

The Order of Work

INFORMATION SHEET



We are often asked about the order of work and timescales. Unfortunately, it all depends on the project but to give you an idea the following is a rough timeline for building a four bedroom house with a slab on ground – from design to moving in.

Day 1

Initial design briefing between the client and the architect or building designer.

Day 20

Architect delivers various conceptual design drawings. Client reviews and chooses favoured design.

Day 60

Architect delivers first semi-finalised drawings to client. Client reviews. Architect finesses drawings.

Day 70

Client approves final drawings and shortly after a development application (DA) is sent to Council. Soil tests arranged.

Day 90

Architect prepares construction drawings and written specs for the engineer, building surveyor, council and builder.

Day 100

Client or architect starts approaching suitable builders for either an estimate or fixed price quote.

Day 130

DA approved. Architect submits plans and specs to Council for building and plumbing approvals after engineer and building surveyor have approved for likely compliance.

Day 140

Selected builders return their quotes. Clients start making final decisions as to builder. Access and temporary power arranged. Clients start finalising finance.

Day 170

Building permits approved by Council. Builder engaged and a contract prepared by the builder.

Day 180

Contract signing. Client provides proof of finance, property title and building and plumbing permits from Council. Temporary power and water arranged on site.

Day 200

Building starts with a rough set out by builder – or a more precise layout by a surveyor – depending on block.

Day 202

Bulk cut is excavated.

Day 203

A precise set out is carried out so form/block work can be accurately laid out. Plumbing and electrical trenches dug.

Day 207

Form work constructed for concrete pour. Plumber and electrician place pipes and any sub slab electrics.

Day 219

Building surveyor inspects slab prior to pouring. Joiner starts kitchen and other joinery at workshop.

Day 220

Concrete is poured and finished.

Day 222

Wall framing commences and any structural steel is set in place. Scaffolding goes up.

Day 230

Roof trusses start going up. Windows ordered.

Day 250

Frame and trusses are in place. Building surveyor carries out framing inspection. Roofing, fascias and guttering are started. Carpenters wrap the building.

Day 260

Carpenters insert windows and external doors into rough openings. Carpenters start attaching cladding

Day 280

Cladding finished and house is at "lock up". Plumber, electrician, heating and various other trades carry out first fix.

Day 281

Insulation inserted and plastering commences. Carpenters move off site. Waterproofing occurs.

Day 300

Plastering finished and fit out begins – flooring, skirts, architraves, doors and door furniture. Joiners start on kitchen, robes, stairs and any other joinery on site.

Day 315

Tilers start work.

Day 330

Tiling finished. Fit out carpentry finished. Plumber and electricians start final fit out.

Day 345

Painting commences.

Day 360

Painting finished. Lighting attached. Client walk through with builder and "snag" items identified. Building surveyor final inspection and Occupancy Certificate issued.

Day 365

Carpets laid and any other flooring finishes applied. Snag items finished. Move in!