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 useful.

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.

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.

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.

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 apparent. It is important to note the definition of a defect under JBCC in this and all other instances.

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.