



Vacant make-good and responsive maintenance for Victoria's community housing sector, delivered under a registered building practitioner.

REGISTRATION

BPC registered building practitioner
Domestic builder unlimited · DB-U 13856
Commercial builder limited · CB-L 100149

EXPERIENCE

70+ years combined
across the Grid team

COVERAGE

Victoria-wide
Core coverage metropolitan Melbourne

WARRANTY

90-day defects liability
on all completed works

COMPANY OVERVIEW

Grid Maintenance is a Williamstown-based maintenance and make-good contractor working with community housing providers, government housing agencies and property managers across Victoria. Building works are delivered under the registration of George Iliopoulos, registered building practitioner.

We specialise in the work that keeps social and affordable housing portfolios operating: turning around vacated properties quickly so they can be re-let, carrying out responsive and programmed maintenance in occupied homes, and delivering upgrade works that require a registered builder.

Across our team we hold more than 70 years of combined building industry experience. All works are delivered with compliance certification, and every completed job carries a 90-day defects liability period.

What sets our quoting apart

Every quotation is issued in two clearly separated parts, **the scope you asked for** and **any additional works we found on site**, priced individually and proceeding only with your explicit approval. Nothing is bundled in, no variation proceeds without written approval, and all pricing is drawn from a published schedule of rates with cost build-ups available on request.

SERVICES

Vacant property make-good

Full turnaround of vacated units, from inspection to ready-to-let handover.

- ✓ Inspection and photographic condition report
- ✓ Scope of works written for you where none exists
- ✓ Itemised quotation separating your scope from extras
- ✓ Patch, prepare and paint to scheme colours
- ✓ Flooring repair and replacement
- ✓ Blinds and window furnishings
- ✓ Appliance removal and replacement
- ✓ Plumbing and electrical with certificates
- ✓ Removal and lawful disposal of left-behind goods
- ✓ Defect rectification
- ✓ Ready-to-let handover with documentation pack

Responsive and programmed maintenance

Repairs and planned works in occupied properties, delivered with tenant-sensitive conduct.

- ✓ Reactive repairs across all trades
- ✓ Urgent make-safe attendance
- ✓ Planned and cyclical maintenance programs
- ✓ Minimum rental standards compliance works
- ✓ Smoke alarm and safety compliance coordination
- ✓ Access with notice, respectful conduct, clean handback

Building works and upgrades

Larger works delivered under a registered builder.

- ✓ Bathroom and kitchen renewals
- ✓ Accessibility modifications
- ✓ Water damage and make-safe works
- ✓ Fire door replacement and compliance
- ✓ Glazing and window repairs
- ✓ Structural repairs within registration categories

OUR DELIVERY METHOD

The same five steps on every job, whether it is a single repair or a multi-property vacancy bundle.

- 1 Inspection and photographic condition report**
We attend and record actual condition room by room against your brief. Nothing is quoted from a description alone. The dated photographic record also establishes property condition at the point of handover to us.
- 2 Itemised quotation from a published schedule of rates**
Your requested scope is itemised and totalled on its own. Additional works found on site are listed separately with individual prices, to be approved, declined or deferred at your discretion. Both parts are totalled separately and together, so the cost of each decision is visible before you commit.
- 3 Scheduling and trade coordination under one point of contact**
Trades are booked and sequenced by us so the property is not idle between visits. You deal with the same person for the life of the job rather than with individual subcontractors.
- 4 Completion with evidence attached**
Photographic evidence of completed works, timesheets recorded against quoted hours, supplier documentation, and compliance certificates where the works require them, assembled as the job runs, not reconstructed afterwards.
- 5 Handover and 90-day defects liability**
The property is handed back ready to let or occupy with its documentation pack. If in-scope work needs attention within 90 days, we return and rectify it at our cost.

Three commitments on pricing

No hidden margins. Rates are published and applied consistently, with cost build-ups available on request. **No bundled extras.** Work outside your brief is never folded into the price of work inside it. **No unapproved variations.** If a trade finds something unexpected, work stops and you are contacted before anything proceeds.

PAST PERFORMANCE

Grid is currently delivering vacant make-good works for a registered Victorian community housing provider under a multi-property bundle across the inner north and inner east of Melbourne.

ENGAGEMENT	CLIENT TYPE	SCOPE
Multi-property vacancy bundle, inner north & inner east	Registered community housing provider (Vic)	Vacant make-good across the bundle: patch and paint, flooring, blinds, fixture replacement, plumbing and electrical, rubbish removal, defect rectification
One-bedroom apartment make-good, inner north	Registered community housing provider (Vic)	Balcony drain reinstatement, mirror removal and make-good, roller blinds, fixture removal, laminate repairs, plus separately quoted additional works

Clients are described by type rather than named. Referee contacts are provided on request with that client's consent.

CREDENTIALS AND INSURANCES

ITEM	DETAIL
Registered building practitioner	George Iliopoulos, registered with the Building and Plumbing Commission. All building works are delivered under this registration.
Domestic builder (unlimited)	DB-U 13856 · registered since 15 January 1999 · renewal due 15 August 2031
Commercial builder (limited)	CB-L 100149 · registered since 23 April 2024 · renewal due 23 April 2029. Limited to structural fit-out work and construction of low-rise building work. Condition: commercial buildings up to 15 m in height.
Registered entity name	Pending
ABN	77 691 135 047 · registered for GST
Public liability insurance	\$10 million. Certificate of currency issued on request.
Domestic building insurance	Builders warranty, taken out per job and in place before works commence for any works that require it.
WorkCover / workers compensation	WorkSafe Victoria employer registration. Certificate of currency issued on request.
OH&S systems	Safe Work Method Statements (SWMS) for high-risk work, site inductions, incident reporting. Samples available on request.
Trade compliance	Plumbing compliance certificates and Certificates of Electrical Safety issued for work that requires them
Personnel screening	National Police Checks and Working with Children Checks held for personnel attending tenanted properties. Records supplied with the compliance pack and available for audit.
Quality assurance	90-day defects liability, photographic records per job, documented variation protocol, published schedule of rates



Building works are delivered under the Building and Plumbing Commission registration of George Iliopoulos. Member of the Housing Industry Association. Registration status is public and can be confirmed on the practitioner register.

Certificates of currency, registration certificates and the ASIC company extract are available on request and can be issued directly to your procurement or contracts team.

SOCIAL AND LOCAL VALUE

Local employment and supply

- ✓ Melbourne-based business, Williamstown
- ✓ Local subcontractors and small businesses
- ✓ Local trade suppliers and merchants

Waste and conduct

- ✓ Waste separated for recycling where practicable
- ✓ Lawful, licensed disposal only
- ✓ Serviceable items re-used rather than replaced
- ✓ Respectful conduct in tenanted and vulnerable-resident properties

Where a contract sets a social procurement target under the Victorian Social Procurement Framework or Local Jobs First, we work to meet it and report against it in the format and cycle you require.

CONTACT

ENQUIRIES AND QUOTATIONS

Anastasia Iliopoulos

Project Manager · Contracts & Administration

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OFFICE

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Factory 4, 20 Ponting Street
Williamstown VIC 3015

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Key personnel

Anastasia Iliopoulos, Project Manager: enquiries, quotations, compliance documentation and tender paperwork. **George Iliopoulos**, Director and Registered Builder: all building works are delivered under his registration. **Jake Wilson**, Operations Manager: site inspections and condition reporting, scheduling, trade coordination and close-out.

Next step

Send us a single vacancy or work order. You will receive a photographic condition report, a two-part itemised quotation, and a documented handover: enough to assess the method on one property before committing to anything larger.