

BUILDING PROCESS

1. PLANS DEVELOPED

Working drawings with all unique elements detailed for correct building

2. COSTING

A detailed Breakdown of all the elements needed for your design, all additional services required, admin fees, consultations by professionals during construction and a buffer for any changes/mistakes/delays are worked out in this phase and ideally presented in one document by a project manager.

3. SCHEDULING

Working out the timeline of events for the construction identifying each phase, sign-off periods and when different admin is due. Produced by a project manager

RENOVATING	TIME (Approx. 1000sqm)
DEMO AND EARTHWORKS	+ - 4 weeks
CLEAN-OUT	+ - 2 weeks
NEW FOUNDATIONS	+ - 2 weeks
NEW WALLS	+ - 8 weeks
NEW CONDUITS	+ - 2 weeks
NEW ROOF	+ - 4 weeks
PLASTER AND PATCHING	+ - 4 weeks
NEW SCREED	+ - 2 weeks
FINISHES	+ - 4 weeks
INSTALLATIONS	+ - 3 weeks
FIXTURES	+ - 3 weeks
LANDSCAPE	+ - 2 weeks
DÉCOR	+ - 2 weeks
	Min. 40 weeks
NEW	
EARTHWORKS	+ - 4 weeks
FOUNDATIONS	+ - 2 weeks
RETAINING/ STRUCTURAL WALLS (GROUND FLOOR (GF))	+ - 2 weeks
GROUND FLOOR SLABS AND WALLS	+ - 2 weeks
STAIRS, PATIO, FIREPLACE, GF DETAILS AND ANYTHING THAT NEEDS TO COME FROM FF	+ - 3 weeks
FIRST FLOOR SLAB	+ - 2 weeks
FIRST FLOOR (FF) WALLS	+ - 3 weeks
ROOF (& WATERPROOFING)	+ - 3 weeks
ELECTRICAL CONDUITS (CHANNELS CUT INTO WALLS AND FLOORS FOR CABLES)	+ - 2 weeks
CCTV AND DSTV CABLE INSTALLATION	+ - 1 week
PLUMBING CONDUITS	+ - 1 week
PIPEWORK AND CABLEWORK CAN BE LAID AT THIS POINT (OR CABLES PULLED LATER)	+ - 2 weeks
PLASTERING	+ - 3 weeks
SCREED FLOORS	+ - 2 weeks
CEILINGS (IN BATHROOMS ONLY AFTER TILEWORK)	+ - 2 weeks

FLOOR FINISHES (TILING, LAMINATE, WOOD)	+/- 3 weeks
KITCHEN AND BATHROOM INSTALLATIONS (APPLIANCES, CABINETRY, SANITARYWARE)	+/- 2 weeks
WALL FINISHES (PRIMER, TILING)	+/- 2 weeks
OTHER CABINETRY	+/- 1 week
ELECTRICAL FITTINGS (LIGHTS, BELLS, INTERCOM, INTERNET)	+/- 2 weeks
LANDSCAPING (PAVING, GRASS, PLANTING)	+/- 3 weeks
INTERIORS (FINAL FINISHES - WALLPAPER, CARPETS, FURNITURE ETC)	+/- 3 weeks
	Min. 50 weeks

Independent Timelines:

Some parts of the building project can happen overlapping or at later/different times.

For example, building a pool can generally happen at any time (unless tied into the main building)

Staging/decorating a can also happen later than the rest.

A deposit may be due at the beginning of each phase to ensure the work from contractors and services. It is a good idea to know what is coming up next and when all payments are due to avoid delays on a project which can wind up adding costs.

Knowing who is starting when is also essential to make sure steps aren't missed and work won't have to be taken down and redone later. Ensuring you have hired all your contractors before they are due on site helps with this – which is why plans and working drawings are so helpful – as you can see what needs to happen and can find someone who can do it.