



Frequently Asked Question : Building Repair and Paint Project (BRPP)

Q-1 What is covered under Building Repair and Paint Project (BRPP)?

Answer:

- i. All exterior walls of towers including shaft walls
- ii. Balcony walls
- iii. Railing in balconies
- iv. Exterior surface of wooden windows in outer walls, excluding balcony windows
- v. Parking area
- vi. Podium walls
- vii. Corridor(Tower connecting pathway) parapet wall both Internal and external faces
- viii. Painting of tower M.S canopy at entrance
- ix. Tower connecting beams
- x. Above roof structure, like
 - a. External surface of water tank
 - b. Machine room external and internal surface
 - c. parapet wall both face
- xi. Reception ground floor lobby painting
- xii. Brick coba treatment (terrace repair) & Water Tank Leakage repair on roof wherever required
- xiii. Expansion joints of podium
- xiv. Repair of false ceiling of 3BHK lobby connection between podium and tower

Q-2 What is not covered under Building Repair and Paint Project (BRPP)?

Answer:

- i. Painting of balcony doors
- ii. Common area inside the towers
- iii. Club
- iv. Market area
- v. Main Entry & Exit Gate
- vi. Service apartment
- vii. EWS flats
- viii. School building
- ix. Boundary walls of society
- x. ESS and pump room internal and external surface of walls
- xi. Seepage due to embedded pipes in walls (bathroom toilet and kitchen)

Q-3 How the vendor will be decided for BRPP?

Answer:

Open tender from authorized applicators of reputed brands like Asian, Dulux, Berger, Nerolac, Dr Fixit shall be invited.

Q-4 When the project will start and when the project will be completed?

Answer:

Tentatively, project will start in April'2021 and would be ended by Sept'2022.

Q-5 How Many towers will be covered under BRPP?

Answer:

- All 22 towers of 2 BHK and
- All 14 towers of 3 BHK towers would be covered.

Q-6 Will the project cost will be determined and collected cluster wise?

Answer: Yes, Considering the difference in size of 2BHK and 3BHK flats, we will have 2 clusters in the society to determine the project cost. One Cluster will cover all towers of 2BHK while other cluster will cover all towers of 3BHK.

Actual cost incurred on cluster will be recovered from all flats within that cluster. This means, actual cost incurred on all 3BHK Towers will be recovered from all 3BHK flats and actual cost incurred on all 2BHK Towers will be recovered from all 2BHK flats.



Q-7 Will all flats pay equal collection for this project?

Answer: The collection rate will be derived based on total expenses incurred on the cluster divided by super area of that cluster. Collection will be recovered based on super area of each flat. Hence, both the cluster will have their separate collection rate.

Q-8 How much amount will be contributed from each flat?

Answer:

Each apartment owner will contribute in totality approx Rs 30 to 35 thousand from 2BHK and 35 to 40 thousand from 3BHK depending on actual spend on the project. Vendor will raise the bill as per material consumed and service rendered (rate as per contract). It will not be a lump-sum fixed amount contract. Therefore actual spend of project would be known only when the project is over.

Q-9 Will it be one time contribution or monthly instalments of contribution?

Answer:

The total contribution of the flat will be divided in equal monthly instalments. The monthly contribution for this project will Rs.2000/- for 2BHK and Rs.2500/- for 3BHK. The final payment as per actual for the flat will be adjusted in the last instalment.

Q-10 Will this contribution be deducted from Radius Prepaid account?

Answer:

Yes. It will be deducted every month from prepaid account maintained by Radius along with regular monthly CAM charges. It will be reflected as additional Sinking Fund in monthly CAM bill. The contribution would start from April'2021 and onwards.

Q-11 Will the contribution be paid by all flats?

Answer:

Yes. Once the project is approved then It will be mandatory for all the flats of 2BHK and 3BHK to pay their contribution for this project. This contribution will be used on building repair and its painting only.

Q-12 How and who will approve this project? What would be the process for approval?

Answer:

The project shall be deemed approved if it is approved in writing by more than 50% of participating flat owners of 2 & 3 BHK together. Participating owners mean those flat owners who will participate in approval process and give their either consent or decent for this project within the defined consent time period. TRs will facilitate the approval process for their tower and seek consent/decent from flat owners although flat owners can submit their consent/decent in RWA office (Nitesh Pathak – RWA staff). We request and encourage all apartment owners to participate in approval process for this project and discourage them for abstention.

Q-13 Who will be eligible to participate in approval process?

Answer:

Only flat owner can participate in approval process. Family members or any other member on behalf of flat owner cannot participate in approval process. In case of joint owners, whose name stands first will participate in approval process. Tenant will not participate in approval process but we request them to inform flat owners about this approval process so that flat their owner can participate in this process approval.

Q-14 Will tenant be liable to pay this contribution?

Answer:

Monthly contribution will be collected through Radius prepaid account of all flats of 2 & 3 BHK towers so it is advised to all tenants to inform their flat owners about this project and discuss its financial implications to avoid any confusion.

Q-15 Will IFMS be used for this project?

Answer:

Yes, IFMS will be used for this project to meet out the cash deficit due to vacant flats as their Radius account in negative balance. Whenever there is transaction in those flats, recovered amount shall be reverted to IFMS.

Q-16 Will the contribution be collected only from those towers where project work has started?

Answer:

No, It will be collected from all flats from April 2021 irrespective of the date of tower repair.



Q-17 What will happen to the collection received if project is stopped in middle due to any unavoidable circumstances?

Answer: Collection received will be refunded to those towers where vendor has not started the work at all. If vendor has started the work on few towers or completed the work on few towers then flat owners in these towers would continue to pay their collection.

Q-18 Will vendor give any defect liability in writing?

Answer:

- 5 years warranty as per industry norms
- Seepage warranty shall be given by applicator and for paint by Paint manufacturer.

Q-19 How much time vendor will take to complete one tower?

Answer:

It is expected that vendor will complete one tower in 2-3 months once it starts. Multiple teams would be deployed by the vendors to finish the work within timelines.

Q-20 How the sequence of towers will be decided?

Answer:

As it would not be feasible for the vendor to start the work at all 36 towers simultaneously hence It will be decided through lottery system.

Project Management team will decide whether building repair would be carried out tower basis or podium basis after assessing technical parameters. Sequence of Towers for building repair within the podium will decided using a Lottery system.

We are planning to have 4 teams so that 2 teams can work in each cluster however discussion with vendors are yet to be done so final count of team will be decided accordingly. Break up of team would be as follows –

- a. If 2 Teams are available, then one team will work in each cluster
- b. If 3 Teams are available, then one team will work in 3BHK towers and 2 teams will work in 2BHK towers
- c. If 4 Team are available, then two teams will work in each cluster.

After completion of work in any cluster, teams of that cluster would be moved to second cluster to expedite the work there.

Q-21 Will the paint colour be same as we have currently?

Answer:

Colour of the paint can be changed as per recommendations of CGM.

Q-22 Who will monitor and supervise the project?

Answer:

2 civil engineers /surveyor would be hired by OHRWA, who will be responsible for day today supervision of the work.

A project management team comprising of 10 techno commercial experts will monitor the Project. The overall responsibility lies with Executive Committee, Collegium and project management team jointly.

Q-23 What will be the role of TR?

Answer:

1. TR will facilitate the approval from flat owners of his/her tower.
2. TR will work as bridge between BRPP team and tower residents. TR shall keep residents posted on the progress of tower work.
3. TR shall keep watch on the tower work being done by vendor and highlight the gaps (if any) to BRPP team.
4. TR shall facilitate the access in the flats for the vendor so that seepage can be rectified properly.
5. If there is no TR in the tower then RWA may nominate any suitable resident of the Tower for consent process and coordination of above work for this project.



Q-24 Can apartment owner send feedback to RWA and How?

Answer:

Yes, A separate email id has been created. Residents can share the feedback and suggestions at building.repair@ohrwa.in

Q-25 What impact will happen on this project after completion of tenure of current EC & Collegium?

Answer:

Project will have no impact after completion of tenure of current collegium and EC.

Q-26 What will happen if the owner sells or transfer his/her flat to other person?

Answer:

It does not make any impact if apartment is transferred to any other person because monthly contribution will be debited to their prepaid radius account.

It is always advisable for the buyer to check the Radius balance before buying the apartment and settle the dues, if any.

Q-27 Will any Technical Audit by a 3rd party conducted on work done by contractor?

Answer:

BRPP Project Management Team is looking into the feasibility and need of the same as this will be an additional cost. Depending on requirement and budget final decision will be taken together with CGM and cost will be included in project accordingly.

Q-28 Will there be a separate bank account maintained for this project?

Answer:

Yes, a separate bank account will be maintained for management of building repair funds.