirements of the building work are met, fully comply with all laws and that all necessary **statutory approvals** are obtained and are complied with.

Whilst the Construction Buddy will adhere to building industry best practices when providing their expert guidance and support, their role is advisory in nature and does not guarantee any specific outcomes as ultimate responsibility and decision-making remains with the Owner Builder at all times.