



FAIRBAIRN  
BUILDERS

NEW HOME GUIDE |  
PRE-CONSTRUCTION PHASE









# FAIRBAIRN BUILDERS

AWARD WINNING  
ARCHITECTURAL BUILDERS



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# ESSENTIAL STEPS IN THE PRE— CONSTRUCTION PHASE

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

Before construction begins, we take the necessary steps to ensure your new home site is fully prepared and that all logistical considerations are addressed, setting the stage for a smooth and efficient start. This includes coordinating site access, organizing temporary services if needed, planning for waste management and material deliveries, and setting up site fencing.

We'll discuss the construction timeline and any site-specific requirements with you early in the planning stages to ensure everything is ready for a successful build. Our goal is to make the process as seamless and stress-free as possible, right from the very beginning.

# PRE-CONSTRUCTION PROCESS

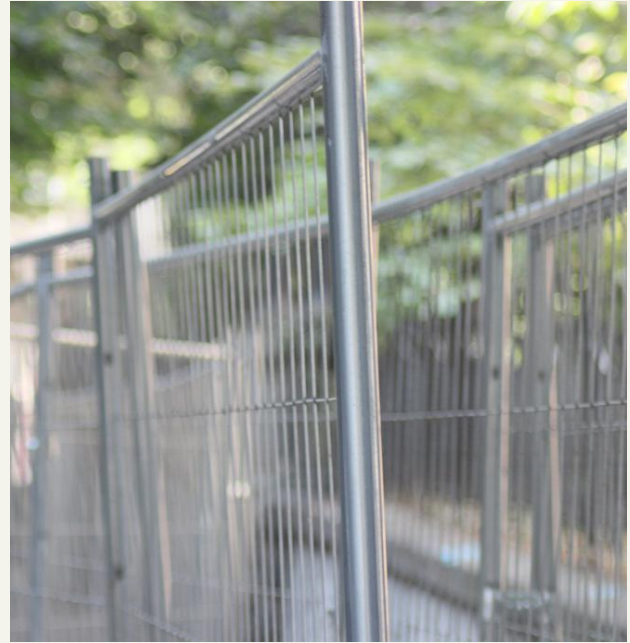
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## Timeline/Scheduling

The timeline and scheduling of your new build 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.

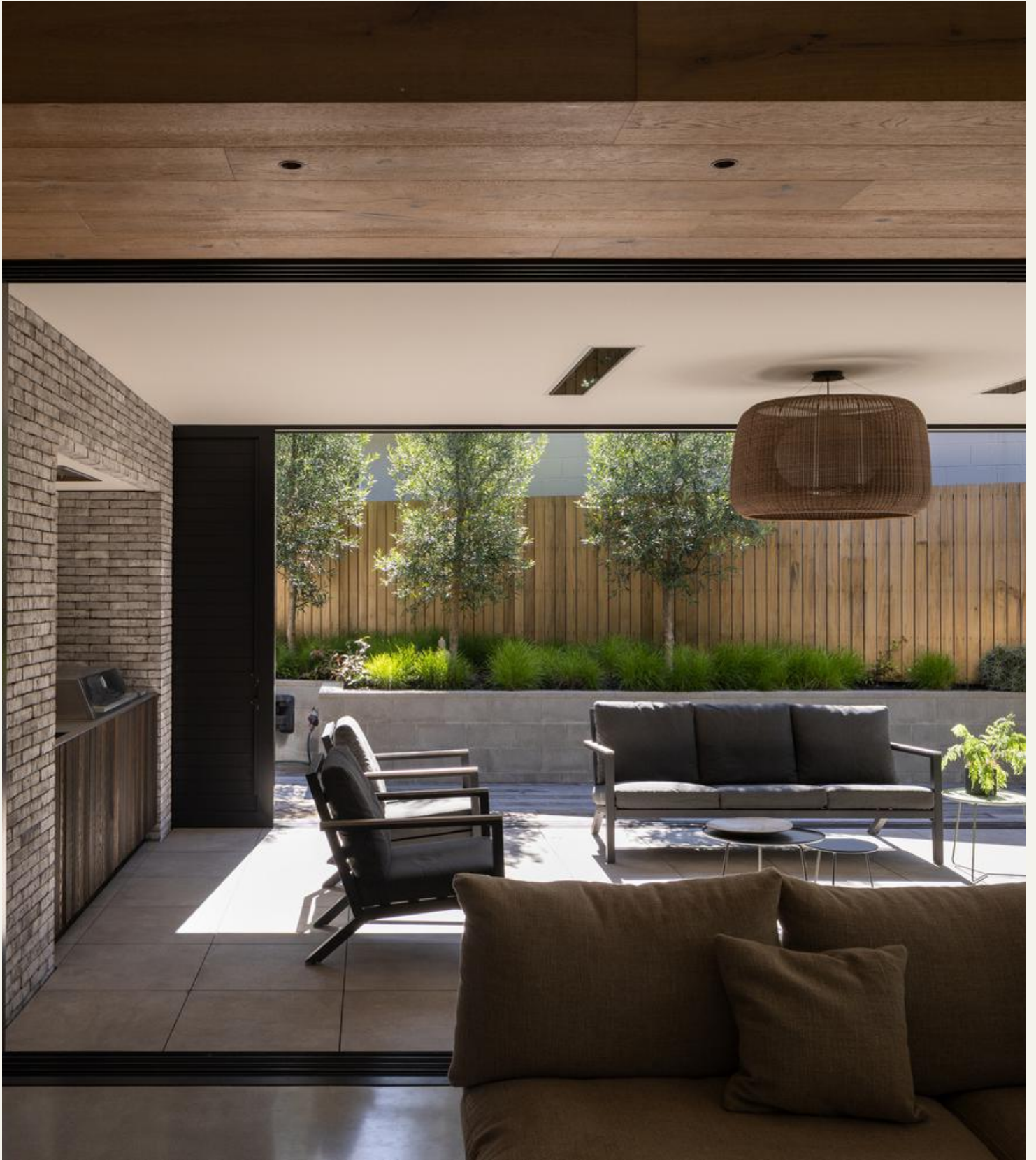


## Preparing Your Site

Before construction begins, proper site preparation is essential to ensure a safe, efficient, and organized work environment. At Fairbairn Builders, we take care of all the necessary steps to get your site ready for the build. This includes:

- Site fencing & security
- Delivery of a portaloos and site office/storage
- Placement of a bin for waste
- Ensuring clear access
- Setting up health and safety measures, including signage, hazard identification, and compliance with site safety regulations

These initial steps help create a well-structured site, minimizing disruptions and ensuring construction can commence efficiently and safely.

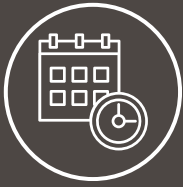


PTTAU HOME



# NEW HOME PRE-CONSTRUCTION

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## Timelines & Scheduling: Keeping Your New Build on Track

Once your plans have been consented and the contract is signed, we then work out the detailed schedule and put it into a Gantt chart in Buildaprice. This chart helps us plan each stage of the build, ensuring everything is completed in the right order and within the expected timeframe. Before this point, we will have already given you an estimated timeline, but this step refines it based on subcontractor availability, material lead times, and council processing.

### Creating a Clear Schedule

To manage timelines effectively, we use a Gantt chart in Buildaprice. This visual timeline helps track each stage of the project, ensuring everything flows smoothly.

A Gantt chart includes:

- Key milestones (e.g., foundations, framing etc)
- Inspections
- Scheduling subcontractors

### Common Causes of Delays & How to Avoid Them

- **Slow decision-making** – Have your selections ready early to prevent supply delays. We will try to give you as much notice as possible when decisions are due.
- **Changes to design mid-process** – Revisions can push out schedules.
- **Weather or material shortages** – These are out of our control, but having buffer time in the schedule helps.

### Experience That Counts

Jamie's experience and hands-on management ensure that your build progresses as efficiently as possible, minimizing downtime and reducing unexpected costs. With a well-structured schedule, clear communication, and a focus on quality, we keep your project moving smoothly from start to finish.

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## **Insurance for Your New Build: Protecting Your Project**

Insurance is a crucial part of any construction project, ensuring that you and your investment are protected from unexpected risks. At Fairbairn Builders, we take this seriously and arrange Contract Works Insurance through our broker to cover the construction phase.

### **Contract Works Insurance: Why It's Essential**

Contract Works Insurance protects your build from risks such as:

- Fire, theft, and vandalism
- Storms, flooding, and other weather events
- Accidental damage during construction
- Costs associated with project delays

We always arrange coverage for longer than expected to allow for unforeseen delays, including changes to scope, supply chain disruptions, pandemics, and adverse weather conditions. This ensures continuous protection even if your project timeline extends.

### **When Can You Get Full House Insurance?**

You cannot get full house insurance until the project reaches Practical Completion or CCC (depending on your insurance provider)

- Practical Completion – This means the home is substantially complete and ready for occupation, even if some minor defects or finishing touches remain. At this stage, you can move in, and responsibility for the home typically shifts to the homeowner.
- Code Compliance Certificate (CCC) – This is issued by the council once they confirm that the building work meets all approved consents and regulations. It is the final approval confirming the build is legally compliant.

While Practical Completion allows you to take possession of the home, a Code Compliance Certificate (CCC) is needed for full legal sign-off. Some insurers may require CCC before offering full home insurance, while others may accept Practical Completion. It's always best to check with your insurance provider.

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## **Preparing Your Site for Construction**

Before construction begins, proper site preparation is essential to ensure a safe, efficient, and organized work environment. At Fairbairn Builders, we handle every step of this process, ensuring your project starts on the right foot.

### **1. Site Fencing & Security**

Establishing a secure perimeter around the construction site is needed for safety and compliance. Temporary fencing helps prevent unauthorized access, protects pedestrians, and secures materials and equipment. Depending on the location and scope of the project, additional security measures such as locks, surveillance cameras, or site lighting may also be considered.

### **2. Delivery of a Portaloo and Site Office/Storage**

Providing essential on-site facilities ensures a functional and compliant worksite:

- **Portaloo (Temporary Toilet):** Required for worker welfare, ensuring hygiene and meeting health and safety regulations.
- **Site Office/Storage:** A designated space for plans, documents, and secure tool storage, keeping the site organized and protecting valuable materials from weather or theft.

### **3. Placement of a Bin for Waste Management**

Construction projects generate a significant amount of waste, and having a dedicated bin on-site helps manage this efficiently. Waste segregation may also be implemented to separate recyclable materials from general waste, supporting environmentally responsible building practices. Regular waste removal ensures the site remains tidy and free of hazards.

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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).

## **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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