



FAIRBAIRN
BUILDERS

RENOVATION GUIDE |
PRE-CONSTRUCTION PHASE









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ESSENTIAL STEPS IN THE PRE— CONSTRUCTION PHASE



Top: Jamie Fairbairn meeting with a client at our office, discussing their home build.

Before renovation work begins, we take all the necessary steps to ensure your home is fully prepared and that logistical details are carefully planned to support a smooth and efficient start. This includes coordinating site access, arranging temporary services if required, planning for waste management and material deliveries, and setting up protective measures such as dust barriers or temporary fencing.

As part of the early planning, we'll also discuss the renovation timeline and any site-specific requirements, such as whether you may need to pack up your belongings or even move out temporarily, depending on the scope of work. Our aim is to make the renovation process as seamless and stress-free as possible, from the outset through to completion.

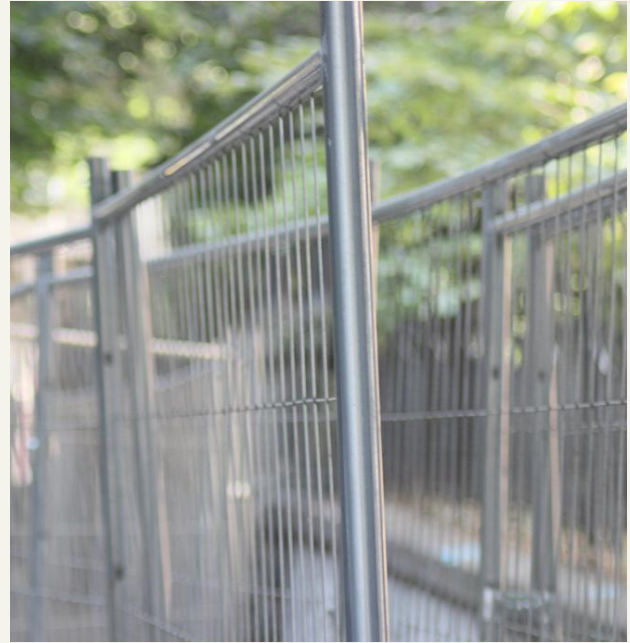
PRE-CONSTRUCTION PROCESS



Timeline/Scheduling

The timeline and scheduling of your renovation are essential to ensuring a smooth and efficient construction process. At Fairbairn Builders, Jamie and our site managers excel in the management of the site and subcontractors, ensuring that every aspect of the project is executed effectively and efficiently.

One of the tools we use to maintain clear scheduling is a Gantt chart in Buildarprice which is created for each project. This chart maps out key milestones and deadlines, helping us track when subcontractors are due on site and ensuring that work is completed on time. By keeping a clear and structured schedule, we can anticipate potential delays and adjust as needed, keeping your project on track and minimizing disruptions along the way.



Preparing Your Home

Before renovation work begins, we take all the necessary steps to prepare your home and ensure a safe, efficient, and well-organised site. This includes setting up temporary fencing, delivering a portaloos and site office or storage, placing a bin for waste, ensuring clear access, and implementing all required health and safety measures.

For larger renovation projects, you may need to pack up your belongings and, in some cases, move out to allow the work to proceed smoothly and safely. We'll guide you through what's needed for your specific project well in advance, helping you prepare with confidence.

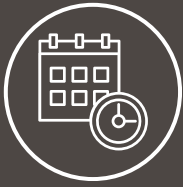


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RENOVATION PRE-CONSTRUCTION



Timelines & Scheduling: Keeping Your Renovation on Track

Once your renovation plans are finalised and the contract is signed, we create a detailed schedule using a Gantt chart in Buildaprice. This schedule outlines every stage of the renovation, helping us coordinate trades, inspections, and material deliveries so that everything happens in the right order and within the expected timeframe. Before this, you'll already have received an estimated timeline, but this step refines it based on real-time factors like subcontractor availability, lead times, and council requirements.

Creating a Clear Schedule

Using a Gantt chart allows us to clearly map out the renovation process. This visual timeline tracks progress and helps avoid clashes or delays. It includes:

- Key project milestones (e.g., demolition, structural changes, cabinetry installation)
- Required inspections
- Scheduling of subcontractors

Common Causes of Delays & How to Avoid Them

- **Slow decision-making** – Having your selections finalised early helps avoid supply delays. We'll keep you informed in advance of when decisions are needed.
- **Design changes mid-renovation** – Alterations can affect timing, especially if plans need to be changed and council approval is required.
- **Weather or material shortages** – While some delays are out of our control, we include buffer time in the schedule where possible.
- **Repairing your existing home** - During renovations, it's not always possible to know in advance whether parts of your existing home may require repairs — such as rotten framing, outdated electrical work, or other underlying issues. If these are discovered once work begins, they can impact both the timeline and scope of the project.

Experience That Counts

With Jamie's practical experience and close project oversight, we ensure your renovation runs as efficiently as possible. Our structured approach, clear communication, and commitment to quality mean fewer surprises, less downtime, and a smoother renovation journey from start to finish.

RENOVATION PRE-CONSTRUCTION



Contract Works Insurance for Renovations

As part of the renovation process, it's essential that you, the homeowner, arrange Contract Works Insurance through your current home insurance provider. This type of insurance covers the work being done on your property, including any damage that may occur during the renovation, and provides peace of mind should unforeseen incidents arise. We will remind you to arrange this, and we will require a copy of the insurance certificate before we can commence work.

It's important to note that the renovation timeline is often an estimate, and unexpected delays can occur due to factors such as weather, supply issues, or unanticipated repairs to your existing home. We always recommend allowing extra time beyond the estimated timeline to accommodate potential setbacks. This helps ensure that your renovation is completed without pressure and allows for any necessary adjustments.

Additionally, if your contract works insurance expires before the renovation is finished, it can be costly to renew the policy. By planning for a longer timeline upfront, you can avoid the inconvenience and expense of having to extend or renew your insurance coverage during the project.

RENOVATION PRE-CONSTRUCTION



Preparing Your Home for Renovation

Before your renovation begins, proper preparation is crucial to ensure a safe, efficient, and organized work environment. At Fairbairn Builders, we take care of every detail to help your project start smoothly and minimize disruption to your home.

1. Site Fencing & Security

Although your home is the site of the renovation, it's still important to create a safe, secure environment for both the workers and the public. Temporary fencing is used to secure the site and prevent unauthorized access. Depending on the nature of the work, additional security measures such as locks or surveillance may also be required to protect your home, tools, and materials.

2. Delivery of a Portaloo and Site Office/Storage

For health and safety compliance, we provide essential on-site facilities:

- Portaloo (Temporary Toilet): Ensures hygiene and worker welfare while meeting regulations.
- Site Office/Storage: A designated space for storing plans, documents, and equipment. This keeps the site organized and protects valuable items from weather or theft.

3. Placement of a Bin for Waste Management

Renovations can generate significant waste. To keep the site safe and tidy, we place a dedicated bin for general waste, and we also encourage waste segregation to separate recyclable materials. Regular waste removal helps maintain a clean, hazard-free work environment.

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4. Ensuring Clear Access

Proper site access is critical for smooth operations. This involves:

- Ensuring driveways and pathways remain unobstructed for tradespeople, delivery vehicles, and machinery.
- Establishing designated parking and unloading zones.
- Protecting surrounding properties and public spaces from potential disruptions.

5. Setting Up Health and Safety Measures

A well-prepared construction site prioritizes safety from day one. This includes:

- Signage: Clear safety signs indicating hazards, restricted areas, and emergency procedures.
- Hazard Identification: Assessing risks and implementing controls to prevent accidents.
- Compliance with Regulations: Ensuring all site operations align with local health and safety laws, including worker inductions and proper use of personal protective equipment (PPE).

6. Protecting Your Belongings

As renovations often involve dust, debris, and possible disruptions to your home, it's important to protect your belongings. We recommend:

- Packing up your things in areas where renovation work will take place, including taking frames off walls, moving smaller items, and securing valuables.
- Covering furniture and other items with dust sheets to protect them from dust, paint splatters, or damage during the project. We will always work with you to identify the most practical way to safeguard your home and belongings during the renovation.

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7. The Possibility of Moving Out

Depending on the size and nature of the renovation, you may need to move out for a period to ensure your safety and comfort. For larger renovations, such as significant structural work or full home renovations, we will recommend moving out. We'll give you plenty of notice and assist you in planning the logistics, ensuring minimal disruption to your daily life.

The Importance of Proper Site Preparation

Taking these initial steps helps create a well-structured site, minimizing disruptions and ensuring construction can commence efficiently and safely. At Fairbairn Builders, we handle all aspects of site setup, so you can feel confident that your project is starting with a strong foundation.



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