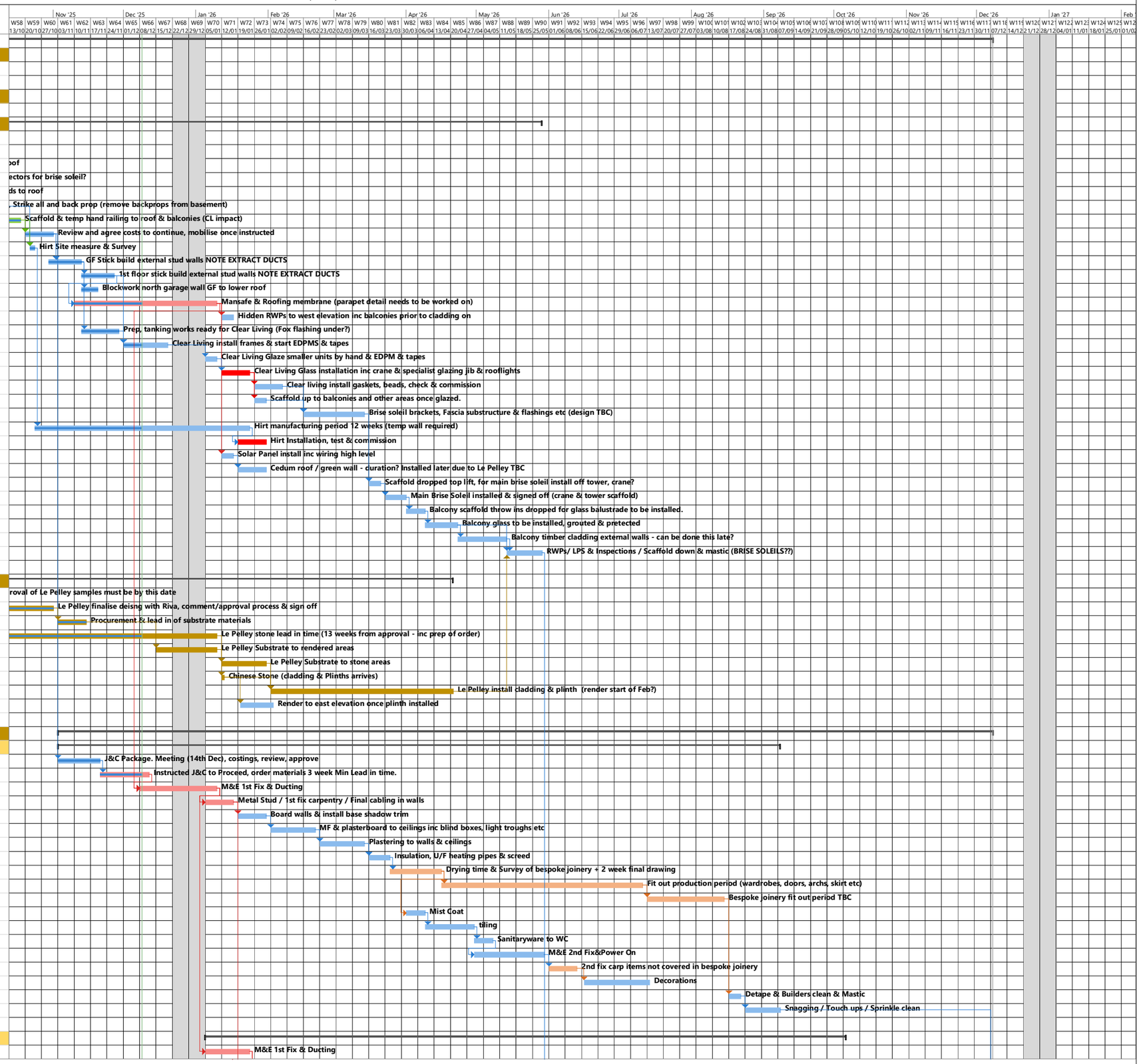
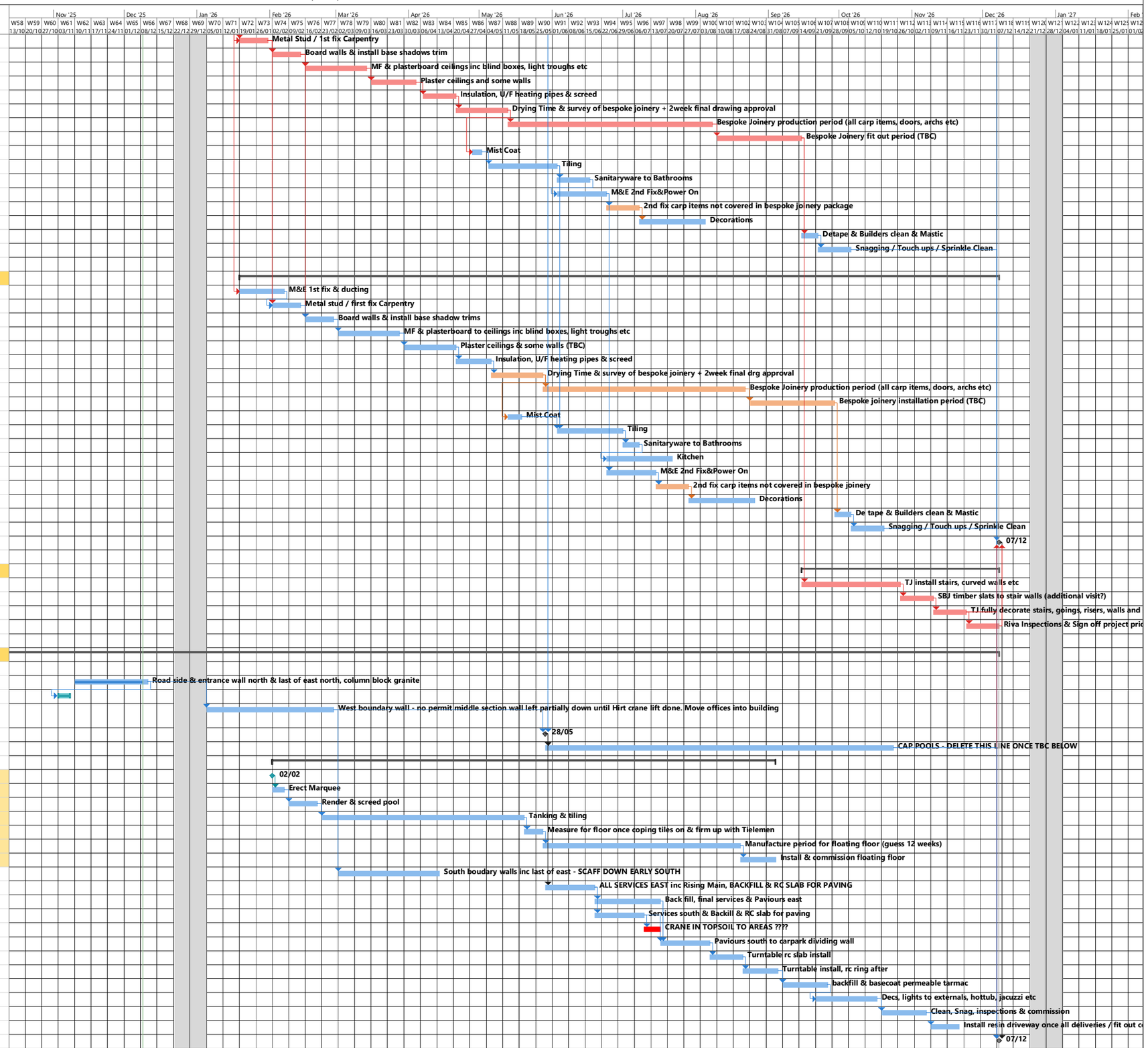
Makai Master Construction Programme
(4.12.25) TAR

Concept2 Completion

ID	Task Name	Start	Duration	Finish
1	**Makai**	**Mon 09/09/24**	**555 days**	**Mon 07/12/26**
2	**Stage 1 Basement Substructure Construction**	**Mon 09/09/24**	**58 days**	**Wed 27/11/24**
3	**Basement Slab Piling**	**Mon 09/09/24**	**58 days**	**Wed 27/11/24**
11				
12	**Stage 2 Substructure & Drainage**	**Thu 28/11/24**	**141 days**	**Fri 04/07/25**
61				
62	**Section 3 - Superstructure**	**Mon 07/07/25**	**220 days**	**Thu 28/05/26**
63	FRC concrete walls & columns GF to 1st	Mon 07/07/25	5 days	Fri 11/07/25
64	FRC to 1st floor slab - balcony connectors?	Mon 14/07/25	15 days	Fri 01/08/25
65	FRC concrete walls & columns 1st to roof	Mon 04/08/25	8 days	Wed 13/08/25
66	FRC to roof slab - connectors for brise soleil?	Thu 14/08/25	15 days	Thu 04/09/25
67	Curing & rc upstands to roof	Fri 05/09/25	5 days	Thu 11/09/25
68	Cure, Strike all and back prop (remove backprops from basement)	Fri 12/09/25	16 days	Fri 03/10/25
69	Scaffold & temp hand railing to roof & balconies (CL impact)	Mon 06/10/25	10 days	Fri 17/10/25
70	Review and agree costs to continue, mobilise once instructed	Mon 20/10/25	10 days	Fri 31/10/25
71	Hirt Site measure & Survey	Wed 22/10/25	2 days	Thu 23/10/25
72	GF Stick build external stud walls NOTE EXTRACT DUCTS	Thu 30/10/25	10 days	Wed 12/11/25
73	1st floor stick build external stud walls NOTE EXTRACT DUCTS	Thu 13/11/25	10 days	Wed 26/11/25
74	Blockwork north garage wall GF to lower roof	Thu 13/11/25	5 days	Wed 19/11/25
75	Mansafe & Roofing membrane (parapet detail needs to be worked on)	Mon 10/11/25	35 days	Fri 09/01/26
76	Hidden RWPs to west elevation inc balconies prior to cladding on	Mon 12/01/26	5 days	Fri 16/01/26
77	Prep, tanking works ready for Clear Living (Fox flashing under?)	Thu 13/11/25	12 days	Fri 28/11/25
78	Clear Living install frames & start EDPMS & tapes	Mon 01/12/25	15 days	Fri 19/12/25
79	Clear Living Glaze smaller units by hand & EDPM & tapes	Mon 05/01/26	5 days	Fri 09/01/26
80	Clear Living Glass installation inc crane & specialist glazing jib & rooflights	Mon 12/01/26	10 days	Fri 23/01/26
81	Clear living install gaskets, beads, check & commission	Mon 26/01/26	10 days	Fri 06/02/26
82	Scaffold up to balconies and other areas once glazed.	Mon 26/01/26	5 days	Fri 30/01/26
83	Brise soleil brackets, Fascia substructure & flashings etc (design TBC)	Mon 16/02/26	20 days	Fri 13/03/26
84	Hirt manufacturing period 12 weeks (temp wall required)	Fri 24/10/25	56 days	Fri 23/01/26
85	Hirt Installation, test & commission	Mon 19/01/26	10 days	Fri 30/01/26
86	Solar Panel install inc wiring high level	Mon 12/01/26	5 days	Fri 16/01/26
87	Cedum roof / green wall - duration? Installed later due to Le Pelley TBC	Mon 19/01/26	10 days	Fri 30/01/26
88	Scaffold dropped top lift, for main brise soleil install off tower, crane?	Mon 16/03/26	5 days	Fri 20/03/26
89	Main Brise Soleil installed & signed off (crane & tower scaffold)	Mon 23/03/26	7 days	Tue 31/03/26
90	Balcony scaffold throw ins dropped for glass balustrade to be installed.	Wed 01/04/26	5 days	Wed 08/04/26
91	Balcony glass to be installed, grouted & pretected	Thu 09/04/26	10 days	Wed 22/04/26
92	Balcony timber cladding external walls - can be done this late?	Thu 23/04/26	14 days	Wed 13/05/26
93	RWPs/ LPS & Inspections / Scaffold down & mastic (BRISE SOLEILS??)	Thu 14/05/26	10 days	Thu 28/05/26
94				
95	**Façade works (Le Pelley & Render) - durations confirmed**	**Fri 03/10/25**	**131 days**	**Mon 20/04/26**
96	**Approval of Le Pelley samples must be by this date**	**Fri 03/10/25**	**1 day**	**Fri 03/10/25**
97	Le Pelley finalise deisng with Riva, comment/approval process & sign off	Mon 06/10/25	20 days	Fri 31/10/25
98	Procurement & lead in of substrate materials	Mon 03/11/25	10 days	Fri 14/11/25
99	Le Pelley stone lead in time (13 weeks from approval - inc prep of order)	Mon 06/10/25	60 days	Fri 09/01/26
100	Le Pelley Substrate to rendered areas	Mon 15/12/25	10 days	Fri 09/01/26
101	Le Pelley Substrate to stone areas	Mon 12/01/26	15 days	Fri 30/01/26
102	Chinese Stone (cladding & Plinths arrives)	Mon 12/01/26	1 day	Mon 12/01/26
103	Le Pelley install cladding & plinth (render start of Feb?)	Mon 02/02/26	55 days	Mon 20/04/26
104	Render to east elevation once plinth installed	Tue 20/01/26	10 days	Mon 02/02/26
105				
106	**Section 4 - Internals**	**Mon 03/11/25**	**272 days**	**Mon 07/12/26**
107	**Basement floor**	**Mon 03/11/25**	**207 days**	**Mon 07/09/26**
108	**J&C Package. Meeting (14th Dec), costings, review, approve**	**Mon 03/11/25**	**14 days**	**Thu 20/11/25**
109	**Instructed J&C to Proceed, order materials 3 week Min Lead in time.**	**Fri 21/11/25**	**15 days**	**Thu 11/12/25**
110	M&E 1st Fix & Ducting	Mon 08/12/25	15 days	Fri 09/01/26
111	Metal Stud / 1st fix carpentry / Final cabling in walls	Mon 05/01/26	10 days	Fri 16/01/26
112	Board walls & install base shadow trim	Mon 19/01/26	10 days	Fri 30/01/26
113	MF & plasterboard to ceilings inc blind boxes, light troughs etc	Mon 02/02/26	15 days	Fri 20/02/26
114	Plastering to walls & ceilings	Mon 23/02/26	15 days	Fri 13/03/26
115	Insulation, U/F heating pipes & screed	Mon 16/03/26	7 days	Tue 24/03/26
116	Drying time & Survey of bespoke joinery + 2 week final drawing	Wed 25/03/26	15 days	Wed 15/04/26
117	Fit out production period (wardrobes, doors, archs, skirt etc)	Thu 16/04/26	60 days	Fri 10/07/26
118	Bespoke joinery fit out period TBC	Mon 13/07/26	25 days	Fri 14/08/26
119	Mist Coat	Wed 01/04/26	5 days	Wed 08/04/26
120	tiling	Thu 09/04/26	15 days	Wed 29/04/26
121	Sanitaryware to WC	Thu 30/04/26	5 days	Thu 07/05/26
122	M&E 2nd Fix&Power On	Thu 30/04/26	20 days	Fri 29/05/26
123	2nd fix carp items not covered in bespoke joinery	Mon 01/06/26	10 days	Fri 12/06/26
124	Decorations	Tue 16/06/26	20 days	Mon 13/07/26
125	Detape & Builders clean & Mastic	Mon 17/08/26	5 days	Fri 21/08/26
126	Snagging / Touch ups / Sprinkle clean	Mon 24/08/26	10 days	Mon 07/09/26
127				
128	**First Floor**	**Mon 05/01/26**	**192 days**	**Mon 05/10/26**
129	M&E 1st Fix & Ducting	Mon 05/01/26	15 days	Fri 23/01/26



ID	Task Name	Start	Duration	Finish
130	Metal Stud / 1st fix Carpentry	Mon 19/01/26	10 days	Fri 30/01/26
131	Board walls & install base shadows trim	Mon 02/02/26	10 days	Fri 13/02/26
132	MF & plasterboard ceilings inc blind boxes, light troughs etc	Mon 16/02/26	20 days	Fri 13/03/26
133	Plaster ceilings and some walls	Mon 16/03/26	15 days	Fri 03/04/26
134	Insulation, U/F heating pipes & screed	Tue 07/04/26	10 days	Mon 20/04/26
135	Drying Time & survey of bespoke joinery + 2week final drawing approval	Tue 21/04/26	15 days	Tue 12/05/26
136	Bespoke Joinery production period (all carp items, doors, archs etc)	Wed 13/05/26	62 days	Fri 07/08/26
137	Bespoke Joinery fit out period (TBC)	Mon 10/08/26	25 days	Mon 14/09/26
138	Mist Coat	Tue 28/04/26	4 days	Fri 01/05/26
139	Tiling	Tue 05/05/26	20 days	Tue 02/06/26
140	Sanitaryware to Bathrooms	Wed 03/06/26	10 days	Tue 16/06/26
141	M&E 2nd Fix&Power On	Wed 03/06/26	15 days	Tue 23/06/26
142	2nd fix carp items not covered in bespoke joinery package	Wed 24/06/26	10 days	Tue 07/07/26
143	Decorations	Wed 08/07/26	20 days	Tue 04/08/26
144	Detape & Builders clean & Mastic	Tue 15/09/26	5 days	Mon 21/09/26
145	Snagging / Touch ups / Sprinkle Clean	Tue 22/09/26	10 days	Mon 05/10/26
146				
147	**Ground Floor**	**Mon 19/01/26**	**227 days**	**Mon 07/12/26**
148	M&E 1st fix & ducting	Mon 19/01/26	15 days	Fri 06/02/26
149	Metal stud / first fix Carpentry	Mon 02/02/26	10 days	Fri 13/02/26
150	Board walls & install base shadow trims	Mon 16/02/26	10 days	Fri 27/02/26
151	MF & plasterboard to ceilings inc blind boxes, light troughs etc	Mon 02/03/26	20 days	Fri 27/03/26
152	Plaster ceilings & some walls (TBC)	Mon 30/03/26	15 days	Mon 20/04/26
153	Insulation, U/F heating pipes & screed	Tue 21/04/26	10 days	Tue 05/05/26
154	Drying Time & survey of bespoke joinery + 2week final drg approval	Wed 06/05/26	15 days	Wed 27/05/26
155	Bespoke Joinery production period (all carp items, doors, archs etc)	Thu 28/05/26	62 days	Fri 21/08/26
156	Bespoke joinery installation period (TBC)	Mon 24/08/26	25 days	Mon 28/09/26
157	Mist Coat	Wed 13/05/26	4 days	Mon 18/05/26
158	Tiling	Wed 03/06/26	20 days	Tue 30/06/26
159	Sanitaryware to Bathrooms	Wed 01/07/26	5 days	Tue 07/07/26
160	Kitchen	Wed 24/06/26	20 days	Tue 21/07/26
161	M&E 2nd Fix&Power On	Wed 24/06/26	15 days	Tue 14/07/26
162	2nd fix carp items not covered in bespoke joinery	Wed 15/07/26	10 days	Tue 28/07/26
163	Decorations	Wed 29/07/26	20 days	Tue 25/08/26
164	De tape & Builders clean & Mastic	Tue 29/09/26	5 days	Mon 05/10/26
165	Snagging / Touch ups / Sprinkle Clean	Tue 06/10/26	10 days	Mon 19/10/26
166	Handover	Mon 07/12/26	0 days	Mon 07/12/26
167				
168	**Permenant Stairs & Finish stairwell, Client Demonstraitions & Client FF&E**	**Tue 15/09/26**	**60 days**	**Mon 07/12/26**
169	TJ install stairs, curved walls etc	Tue 15/09/26	30 days	Mon 26/10/26
170	SBJ timber slats to stair walls (additional visit?)	Tue 27/10/26	10 days	Mon 09/11/26
171	TJ fully decorate stairs, goings, risers, walls and soffit, inspect & sign off	Tue 10/11/26	10 days	Mon 23/11/26
172	Riva Inspections & Sign off project prior to Demonstrations & FF&E	Tue 24/11/26	10 days	Mon 07/12/26
173				
174	**Section 5 - Externals (noise restrictions apply)**	**Wed 01/10/25**	**295 days**	**Mon 07/12/26**
175	Summer Embargo ends	Wed 01/10/25	0 days	Wed 01/10/25
176	Road side & entrance wall north & last of east north, column block granite	Mon 10/11/25	23 days	Wed 10/12/25
177	Services in 3rd Nov 1 week - all ducts in place before above	Mon 03/11/25	5 days	Fri 07/11/25
178	West boundary wall - no permit middle section wall left partially down until Hirt crane lift done. Move offices into building	Mon 05/01/26	40 days	Fri 27/02/26
179	Scaffold down north first? Maybe look at gabel section earlier	Thu 28/05/26	0 days	Thu 28/05/26
180	CAP POOLS - DELETE THIS LINE ONCE TBC BELOW	Fri 29/05/26	105 days	Fri 23/10/26
181	**CAP POOL WORKS (ALL TBC)**	**Mon 02/02/26**	**150 days**	**Thu 03/09/26**
182	POOL WORKS COMMENCE	Mon 02/02/26	0 days	Mon 02/02/26
183	Erect Marquee	Mon 02/02/26	5 days	Fri 06/02/26
184	Render & screed pool	Mon 09/02/26	10 days	Fri 20/02/26
185	Tanking & tiling	Mon 23/02/26	60 days	Tue 19/05/26
186	Measure for floor once coping tiles on & firm up with Tielemen	Wed 20/05/26	5 days	Wed 27/05/26
187	Manufacture period for floating floor (guess 12 weeks)	Thu 28/05/26	60 days	Wed 19/08/26
188	Install & commission floating floor	Thu 20/08/26	10 days	Thu 03/09/26
189	South boudary walls inc last of east - SCAFF DOWN EARLY SOUTH	Mon 02/03/26	30 days	Mon 13/04/26
190	ALL SERVICES EAST inc Rising Main, BACKFILL & RC SLAB FOR PAVING	Fri 29/05/26	15 days	Thu 18/06/26
191	Back fill, final services & Paviours east	Fri 19/06/26	20 days	Thu 16/07/26
192	Services south & Backill & RC slab for paving	Fri 19/06/26	15 days	Thu 09/07/26
193	CRANE IN TOPSOIL TO AREAS ????	Fri 10/07/26	5 days	Thu 16/07/26
194	Paviours south to carpark dividing wall	Fri 17/07/26	15 days	Thu 06/08/26
195	Turntable rc slab install	Fri 07/08/26	10 days	Thu 20/08/26
196	Turntable install, rc ring after	Fri 21/08/26	10 days	Fri 04/09/26
197	backfill & basecoat permeable tarmac	Mon 07/09/26	15 days	Fri 25/09/26
198	Decs, lights to externals, hottub, jacuzzi etc	Mon 21/09/26	20 days	Fri 16/10/26
199	Clean, Snag, inspections & commission	Mon 19/10/26	15 days	Fri 06/11/26
200	Install resin driveway once all deliveries / fit out complete	Mon 09/11/26	10 days	Fri 20/11/26
201	HANDOVER	Mon 07/12/26	0 days	Mon 07/12/26