

SPACEPLAN FOR

End-of-Life Make Goods.

END-OF-LIFE MAKE GOODS.

A coordinated approach to closing out your site

End-of-lease make-good works are often required to return a warehouse to the condition set out in the lease agreement. This typically involves dismantling storage systems and restoring the concrete floor to meet landlord standards.

These works are usually carried out under fixed timelines and alongside a relocation or operational change. Without the right coordination, this can introduce risk, rework, and added pressure on your team.

SpacePlan manages end-of-life make-good works as one aligned scope, covering dismantles, relocations, and floor repairs, so your site is returned to the required standard **without unnecessary complexity.**

Planning early makes a difference.



Make-good requirements are defined by your lease. Setting the scope early ensures the right methods are used and avoids issues at the end of the term.

Planning ahead helps avoid:



Rework after inspection.



Delays at lease end.



Compliance disputes.

When should you start planning?

Planning should start as soon as your lease requirements and exit timing are clear.

- Before any dismantling or relocation works begin.
- Once the slab condition can be assessed.
- In time to align with your relocation schedule.

Why tenants choose SpacePlan.

Make-good works are often split across multiple contractors, increasing pressure at the end of a lease.

Instead, with SpacePlan, you can expect:

One point of contact

Dismantling, relocation, and repairs are managed together.

Lease-aligned works.

Scope defined against your rental agreement upfront.

Fixed pricing.

Clear costs agreed before the works begin.

Consistent delivery.

One team completing the work, start to finish.

What's involved.

The exact scope of works depends on your lease and the condition of the site. In most cases, make-good requirements focus on returning the concrete slab to its original state.

This typically includes:

- Removal of screw anchors
- Core drilling and extraction of sleeve anchors
- Refilling of drilled holes
- Repair of concrete slab cracks
- Epoxy patching where specified
- Final sweep and clean of the floor

Where racking is still in place, dismantling and removal are completed as part of the same scope. If relocation is required, this can be coordinated alongside make-good works.



How it's delivered.

Every site is different. We define the scope early and complete the work to the required standard.

1 Site Review

We assess slab condition, racking, and floor penetrations, alongside your lease requirements.

2 Defined scope and pricing.

A fixed price is provided before work begins, so the scope is clear from the outset.

3 Onsite works.

Dismantling, relocation, and slab repairs are completed by our trained team. We use specialised equipment to extract all racking anchors, and vacuum and refill the remaining holes.

4 Final finish.

The floor is swept and cleaned, leaving a tidy, compliant finish.

CONTACT US



0800 743 584



hello@spaceplan.co.nz



40-52 Hunua Road, Papakura



www.spaceplan.co.nz



SPACEPLAN