

**KDC BUILDERS PTY LTD: Building Works Schedule: 53a, 53b, 53c Sporing Way Hillarys:**

- Stage 1: Site Works
- Stage 2: Retaining for panel and post boundary fencing
- Stage 3: Concrete Footings, Prelay Services, Concrete Slab
- Stage 4: Brickwork to Plate Height (Ground Floor)
- Stage 5: Formwork steel reinforcement to suspended slab, concrete to suspended slab.
- Stage 6: Brickwork to Plate Height (1<sup>st</sup> Floor)
- Stage 7: Roof Trusses
- Stage 8: Roof Cover
- Stage 9: Lock-Up
- Stage 10: Tiling, Cabinetry, Internal Fit-Out
- Stage 11: Practical Completion (Landscaping, Reticulation, Paving)
- Stage 12: Completion and Handover

**The project challenges and time extensions are outlined as follows:**

**KEE DESIGN CONSTRUCT**

- KDC: Local Council (City of Joondalup) approval process/Development Approval Licence (Delays).
- Neighbours consent to BA20 and BA20A Forms City of Joondalup, for boundary fencing and retaining access). Neighbour negotiations and approval delays, regarding access to property required as to replace their dilapidated existing limestone retaining walls, fencing, rear shed and garage, being non-compliant and built onto our boundary.

**KDC BUILDERS PTY LTD:**

- Delays with QBE Home Indemnity insurance approvals, of which building contracts cannot commence until approval and payment.
- Post demolition, new Water Corporation sewer line piping was required to be approved and installed, due to the old pipes cracking due to neighbour's tree roots growing into pipes, discovered after the tree was removed due to white ants, as it had lost its structural integrity.
- New galvanised posts and concrete panel retaining was required to comply to suit new Water Corporation sewer line installation.
- 2020-2022 global COVID-19 International Pandemic, affected the project, including material supplier shortages, staff/subcontractor shortages and cognitive function output, price increases, including insurances and shipping, a direct impact from COVID-19.
- Bruce moved forward in his best capacity dealing with the challenges, working in the best interest of completing the project, and despite the challenges and delays, finished the build before other builders in same suburb, other project builds went on for another 12 months and longer. Subcontractor illness and fatigue, including mandatory vaccinations and site medical mask during extreme heat and stress causing issues with cognitive function suffering.
- Weather: Extreme weather conditions (wet) winter and (hot) summer.

**Project Outcome: Considering above challenges and time extensions, these items added approximately 9 months to the original timeline and completion date.**

- *The (unforeseen) issues during this custom design and build on an existing 1970's property included old Water Corporation sewer pipes cracking, needing replacement and substantial new retaining.*
- *Access to surrounding neighbours' properties, including the need to remove their (non-compliant shed) built onto my boundary.*
- *Extreme winter and summer conditions*
- *International Pandemic COVID-19 and many challenges that presented following; ie; supplier and subcontractor illness and family illness, lack of company resources, price increases including freight and shipping and insurance rises, supplier and subcontractor cognitive function change during the pandemic ie; mistakes in quotes, orders, delays, etc, all took extra time and micro management by KDC BUILDERS to ensure best outcome of project.*