OVERALL DEVELOPMENT PROCESS

STAGE 1: PRELIMINARY STUDY
STAGE 2: CONCEPT DEVELOPMENT
STAGE 3: SCHEMATIC DESIGN
STAGE 4: SD TO LOCAL AUTHORITY SUBMISSION
STAGE 5: CONSTRUCTION DOCUMENTATION
STAGE 6: PROCUREMENT & CONTRACTOR APPOINTMENT
STAGE 7: CONSTRUCTION
STAGE 8: PROJECT CLOSE OUT

DEVELOPMENT & CONSTRUCTION STAGES

STAGE 1
STAGE 2
STAGE 3
STAGE 4
STAGE 5
STAGE 6
STAGE 7
STAGE 8

ROLE PLAYERS

CLIENT
OPERATOR
DEV MANAGER

A o R - ARCHITECT OF RECORD
DTS - DESK TOP STUDY
B & W - BLACK & WHITE CONCEPT PRESENTATION
RoD - RECORD OF DECISION
PoS - PLAN OF STUDY
EIA - ENVIRONMENTAL IMPACT ASSESSMENT
I & A P - INTERESTED & AFFECTED PARTIES
LA - LOCAL AUTHORITY
OS & E - OPERATOR SYSTEMS & EQUIPMENT
P o S - PLAN OF STUDY
RF I - REQUEST FOR INFORMATION
R D D - RECORD OF DECISION
T P - TOWN PLANNING
S D - SCHEMATIC DESIGN
S D P - SITE DEVELOPMENT PLAN / URBAN PLAN
S I - SITE INSTRUCTION

ABBREVIATIONS

MARKET RESEARCHERS
CONCEPT CONSULTANT
CONCEPT ARCHITECT
INTERIOR DESIGNER
F & B CONSULTANT
MEP CONSULTANTS
STRUCTURAL ENGINEER
MEP ENGINEER
MEP CONSULTANTS

MARKETING STRATEGY
APPOINTMENT OF AGENTS
MARKETING DOCUMENTATION & COLLATERAL
SALES MANAGEMENT
DEVELOPMENT PUBLIC RELATIONS

PROJECT MANAGER
CONTRACTORS

MARKETING DOCUMENTATION & COLLATERAL
FLOW CHART FOR TYPICAL DEVELOPMENT

STAGE 4 : DESIGN DEVELOPMENT FOR LOCAL AUTHORITY APPROVAL

SITE DEVELOPMENT PHASE

- PREPARE URBAN/SDP PLAN
- REVIEW URBAN/SDP PLAN
- DETERMINE BULK SERVICE CONTRIBUTIONS
- NEGOTIATIONS WITH LOCAL AUTHORITY
- PAYMENT OF CONTRIBUTION
- LA REVIEW OF SDP

ARCH SURVEYING PHASE

- PREPARE ARCH FLOOR & ROOF LAYOUTS
- PREPARE ARCH SECTIONS
- PREPARE ARCH ELEVATIONS
- REVIEW PERIOD
- SUBMIT TO LA
- LA REVIEW OF SUBMISSION
- LA APPROVAL

ARCH SURVEYING PHASE

- PREPARE ELEC FLOOR LAYOUTS
- PREPARE ELEC SERVICE SCHEMATIC SECTIONS
- PREP ELEC SERVICE SCHEMATIC SECTIONS

ELECTRICAL SUBSURVEYING PHASE

- PREP WET SERVICE FLOOR LAYOUTS
- PREP WET SERVICE SCHEMATIC SECTIONS

PLUMBING & SERVICES SUBSURVEYING PHASE

- PREP FIRED SERVICE FLOOR LAYOUTS
- PREP FIRED SERVICE SCHEMATIC SECTIONS

MECHANICAL SERVICES SUBSURVEYING PHASE

- PREP MECH SERVICES FLOOR LAYOUTS
- PREP MECH SERVICES SCHEMATIC SECTIONS

STRUCTURAL SUBSURVEYING PHASE

- PREP STRUCTURAL DRAWINGS
- PREP STRUCTURAL CALCULATIONS

CLIENT STAGE 3 APPROVAL

- SUBMIT SDP TO AUTHORITY
- REVIEW URBAN/SDP PLAN
- SUBMIT TO LA
- LA REVIEW OF SUBMISSION

NEGOTIATIONS WITH LOCAL AUTHORITY

- DETERMINE BULK SERVICE CONTRIBUTIONS
- NEGOTIATIONS WITH LOCAL AUTHORITY
STAGE 8 : PROJECT CLOSE OUT

WORKS COMPLETION:
- Preparation of snag lists
- Remedial work
- Signing off of remedial work
- Works completion
- Prepare 60 day defect list
- Remedial work & sign off
- Final completion

OPERATIONS COMPLETION:
- Preparation of operation manuals
- Review of O/P S manuals
- O/P S staff induction
- Training of O/P S staff
- 3rd party
- Sign off
- O/P S to client

COMMISSIONING:
- Testing of systems
- Adjustment to system
- Signing off of system
- 3rd party inspection of system
- 3rd party verification

AS BUILT DRAWINGS:
- Identification of changes
- Preparation of as-built drawings
- Sign off
- Issue DWGs to client

FINAL ACCOUNT:
- Final measurement of work
- Review of contractor certificates
- Final contractor negotiations
- Final account sign off
- Adjudication of claims
- Adjudication of S.I

FLOW CHART FOR TYPICAL DEVELOPMENT