

Louis Fairlie

DEFECT MANAGEMENT & HANDOVER SPECIALIST

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[LINKEDIN]

The independent specialist developers and head contractors bring in to de-risk the close-out of major projects, so the handover actually goes right.

■ The Service — Defect Management & Handover Assurance

An independent regime that takes the risk out of project close-out. Not hours on a timesheet.

This is a defined service with a defined output: a clean, documented, on-time handover.

01 / INSPECT

Structured inspection regime

Staged, methodical inspections across the works. Defects are found early, when they're cheap, not at the line when they're leverage.

02 / CONTROL

Cost-coded defect register

Every defect located, photographed, priced and tracked to verified close-out. One register, one source of truth.

03 / REPORT

Protocols & reporting

Close-out velocity, exposure by trade, readiness for PC: reporting the client can act on. No surprises in the last week.

04 / ASSURE

Handover certainty

A documented sign-off pack: the evidence the building is genuinely ready to hand over, and defensible if ever contested.

■ How I Work — The Method

STAGE 1 Inspect

[Inspection/walk approach (from discovery)] : planned to the programme, documented to a standard.

STAGE 2 Capture & cost-code

[Defect capture + cost-coding method] : commercial exposure visible from day one.

STAGE 3 Track & hold accountable

[Tracking + accountability] : nothing closed on a subcontractor's say-so.

STAGE 4 Report

[Reporting cadence] : a cadence the client can run the project by.

STAGE 5 Close out & sign off

[Sign-off/close-out] : the completed register, records and handover documentation.

"Close-out is where projects bleed time, money and trust. None of it is inevitable. It's what happens when the end of a project gets less rigour than the start."

■ Experience

20+

YEARS, MAJOR PROJECTS

Lendlease

TIER-ONE PEDIGREE · [ROLE, DATES]

Army

[BRANCH, YEARS] · THE DISCIPLINE BEHIND THE STANDARD

- 20+ years delivering major projects across [residential / commercial / sectors] .
- Lendlease: [role, dates, notable programs] .
- Sector coverage: [residential / commercial / infrastructure] .
- Qualifications & memberships: [tickets, quals, industry bodies] .

■ Selected Engagements

- [Project A] : [challenge] → [role] → [measurable outcome]
- [Project B] : [challenge] → [role] → [measurable outcome]
- [Project C] : [challenge] → [role] → [measurable outcome]

Project names withheld under commercial confidentiality. Detail available in conversation.

■ Why Group 4

Independent

Works for the outcome, not the head contractor's timeline or the trades' excuses.

Proven

[Numbers: defects closed / disputes avoided / weeks saved] .

Safe hands

The specialist firms engage when the handover has to be right the first time.

■ Engagement Models

Assurance

Independent oversight of an existing close-out: inspections, register audit, straight reporting.

Advisory

Setting up the regime early so the delivery team runs close-out right from the start.

Embedded

Group 4 runs defect management end-to-end, through PC, settlement and the DLP.

Engage Group 4

A quick call, no obligation. I'll tell you straight if I can help.

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