



PROJECT LIFE CYCLE CHECKLIST

	COMPLETED
CLIENT SIGN UP	<input type="checkbox"/>
Owner will sign and return a building contract or tender and pay the required deposit. Once complete, they will enter the pre-construction phase of project. (3 WEEKS)	
DESIGN REVIEW	<input type="checkbox"/>
Owner will receive their initial set of architectural plans and be able to review and make changes where necessary. Any variations will be raised for owner review. (4 WEEKS)	
COLOUR SELECTION	<input type="checkbox"/>
Owner will attend their colour appointment once plan changes are finalised and will select all their internal and external finishes for their home. Any variations will be raised for owner review. (3 WEEKS)	
FINAL PLAN REVIEW	<input type="checkbox"/>
Owner will have the opportunity to review their amended plans that will incorporate all changes made throughout plan changes and colour appointment. If owner is satisfied that all variations have been incorporated, then they will sign off on plans. (3 WEEKS)	
TILE SELECTION	<input type="checkbox"/>
Owner will attend tile appointment at Icon Homes' nominated tile supplier to select their chosen tiles throughout dwelling. (1 WEEK)	
BUILDING APPROVAL	<input type="checkbox"/>
DA/CC: Application will be made to local council for development consent. Once approval received from council, Icon Homes will lodge application for construction certificate, which will certify builder to commence construction. CDC: Application will be made solely to private certifier to obtain approval for construction of dwelling. (2-14 WEEKS DEPENDING ON APPLICATION/ HOUSE TYPE)	

**COMMENCE
ON SITE**

Once all site orders, approvals and permits are completed and distributed, the file will be handed to the site supervisor to book in trades and commence site works.
(1 WEEK)



**SLAB
COMPLETE**

Construction works have been completed up until slab stage. This will include all excavation work, piercing, internal drainage and sewer points, and pouring of the concrete slab
-FIRST PROGRESS PAYMENT-
(4 WEEKS)



**FRAME
COMPLETE**

Construction works have been completed up until frame stage. This will include external sewer and drainage works, the delivery and erection of frames, and pest control to perimeter of slab.
-SECOND PROGRESS PAYMENT-
(3 WEEKS)



**BRICKWORK
COMPLETE**

Construction works have been completed up until laying of brickwork to the external of dwelling. This will include all bricklaying, preliminary works for fascia, gutter and roofing and other associated works.
-THIRD PROGRESS PAYMENT-
(4-7 WEEKS DEPENDING ON HOUSE TYPE)



**INTERNAL
LININGS
COMPLETE**

Construction works have been completed up until the completion of all internal linings to dwellings. This will include all external components of dwelling being constructed, internal walls being completed and frame being straightened
-FOURTH PROGRESS PAYMENT-
(5-9 WEEKS DEPENDING ON HOUSE TYPE)



**PRACTICAL
COMPLETION**

2 Weeks before handover, the client will do a walk through of their dwelling to inspect for any defects they wish to have rectified prior to handover.
For handover to take place, the owner will be required to have made final payment on the day of handover or prior to handover.
All works excluding minor defects will be completed at this stage.
-FINAL PROGRESS PAYMENT-
(8 WEEKS)



Please note that the timeframes shown in this document are indicative only and will vary for each individual project. The timeframes should be used as a guide only and owner should refer to their building contract for contract period. Building approval timeframes will be dependant on both the house type and whether it is lodged as a CC or CDC. KDR jobs will generally have a longer timeframe due to the more unique and complex nature of the project. Construction timeframes will vary based on whether a single or double storey dwelling, as well as whether it is Greenfield land or KDR.