



**PRE-PRACTICAL COMPLETION**

The road to completion must start early in a project and the **principal agent** is under an obligation to regularly inspect the works and give the **contractor** interpretations and direction on the standard of work and state of completion of the works required of the contractor to achieve **practical completion**. (Clause 19.1)

A well thought-out and clear document or system detailing the state of completion that will be required from the contractor minimizes the chances of disputes later on and ensures a smooth completion process for all parties. This is where sample panels or mock-up rooms becomes very usefull.

**PC INSPECTION**



Clause 19.2.1: The contractor shall inspect the works to confirm that the standard of work and state of completion required for PC has been achieved. At this point it should be clear that the contractor cannot comply with this obligation if the standard and state of completion is not clearly defined.

Clause 19.2.2: The contractor shall give timeous notice to the principal agent of the anticipated date for inspection for practical completion.

**WAS PC REACHED?**

Practical Completion (PC) is defined as the stage of completion, as certified by the **principal agent** where the works or a section thereof has been completed free of **patent defects** other than **minor defects** and can be used for the **intended purpose**.



NO

YES

**FINAL COMPLETION**



YES

NO

**WAS FC REACHED?**

Final Completion shall certify that the works is free of **defects** and that the contractor's obligations have been fulfilled other than for **latent defects**

**FC INSPECTION**



On the expiry of the 90 day defects liability period or on notice from the contractor that all items on the FC list have been completed, **whichever is the later**, the principal agent shall inspect the works and either issue the FC certificate or update the FC list depending on the question: Was FC reached?

**90 CALENDAR DAY PERIOD DEFECTS LIABILITY**



Once Practical Completion is reached, the defects liability period starts and ends 90 calendar days from the PC cert date. During this time, the contractor must attend to and rectify any **defects** which may become aparant. It is important to note the definition of a defect under JBCC in this and all other instances.

**PC LIST**



Clause 19.3.1: A list for practical completion is now issued to the contractor or if one was previously issued, it is now revised. However, such revision is limited only to items already on the list, not satisfactorily rectified or attended to. The list specifies work that must be completed to reach PC. This work must fall under one of 2 categories:

- (a) any and all **defects** to be rectified and;
- (b) work that still needs to be completed as part of the **state of completion** initially required.

Once the items are attended to, we repeat the PC inspection step in a loop until all items are completed.

**PC CERT ISSUED**



When, after an inspection, the principal agent agrees that the work has reached practical completion, a **certificate of practical completion** is issued to the contractor with a copy to the employer stating the date on which practical completion was achieved. For work in sections, the same applies for each section of work.

**FC LIST**



Clause 19.3.4 - just like the PC list, this list may contain items under one of 2 categories:

- (a) any and all **defects** to be rectified and;
- (b) work that still needs to be completed to reach **final completion**

**JBCC**  
ROADMAP TO  
FINAL COMPLETION  
6.1/6.2 version