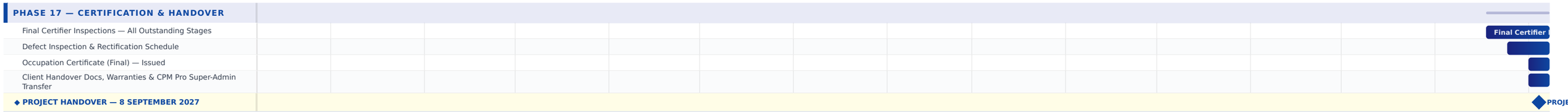
Private Residence **— CONSTRUCTION PROGRAMME**

Site address withheld · Start: 8 Jul 2026 · Handover: 8 Sep 2027 · 14 Months · 61 Weeks

TASK / ACTIVITY	JUL '26	AUG '26	SEP '26	OCT '26	NOV '26	DEC '26	JAN '27	FEB '27	MAR '27	APR '27	MAY '27	JUN '27	JUL '27	AUG '27	SEP '27
WEEK →	1 4 8		12	16	20	24	28	32	36	40	44	48	52	56	60
PHASE 0 — BUSINESS SETUP & LICENSING															
JEFFBUILD Pty Ltd — Company Registration (ACN/ABN/ Insurance)	JEFFBUILD Pty Ltd — Company														
QBCC Low Rise Contractor Licence — Application & Processing	QBCC Low Rise Contractor Licence — Appli														
QBCC Home Warranty Insurance Premium			QBCC Home W												
◆ **JEFFBUILD LICENSED & OPERATIONAL**			JEFFBUILD LICENSED & OPERATIONAL												
PHASE 1 — DESIGN & DOCUMENTATION (NEW COPYRIGHT-FREE DRAWINGS)															
Engage Independent Draftsman / Architect															
New Detailed Architectural Drawings — Modified Design (all sheets)		New Detailed Architectural Drawings — Modified													
Structural Engineering — Footings, Slabs, Beams, Pool		Structural Engineering — Footings, S													
Geotechnical Investigation (2 Boreholes) + Soil Classification Report		Geotechnical Investigation (2 B													
BAL Report + Energy Efficiency Report (NCC/QDC compliance)		BAL Report + Energy Effic													
Hydraulic Engineering — Box Gutters, Drainage Schematics		Hydraulic Engineering — Box Gu													
PHASE 2 — APPROVALS & CERTIFICATION (GCCC)															
DA Preparation (new single dwelling, copyright-free plans)			DA Preparation (new												
DA Lodgement & GCCC Approval Period				DA Lodgement & GCCC Approval Peri											
Building Application Preparation			Building Application Prepa												
Certifier Engagement, Pre-approval Meetings & CDC			Certifier Engagement, Pre-approval Meetin												
Building Approval				Building Approval											
◆ **ALL APPROVALS RECEIVED — CLEAR TO BUILD**					ALL APPROVALS RECEIVED — CLEAR TO BUILD										
PHASE 3 — FINISHES SELECTION & LONG-LEAD PROCUREMENT															
Tiles, Stone & Flooring Selection (10+ week lead time)		Tiles, Stone & Flooring Selection (10+ week lead													
Bathroom Fixtures — Vanity Basins, Free-Standing Baths, Tapware		Bathroom Fixtures — Vanity Basins, Free-Standing Ba													
Kitchen, Bar & Butler's Pantry Selections (Caesarstone, appliances)		Kitchen, Bar & Butler's Pantry Selections (Caesa													
Specialty Items — PlusLife Sauna, Ice Bath, Circular Skylight, Arch Details		Specialty Items — PlusLife Sauna, Ice Bath													
Pool Finishes, Coping Tiles & Surrounding Surfaces		Pool Finishes, Coping Tiles & Surroun													
All Joinery, Cabinetry, Walk-in Robe & Hardware Selections		All Joinery, Cabinetry, Walk-in Robe & Hardware Selec													
Premium Double-Glazed Windows & Doors — Full Specification		Premium Double-Gla													
◆ **WINDOWS & DOORS ORDERED (18-Week Lead Time)**			WINDOWS & DOORS ORDERED (18-Week Lead Time)												
PHASE 4 — SUBCONTRACTOR TENDERING, SELECTION & LETTING															
Subcontractor Tendering — All Trades (Concreter, Blocklayer, Roofer...)			Subcontractor Tende												
Subcontractor Selection & Binding Contracts Executed				Subcontractor Selection &											
Long-Lead Material Procurement (pool, LVL roof, joinery, render)				Long-Lead Material Procurement (poo											
Purchase Orders Issued — All Materials & Subcontractors				Purchase Orders Iss											
PHASE 5 — SITE SETUP & MOBILISATION															
Site Establishment — Hoarding, Security Gate, Safety Signage					Site Establishm										
Site Office, Internet Connection & CPM Pro Portal Activation					Site Office, Int										
Install 3x 4G Solar Security Cameras (Gate, Building, Shed)															
Survey & Site Set-Out — Heights, Profiles, Setbacks															
5-Tonne Excavator Delivered (Client asset)															
Material Storage Areas, Gravel Hardstand & Lay-down Zones					Material Stora										
PHASE 6 — EARTHWORKS															
Site Clearing & Vegetation Removal					Site Clearing &										
Bulk Excavation, Cut & Fill (Class P Site — Clay Soil Conditions)					Bulk Excavation, Cut & Fil										
Pool Excavation						Pool Excavation									
Retaining Wall Construction (Existing Rock + New Concrete)						Retaining Wall Construction (Existing									
Stormwater & Sewer Connections to Legal Point of Discharge							Stormwater & Sewe								
Sub-base Compaction & Drainage Behind Retaining Walls							Sub-base Compactio								
PHASE 7 — FOUNDATIONS (CLASS P / CLAY — ADDITIONAL PIERS ALLOWED)															
Underslab Plumbing Drainage Rough-In (All Wet Areas per Plans)							Underslab Plumbing								
Footing Layout & Pier Drilling / Boring (Clay soil conditions)							Footing Layout & Pier Dril								
Footing Reinforcement Steel & Formwork								Footing Reinforceme							
Footing Concrete Pours								Footing Concre							
Footing Inspections (x10 Progressive Stages)								Footing Inspec							

PHASE 8 — CONCRETE SLAB	
Pool Structure Construction — In-Ground (Concrete)	Pool Structure Construction — In-Ground (C
Slab Preparation — Boxing, Reinforcement Steel, Mesh	Slab Preparation — B
Main Slab Pours — House & Pool House (x10 Inspection Points)	Main Slab Pour
Slab & Pour-Down Inspections	Slab & Pour-Do
◆ SLAB COMPLETE — ABOVE-GROUND WORKS COMMENCE	**SLAB COMPLETE — ABOVE-GROUND WORKS COMMENCE**
PHASE 9 — BLOCK WALLS, ARCHWAYS & MASONRY STRUCTURE	
Block Wall Construction — Main House 786m² (AAC Veneer + Block)	Block Wall Construction — Main House 786m² (AAC Veneer + Block)
Archway Construction — Specialty Masonry (All Arched Openings)	Archway Construction — Specialty Masonry (All Arched Openings
Pool House Block Walls — 226m²	Pool House Block Walls — 226m²
Internal Load-Bearing Block Walls (All)	Internal Load-Bearing Block Walls (All)
Core Filling, Grouting & Lintels (Concurrent)	Core Filling, Grouting & Lintels (Concurrent)
Window & Door Openings — Frame & Block to Head Heights	Window & Door Openings — Fra
PHASE 10 — SERVICES ROUGH-IN (CONCURRENT WITH BLOCK WALLS)	
Electrical First Fix — Conduits, Main Board, Pool Sub-board	Electrical First Fix — Conduits, Main Board, Pool Sub-board
Plumbing Rough-In (4 Ensuites, Bathrooms, Kitchen, Laundry, Bar)	Plumbing Rough-In (4 Ensuites, Bathrooms, Kitchen, L
Air Conditioning Rough-In — Ducts, Isolators, Fan Coils	Air Conditioning Rough-In — Ducts, Isolato
Pool Plumbing & Equipment Rough-In (Sub-terrain)	Pool Plumbing & Equipment Rough-In (Sub-terra
PHASE 11 — ROOF STRUCTURE	
LVL Roof Structure — White Ant Treated Timbers (N4 Wind Class)	LVL Roof Structure — Whit
Box Gutter Structure & Parapet Wall Framing	Box Gutter Structure & Pa
Frame Inspection	
PHASE 12 — ROOF COMPLETION & ROOF PLUMBING	
Colorbond Roof Sheeting, Battens & Insulation (R3.0)	Colorbond Roof Shee
Engineered Box Gutters, Parapet Flashings & Storm Drainage	Engineered Box Gutt
Roof Plumbing — Downpipes, Water Tanks, Overflow Relief	Roof Plumbing
PHASE 13 — EXTERNAL ENVELOPE, WINDOWS & RENDER	
Premium Double-Glazed Windows Install (Delivered Wk 28 — stored on site)	Premium Doub
External Doors Install (Pivot 1500, Folding, Sliding — all openings)	External Doors
◆ LOCK-UP ACHIEVED	**LOCK-UP ACHIEVED**
External Render — Base Coat (All Block Work)	External Render — Base C
External Render — Finish Coat & Texture	External Render — F
External Paint — 2 Coats	External Paint — 2 C
PHASE 14 — INTERNAL LININGS & FIT-OUT	
Internal Insulation — Walls R2.0, Ceilings R3.0 (All Areas)	Internal Insulation –
Plasterboard & FC Linings (All Rooms — WR board to Wet Areas)	Plasterboard & FC Linings
Wet Area Waterproofing (x6 Inspections per NCC)	Wet Area Wate
Square Set Cornices, Skirts & Plasterwork	Square Set Cornices
Internal Painting — Ceilings, Walls, Feature Areas	Internal Paintin
Kitchen & Butler's Pantry Joinery Installation	Kitchen & Butler's P
Bar, Mudroom, Galeria & Library Custom Joinery Install	Bar, Mudroom, Galer
All Walk-In Robes, Bedroom & Built-In Storage	All Walk-In Robes, B
PHASE 15 — FINISHES, FIT-OFF & COMMISSIONING	
Floor & Wall Tiling — All Wet Areas (4 Ensuites, Bathrooms, Powder)	Floor & Wall Tiling — All W
Pool Tiling, Coping, Beach Swim-Out & Surrounds Finishes	Pool Tiling, Coping, Beach Swim
PlusLife Halo Sauna (4-6 Person) — Supply, Install & Commission	PlusLife Halo Sauna
PlusLife All-In-One Ice Bath — Supply, Install & Commission	PlusLife All-In-One Ic
Electrical Second Fix / Fit-Off — GPOs, Lighting, Fans, Data, CCTV	Electrical Seco
Plumbing Fit-Off — All Tapware, Fixtures & Free-Standing Baths	Plumbing Fit-O
Air Conditioning Commissioning	
Pool Commissioning, Water Balance & Safety Fence Certification	Pool Commissi
Kitchen Appliances, Rangehood (ducted) & Integrated Fridge Install	Kitchen Applia
Bathroom Accessories, Microframed Mirrors & Hardware	Bathroom Acce
PHASE 16 — LANDSCAPING & EXTERNAL COMPLETION	
Driveway Construction (Gravel / Sealed Surface)	Driveway Construction (Gr
Landscaping, Planters, Garden Walls & Character Courtyard	Landscaping, Plante
External Cleaning, Final Touch-Ups & Defect Walk	



LEGEND:

- Business Setup & Licensing
- Design & Documentation
- Approvals & Certification
- Finishes Selection
- Procurement & Tendering
- Site Setup
- Earthworks
- Foundations
- Concrete Slab
- Block Walls & Structure
- Services Rough-In
- Roof Structure
- Roof Completion
- External Envelope
- Internal Fit-Out
- Finishes & Commissioning
- Landscaping
- Certification & Handover
- Key Milestone