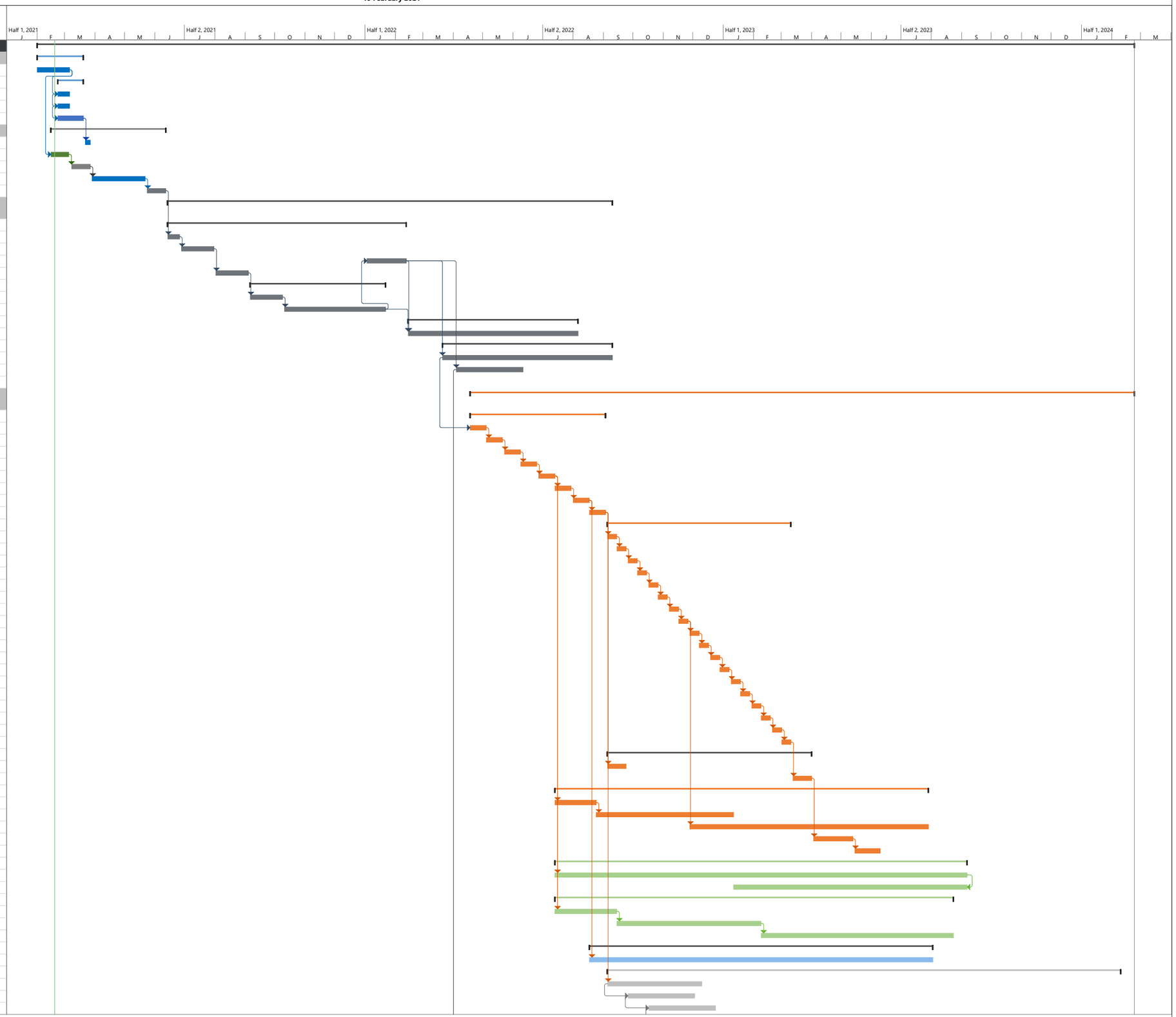
37-39 Clarendon Road
Construction Phasing Programme
V1
19 February 2021

ID	Task Name	Duration	Start	Finish
1	**37-39 Clarendon Road**	**800 days**	**Mon 01/02/21**	**Fri 23/02/24**
2	**PHASE 1 - Commencement, Enabling & Ground Works**	**35 days**	**Mon 01/02/21**	**Fri 19/03/21**
3	Mobilisation	5 wks	Mon 01/02/21	Fri 05/03/21
4	**Site Set Up**	**20 days**	**Mon 22/02/21**	**Fri 19/03/21**
5	Welfare Units	2 wks	Mon 22/02/21	Fri 05/03/21
6	Hoarding	2 wks	Mon 22/02/21	Fri 05/03/21
7	Initial ground works and drainage installation	4 wks	Mon 22/02/21	Fri 19/03/21
8	**PHASE 2 - DEMOLITION**	**85 days**	**Mon 15/02/21**	**Fri 11/06/21**
9	Site Set Up	1 wk	Mon 22/03/21	Fri 26/03/21
10	HSE Asbestos Notification	14 days	Mon 15/02/21	Thu 04/03/21
11	Asbestos Removal	3 wks	Mon 08/03/21	Fri 26/03/21
12	Demolition Works	8 wks	Mon 29/03/21	Fri 21/05/21
13	Excavation & Groundworks	3 wks	Mon 24/05/21	Fri 11/06/21
14	**PHASE 3 - Piling & Substructure Works**	**325 days**	**Mon 14/06/21**	**Fri 09/09/22**
15	**Piling and Basement Construction**	**175 days**	**Mon 14/06/21**	**Fri 11/02/22**
16	Install Guide Wall	2 wks	Mon 14/06/21	Fri 25/06/21
17	Secant Piles	5 wks	Mon 28/06/21	Fri 30/07/21
18	Bearing Piles	6 wks	Mon 03/01/22	Fri 11/02/22
19	Capping Beams	5 wks	Mon 02/08/21	Fri 03/09/21
20	**Excavation**	**100 days**	**Mon 06/09/21**	**Fri 21/01/22**
21	Temporary Propping	5 wks	Mon 06/09/21	Fri 08/10/21
22	Bulk Excavation	15 wks	Mon 11/10/21	Fri 21/01/22
23	**Substructure Construction**	**125 days**	**Mon 14/02/22**	**Fri 05/08/22**
24	Substructure Formation	25 wks	Mon 14/02/22	Fri 05/08/22
25	**Core Build Up**	**125 days**	**Mon 21/03/22**	**Fri 09/09/22**
26	Residential Core	25 wks	Mon 21/03/22	Fri 09/09/22
27	Office Core	10 wks	Mon 04/04/22	Fri 10/06/22
28				
29	**PHASE 4 - Superstructure & Fitout (Residential)**	**485 days**	**Mon 18/04/22**	**Fri 23/02/24**
30	**Podium Floors (GF-7)**	**100 days**	**Mon 18/04/22**	**Fri 02/09/22**
31	Mezz Floor	2.5 wks	Mon 18/04/22	Wed 04/05/22
32	1st Floor	2.5 wks	Wed 04/05/22	Fri 20/05/22
33	2nd Floor	2.5 wks	Mon 23/05/22	Wed 08/06/22
34	3rd Floor	2.5 wks	Wed 08/06/22	Fri 24/06/22
35	4th Floor	2.5 wks	Mon 27/06/22	Wed 13/07/22
36	5th Floor	2.5 wks	Wed 13/07/22	Fri 29/07/22
37	6th Floor	2.5 wks	Mon 01/08/22	Wed 17/08/22
38	7th Floor	2.5 wks	Wed 17/08/22	Fri 02/09/22
39	**Tower Floors (8-24)**	**135 days**	**Mon 05/09/22**	**Fri 10/03/23**
40	8th Floor	1.5 wks	Mon 05/09/22	Wed 14/09/22
41	9th Floor	1.5 wks	Wed 14/09/22	Fri 23/09/22
42	10th Floor	1.5 wks	Mon 26/09/22	Wed 05/10/22
43	11th Floor	1.5 wks	Wed 05/10/22	Fri 14/10/22
44	12th Floor	1.5 wks	Mon 17/10/22	Wed 26/10/22
45	13th Floor	1.5 wks	Wed 26/10/22	Fri 04/11/22
46	14th Floor	1.5 wks	Mon 07/11/22	Wed 16/11/22
47	15th Floor	1.5 wks	Wed 16/11/22	Fri 25/11/22
48	16th Floor	1.5 wks	Mon 28/11/22	Wed 07/12/22
49	17th Floor	1.5 wks	Wed 07/12/22	Fri 16/12/22
50	18th Floor	1.5 wks	Mon 19/12/22	Wed 28/12/22
51	19th Floor	1.5 wks	Wed 28/12/22	Fri 06/01/23
52	20th Floor	1.5 wks	Mon 09/01/23	Wed 18/01/23
53	21st floor	1.5 wks	Wed 18/01/23	Fri 27/01/23
54	22nd Floor	1.5 wks	Mon 30/01/23	Wed 08/02/23
55	23rd Floor	1.5 wks	Wed 08/02/23	Fri 17/02/23
56	24th Floor	1.5 wks	Mon 20/02/23	Wed 01/03/23
57	Roof Terrace	1.5 wks	Wed 01/03/23	Fri 10/03/23
58	**Roofing Works**	**150 days**	**Mon 05/09/22**	**Fri 31/03/23**
59	7th Floor Roof	3 wks	Mon 05/09/22	Fri 23/09/22
60	Roof Terrace Level	3 wks	Mon 13/03/23	Fri 31/03/23
61	**Façade Installation**	**272.5 days**	**Wed 13/07/22**	**Fri 28/07/23**
62	Ground / Mezz Floor	6 wks	Wed 13/07/22	Wed 24/08/22
63	Podium Floors	20 wks	Wed 24/08/22	Wed 11/01/23
64	Tower Floors	35 wks	Mon 28/11/22	Fri 28/07/23
65	Roof Terrace	6 wks	Mon 03/04/23	Fri 12/05/23
66	Hoist Zone	4 wks	Mon 15/05/23	Fri 09/06/23
67	**Risers**	**300 days**	**Wed 13/07/22**	**Wed 06/09/23**
68	Early RWP Stacks	60 wks	Wed 13/07/22	Wed 06/09/23
69	Mechanical and Electrical Risers	34 wks	Wed 11/01/23	Wed 06/09/23
70	**Lift Installation**	**290 days**	**Wed 13/07/22**	**Wed 23/08/23**
71	Staged Install - Levels B2 TO 09 (12 Floors)	9 wks	Wed 13/07/22	Wed 14/09/22
72	Staged Install - Levels 10-23 Roof Garden (14 Floors)	21 wks	Wed 14/09/22	Wed 08/02/23
73	Benificial Use & Fit Out / Final Commisioning	28 wks	Wed 08/02/23	Wed 23/08/23
74	**Bathroom Pods**	**250 days**	**Wed 17/08/22**	**Wed 02/08/23**
75	Pod Deliveries	50 wks	Wed 17/08/22	Wed 02/08/23
76	**Residential Services and Finishes**	**375 days**	**Mon 05/09/22**	**Fri 09/02/24**
77	Mezzanine Floor Inc Marketing Suite	14 wks	Mon 05/09/22	Fri 09/12/22
78	1st Floor Resi Fit out	10 wks	Mon 26/09/22	Fri 02/12/22
79	2nd Floor Resi Fit out	10 wks	Mon 17/10/22	Fri 23/12/22



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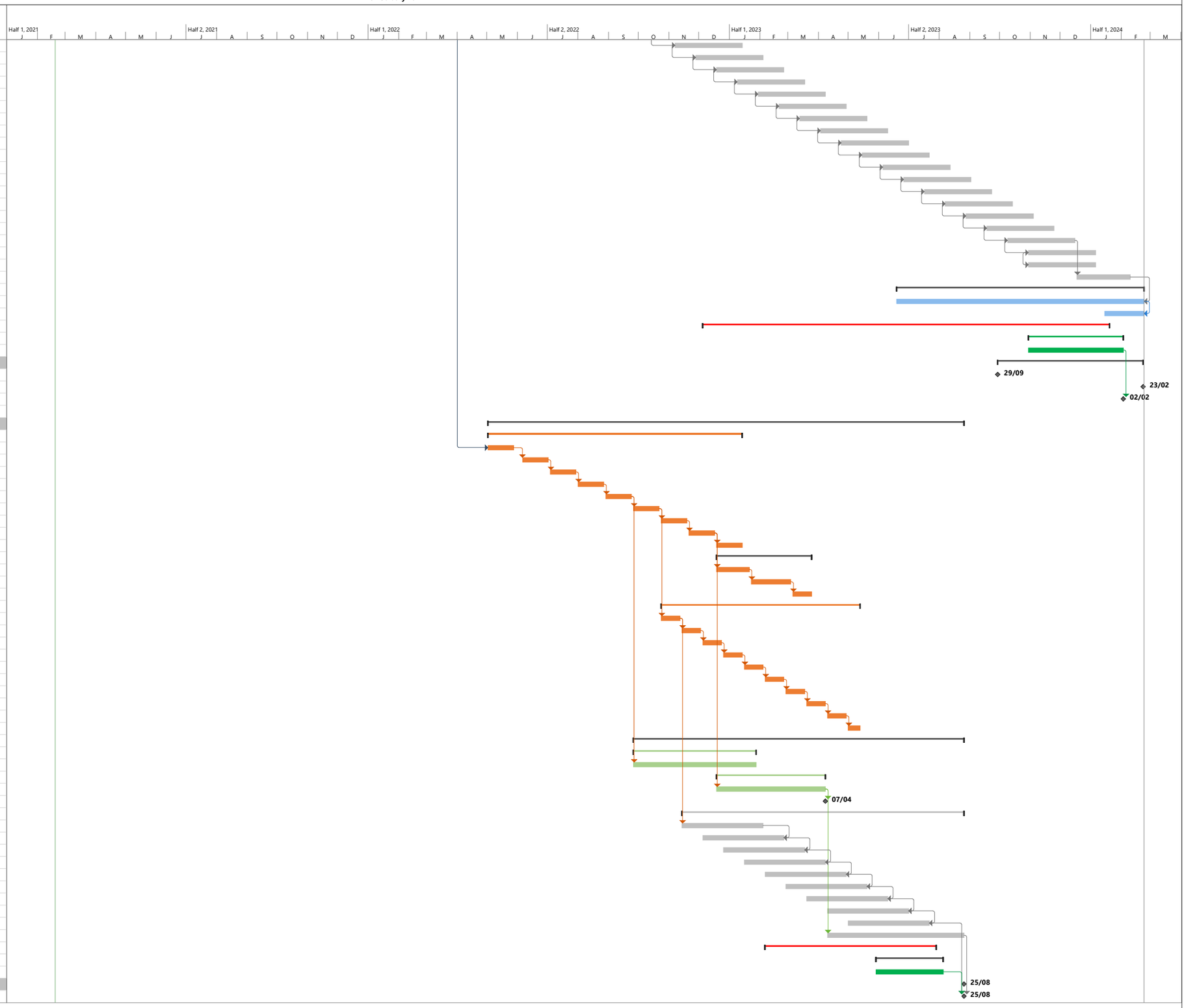
ID	Task Name	Duration	Start	Finish
80	3rd Floor Resi Fit out	10 wks	Mon 07/11/22	Fri 13/01/23
81	4th Floor Resi Fit out	10 wks	Mon 28/11/22	Fri 03/02/23
82	5th Floor Resi Fit out	10 wks	Mon 19/12/22	Fri 24/02/23
83	6th Floor Resi Fit out	10 wks	Mon 09/01/23	Fri 17/03/23
84	7th Floor Resi Fit out	10 wks	Mon 30/01/23	Fri 07/04/23
85	8th Floor Resi Fit out	10 wks	Mon 20/02/23	Fri 28/04/23
86	9th Floor Resi Fit out	10 wks	Mon 13/03/23	Fri 19/05/23
87	10th Floor Resi Fit out	10 wks	Mon 03/04/23	Fri 09/06/23
88	11th Floor Resi Fit out	10 wks	Mon 24/04/23	Fri 30/06/23
89	12th Floor Resi Fit out	10 wks	Mon 15/05/23	Fri 21/07/23
90	13th Floor Resi Fit out	10 wks	Mon 05/06/23	Fri 11/08/23
91	14th Floor Resi Fit out	10 wks	Mon 26/06/23	Fri 01/09/23
92	15th Floor Resi Fit out	10 wks	Mon 17/07/23	Fri 22/09/23
93	16th Floor Resi Fit out	10 wks	Mon 07/08/23	Fri 13/10/23
94	17th Floor Resi Fit out	10 wks	Mon 28/08/23	Fri 03/11/23
95	18th Floor Resi Fit out	10 wks	Mon 18/09/23	Fri 24/11/23
96	19th Floor Resi Fit out	10 wks	Mon 09/10/23	Fri 15/12/23
97	20th/ 21st Floor Resi Fit out	10 wks	Mon 30/10/23	Fri 05/01/24
98	22nd / 23rd Floor Resi Fit out	10 wks	Mon 30/10/23	Fri 05/01/24
99	24th Floor Resi fit out	8 wks	Mon 18/12/23	Fri 09/02/24
100	**Test and Commisioning**	**180 days**	**Mon 19/06/23**	**Fri 23/02/24**
101	Testing and Commisioning	36 wks	Mon 19/06/23	Fri 23/02/24
102	Final Witnessing / Integrated Systems Testing	6 wks	Mon 15/01/24	Fri 23/02/24
103	**Client Inspections**	**295 days**	**Mon 05/12/22**	**Fri 19/01/24**
126	**Exteral Works**	**70 days**	**Mon 30/10/23**	**Fri 02/02/24**
127	External Works - Residential Building	14 wks	Mon 30/10/23	Fri 02/02/24
128	**PHASE 6 - Residential Completion & Occupation**	**105 days**	**Fri 29/09/23**	**Fri 23/02/24**
129	L1-L10	0 days	Fri 29/09/23	Fri 29/09/23
130	L11-24	0 days	Fri 23/02/24	Fri 23/02/24
131	**Residential Final Handover**	**0 days**	**Fri 02/02/24**	**Fri 02/02/24**
132				
133	**PHASE 4 - Superstructure & Fitout (Office)**	**345 days**	**Mon 02/05/22**	**Fri 25/08/23**
134	**Office Building Superstructure**	**185 days**	**Mon 02/05/22**	**Fri 13/01/23**
135	Mezz Floor	4 wks	Mon 02/05/22	Fri 27/05/22
136	1st Floor	4 wks	Mon 06/06/22	Fri 01/07/22
137	2nd Floor	4 wks	Mon 04/07/22	Fri 29/07/22
138	3rd Floor	4 wks	Mon 01/08/22	Fri 26/08/22
139	4th Floor	4 wks	Mon 29/08/22	Fri 23/09/22
140	5th Floor	4 wks	Mon 26/09/22	Fri 21/10/22
141	6th Floor	4 wks	Mon 24/10/22	Fri 18/11/22
142	7th Floor	4 wks	Mon 21/11/22	Fri 16/12/22
143	Roof Terrace	4 wks	Mon 19/12/22	Fri 13/01/23
144	**Roofing Works**	**70 days**	**Mon 19/12/22**	**Fri 24/03/23**
145	Level 6 Flat Roof	5 wks	Mon 19/12/22	Fri 20/01/23
146	Level 7 Flat Roof	6 wks	Mon 23/01/23	Fri 03/03/23
147	Roof Terrace Level	3 wks	Mon 06/03/23	Fri 24/03/23
148	**Façade Installation**	**145 days**	**Mon 24/10/22**	**Fri 12/05/23**
149	1st Floor	3 wks	Mon 24/10/22	Fri 11/11/22
150	2nd Floor	3 wks	Mon 14/11/22	Fri 02/12/22
151	3rd Floor	3 wks	Mon 05/12/22	Fri 23/12/22
152	4th Floor	3 wks	Mon 26/12/22	Fri 13/01/23
153	5th Floor	3 wks	Mon 16/01/23	Fri 03/02/23
154	6th Floor	3 wks	Mon 06/02/23	Fri 24/02/23
155	7th Floor	3 wks	Mon 27/02/23	Fri 17/03/23
156	Café Bar / Roof Terrace	3 wks	Mon 20/03/23	Fri 07/04/23
157	Ground Mezz Floor	3 wks	Mon 10/04/23	Fri 28/04/23
158	Hoist Install	2 wks	Mon 01/05/23	Fri 12/05/23
159	**Internal Services**	**240 days**	**Mon 26/09/22**	**Fri 25/08/23**
160	**Risers**	**90 days**	**Mon 26/09/22**	**Fri 27/01/23**
161	Risers	18 wks	Mon 26/09/22	Fri 27/01/23
162	**Lift Installation**	**80 days**	**Mon 19/12/22**	**Fri 07/04/23**
163	Installations	16 wks	Mon 19/12/22	Fri 07/04/23
164	Benificial Use	0 days	Fri 07/04/23	Fri 07/04/23
165	**Office Fit Out to Cat A**	**205 days**	**Mon 14/11/22**	**Fri 25/08/23**
166	1st Floor Office Fit Out	12 wks	Mon 14/11/22	Fri 03/02/23
167	2nd Floor Office Fit Out	12 wks	Mon 05/12/22	Fri 24/02/23
168	3rd Floor Office Fit Out	12 wks	Mon 26/12/22	Fri 17/03/23
169	4th Floor Office Fit Out	12 wks	Mon 16/01/23	Fri 07/04/23
170	5th Floor Office Fit Out	12 wks	Mon 06/02/23	Fri 28/04/23
171	6th Floor Office Fit Out	12 wks	Mon 27/02/23	Fri 19/05/23
172	7th Floor Office Fit Out	12 wks	Mon 20/03/23	Fri 09/06/23
173	Café bar / Roof Terrace Fit Out	12 wks	Mon 10/04/23	Fri 30/06/23
174	Ground / Mezzanine Floor Office Fit Out	12 wks	Mon 01/05/23	Fri 21/07/23
175	Test and Commisioning	20 wks	Mon 10/04/23	Fri 25/08/23
176	**Client Inspections**	**125 days**	**Mon 06/02/23**	**Fri 28/07/23**
186	**Exteral Works**	**50 days**	**Mon 29/05/23**	**Fri 04/08/23**
187	External Works - Office Building	10 wks	Mon 29/05/23	Fri 04/08/23
188	**PHASE 5 - Office Completion & Handover**	**0 days**	**Fri 25/08/23**	**Fri 25/08/23**
189	**Office Final Handover**	**0 days**	**Fri 25/08/23**	**Fri 25/08/23**