

42 ASHCOMBE STREET, RESERVOIR

The *Ashcombe* Programme.

When each stage of the three townhouses at 42 Ashcombe Street starts and finishes, from demolition to handover.

Prepared for the project owner by the builder, using BuilderHQ, before work starts on site. It allows for public holidays, the Christmas shutdown and Melbourne's weather, and holds time in reserve for delays that cannot be forecast.

SITE START

9 Nov 2026

Monday

COMPLETION

13 Dec 2027target 15 Nov 2027, plus 4 weeks
held in reserve

TIME ON SITE

57 weeksabout 13 months, including the
Christmas shutdown

00 CONSTRUCTION PROGRAMME

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A milestone plan for the build, written to be read in ten minutes.

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ABOUT THIS PROGRAMME

Dates built from working days, holidays, the shutdown and Melbourne's weather record.

It is the builder's plan for the work at the date of issue and is read with the building contract. It is reissued whenever a date changes, with the change marked.

01 THE PROJECT

Project Overview

The existing weatherboard house is demolished and three four-bedroom, double-storey townhouses are built at the same time. Dwelling 1 is detached and faces the street; Dwellings 2 and 3 share a fire-rated party wall and a driveway along the southern boundary.

<div>CLIENT</div> <div>Project Owner</div> <div>Owner</div>	<div>PROJECT</div> <div>42 Ashcombe Street</div> <div>Reservoir 3073</div>	<div>DESIGN TEAM</div> <div>Architect</div> <div>Engineer · energy rater</div>	<div>PROJECT REF</div> <div>BHQ-EX-2026-CP</div> <div>Issue One · October 2026</div>
<div>SITE AREA</div> <div>812 m²</div> <div>Irregular · 18.60 m frontage</div>	<div>TOTAL FLOOR AREA</div> <div>683 m²</div> <div>553 living · 130 garage/porch</div>	<div>SITE START</div> <div>9 Nov 2026</div> <div>Monday</div>	<div>COMPLETION</div> <div>13 Dec 2027</div> <div>target 15 Nov 2027</div>

THE HOMES IN BRIEF

<div>SITE</div> <div>Demolition first</div> <div>Existing weatherboard house, outbuildings and paving removed; floor levels step 0.85 m across the site</div>	<div>HOMES</div> <div>Three at once</div> <div>Four bedrooms each; Dwelling 1 detached, Dwellings 2 and 3 joined by a fire-rated party wall</div>	<div>GROUND</div> <div>Reactive clay</div> <div>Site class M to H pending the geotechnical report; basalt rock possible; waffle-pod slabs; rear retaining to 800 mm</div>	<div>STRUCTURE</div> <div>Timber and steel</div> <div>About 4 to 5 t of galvanised steel, Posi-strut upper floors, 3.0 m ground floor ceilings</div>
<div>ENVELOPE</div> <div>Brick and render</div> <div>PGH Blanco face brick, EPS render to the upper walls, metal tray deck at 2° to box gutters</div>	<div>WINDOWS</div> <div>About 128 m²</div> <div>Aluminium windows and doors, mostly 2.7 m high, with nine Velux skylights and three panel-lift garage doors</div>	<div>SERVICES</div> <div>All-electric</div> <div>7.0 star; heat-pump hot water, induction cooking, reverse-cycle heating and cooling, 1.5 kW solar to each home</div>	<div>OUTSIDE</div> <div>Shared driveway</div> <div>About 40 m long, two crossovers, a pumped stormwater pit at the street, a 2,000 L tank to each home</div>

THREE THINGS THAT SHAPE THIS PROGRAMME

Three homes at once. Each trade works through the three homes in turn, so the slabs, frames and fit-outs follow one another rather than starting on the same day. **The Christmas shutdown.** Demolition and site works finish before Christmas, and the slabs start on 11 Jan 2027 after the three-week break. **Long-lead items.** Steel, windows and skylights are ordered at pre-start so they arrive before their stage.

02 HOW THE BUILD RUNS

Sequence and Method

The homes are closed in before anything that cannot get wet goes in, and nothing is covered up before it has been inspected.

1

Clear the site and build the structure

Demolition, site works and three slabs, then the frames.

STAGES 02 TO 05

2

Close them in

Roofs, box gutters, windows, brick and render make the homes weathertight.

STAGE 06

3

Services, then linings

Pipes, cables and ducts in the open frames, then plasterboard.

STAGES 07 AND 08

4

Finish and hand over

Fit-out, fit-off, driveways and gardens, checks and keys.

STAGES 09 TO 13

290 *days*

OF TRADE WORK
ACROSS THE
STAGES

18 *days*

ADDED FOR
WEATHER ON THE
EXPOSED STAGES

22 *days*

OF PUBLIC
HOLIDAYS AND
SHUTDOWN ON
SITE

20 *days*

HELD IN RESERVE
FOR THE
UNFORECAST

WORKING WEEK

- **Monday to Friday, 7 am to 5 pm.** Within Darebin's permitted hours of 7 am to 8 pm. Saturdays are not worked.
- **Days off site.** Victorian public holidays and the three-week Christmas shutdown (Section 06).
- **Neighbours.** A letter before demolition and a day's notice before the noisiest days, such as the slab pours and the crane.

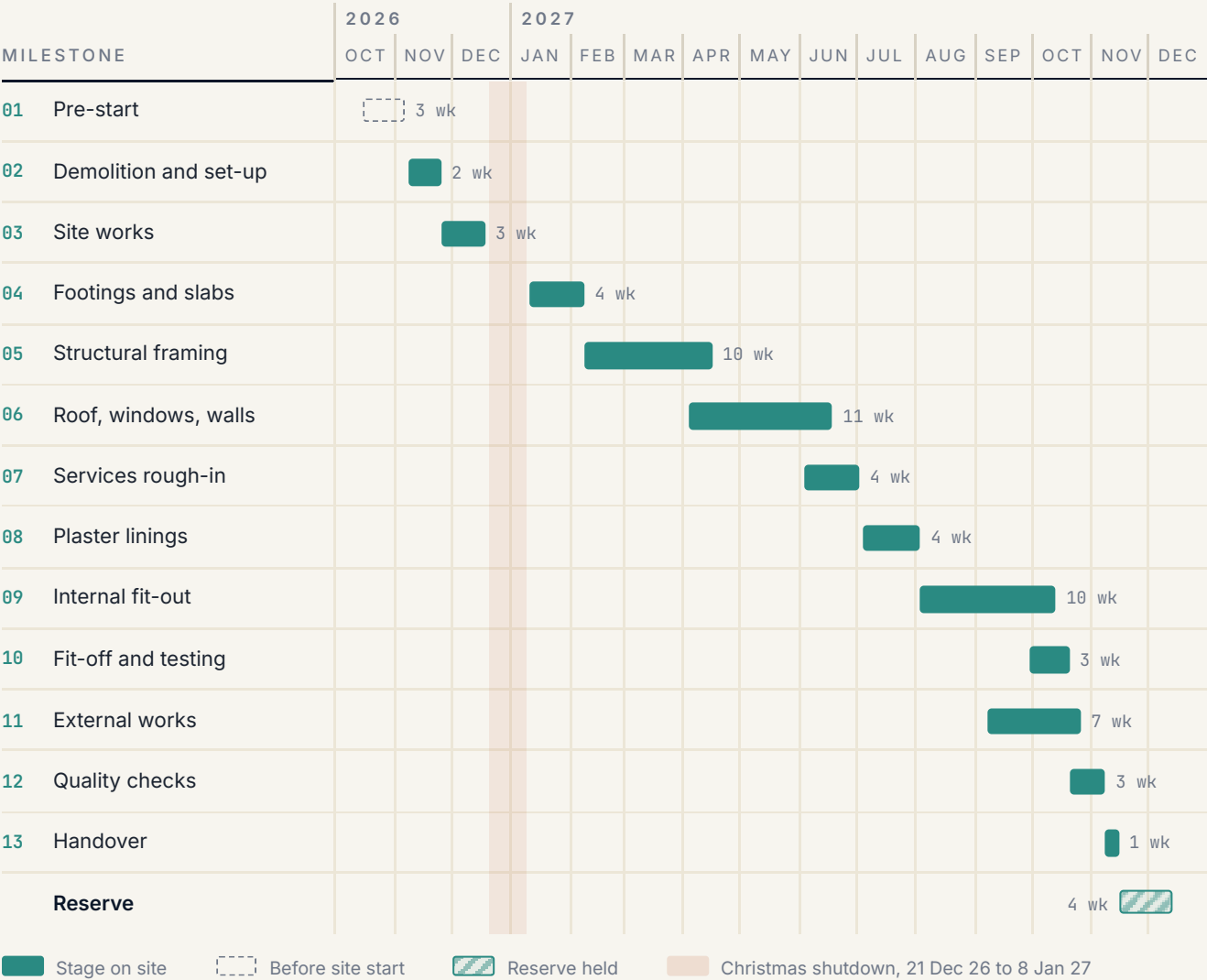
HOLD POINTS

Before demolition	Hazmat survey, licensed asbestos removal and a clearance certificate
Before footings	Surveyor inspects the excavation; engineer confirms the ground
Before each pour	Surveyor inspects the reinforcement to each slab
Frame complete	Steel and truss certificates, then a frame inspection of each home
Before lining	Rough-in, insulation and the fire-rated party wall checked
Final	Final inspection and an occupancy permit for each home

03 MILESTONE CHART

Programme

Thirteen milestones from the paperwork before site start to the keys. Each bar is a stage; the reserve at the end is time held for events that cannot be forecast.



<div>SITE START</div> <div>9 Nov 2026</div> <div>Monday</div>	<div>FRAME COMPLETE</div> <div>16 Apr 2027</div> <div>all three homes</div>	<div>LOCK-UP</div> <div>18 Jun 2027</div> <div>weathertight and secure</div>	<div>COMPLETION</div> <div>13 Dec 2027</div> <div>target 15 Nov 2027 plus reserve</div>
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Some stages overlap: services rough-in starts while the cladding is finished, fit-off starts in the last two weeks of fit-out, and the driveways and gardens run alongside the fit-out. Section 04 gives the dates.

04 LIST VIEW

Milestone Schedule

The same programme as a list. Days are working days and already include the weather allowance; weeks are calendar weeks.

MILESTONE	START	FINISH	DAYS	WEEKS
01 Pre-start Permits, neighbour notices, hazmat survey and long-lead orders	16 Oct 26	6 Nov 26	15	3.1
02 Demolition and set-up Asbestos removal, demolition, site fencing and temporary services	9 Nov 26	25 Nov 26	13	2.4
03 Site works Set-out, cut and fill, rear retaining, in-ground services, stormwater pit	26 Nov 26	18 Dec 26	17	3.3
04 Footings and slabs Three waffle-pod slabs, party wall footing, termite management	11 Jan 27	8 Feb 27	20	4.1
05 Structural framing Ground floor walls, steel, upper floors, upper walls, roof framing	9 Feb 27	16 Apr 27	46	9.6
06 Roof, windows, walls Tray-deck roofs, box gutters, skylights, windows, brick, render	5 Apr 27	18 Jun 27	54	10.7
07 Services rough-in Plumbing, electrical, heating and cooling, solar, insulation	4 Jun 27	2 Jul 27	20	4.1
08 Plaster linings Plasterboard, wet-area board, fire-rated linings, setting	5 Jul 27	3 Aug 27	22	4.3
09 Internal fit-out Doors, joinery, waterproofing, tiling, stairs, painting, floors	4 Aug 27	13 Oct 27	50	10.1
10 Fit-off and testing Fixtures, appliances, heating and cooling, hot water, solar; all tested	30 Sep 27	20 Oct 27	15	3.0
11 External works Driveway, two crossovers, paths, fences, tanks, landscaping	8 Sep 27	26 Oct 27	34	7.0
12 Quality checks The builder's inspection, walk-throughs with you, rectification, clean	21 Oct 27	8 Nov 27	12	2.7
13 Handover Final inspections, occupancy permits, keys and manuals	9 Nov 27	15 Nov 27	5	1.0
Reserve for unforecast delays Held at the end; used only if a delay in Section 07 occurs	16 Nov 27	13 Dec 27	20	4.0
Site start to completion	9 Nov 26	13 Dec 27	264	57.1

Each date is a working day. The Christmas shutdown falls between the site works and the slabs, which is why the dates jump three weeks there. Where a stage ends on a Friday, the next starts on the Monday.

05 SECTION A · STAGES 01 TO 07

Stage by Stage

What happens in each stage, what you will see on site, and what is needed from you.

01 Pre-start

16 Oct – 6 Nov 26

Building permit, demolition consent, and council asset-protection and crossing permits. Hazmat survey of the old house. Protection work notices to the neighbours on both sides, who have 14 days to respond. Steel, windows and skylights ordered.

ON SITE Paperwork. The site stays as it is.

FROM YOU Signed contract, and the brick, window and roof colour selections.

02 Demolition and set-up

9 Nov – 25 Nov 26

Licensed asbestos removal, then demolition of the house, outbuildings, paving and on-site trees. Temporary fencing, site office, toilet, power and water, and sediment control.

ON SITE The old house gone and the block cleared and fenced.

FROM YOU Gas and electricity supplies to the old house abolished before demolition.

03 Site works

26 Nov – 18 Dec 26

The rear sewer main located and the homes set out. Cut and fill to the stepped levels, rear retaining walls up to 800 mm, in-ground services for all three homes, and the pumped stormwater pit at the street.

ON SITE Excavators on site and the three building platforms taking shape.

04 Footings and slabs

11 Jan – 8 Feb 27

Waffle-pod slabs to the three homes, with footings to the engineer's detail where rock or soft ground is found, the party wall footing, under-slab plumbing and termite management.

ON SITE Three slabs at floor level, poured one home at a time.

FROM YOU Kitchen, bathroom and laundry layouts confirmed before the first pour.

05 Structural framing

9 Feb – 16 Apr 27

Ground floor frames to the 3.0 m ceilings, about 4 to 5 tonnes of galvanised steel craned in, Posi-strut upper floors, first floor frames and the flat roof framing.

ON SITE The full shape of all three homes, both levels.

06 Roof, windows, walls

5 Apr – 18 Jun 27

Tray-deck roofs at 2° to box gutters, with nine skylights. Windows, external doors and three garage doors. PGH Blanco brick, EPS render to the upper walls and the fire-rated party wall.

ON SITE The three homes closed in, weathertight and lockable.

FROM YOU Brick, render and roof colours locked.

07 Services rough-in

4 Jun – 2 Jul 27

Plumbing and electrical through all three frames. Heating and cooling, heat-pump hot water, solar wiring, data and NBN. Insulation to walls, upper floors and ceilings.

ON SITE Pipes, cables and ducts in the open frames.

FROM YOU A walk-through of each home to confirm every power point, light and switch.

OVER CHRISTMAS

Site works before the break, slabs after it.

Demolition and site works are finished and the site is made safe before the shutdown starts on 21 Dec 2026. The slabs start on Mon 11 Jan 2027, so no stage is split across the break.

05 SECTION B · STAGES 08 TO 13

Finishing and Handover

From the first sheet of plasterboard to the keys.

08 Plaster linings

5 Jul – 3 Aug 27

Plasterboard to both floors of all three homes, water-resistant board to the twelve wet areas and fire-rated linings where the design calls for them, then setting and sanding.

ON SITE Rooms with walls and ceilings. Dust, then drying time.

09 Internal fit-out

4 Aug – 13 Oct 27

Internal doors, three kitchens, laundries, robes and vanities. Twelve wet areas waterproofed and tiled. Three staircases with their balustrades, then painting and floor finishes, home by home.

ON SITE Your selections arriving in order: joinery, tiles, paint, floors.

FROM YOU All internal selections locked before this stage starts.

10 Fit-off and testing

30 Sep – 20 Oct 27

Tapware, toilets and basins. Lights, switches and power points. Induction cooktops and appliances, heat-pump hot water, reverse-cycle heating and cooling, solar and the stormwater pumps. All tested.

ON SITE Everything switched on and working.

FROM YOU Appliances delivered to site on the agreed date.

11 External works

8 Sep – 26 Oct 27

The common driveway of about 40 m, paths and porches, two vehicle crossovers with the kerb and nature strip reinstated, front and divisional fences, gates and letterboxes, rainwater tanks connected, and the 291 m² of garden.

ON SITE The outside finished and the site cleared.

FROM YOU The landscape plan endorsed under the planning permit.

12 Quality checks

21 Oct – 8 Nov 27

The builder's own inspection of each home, a walk-through of each with you, every item on the list fixed, and a full clean.

ON SITE A walk-through of each home and the list being closed out.

FROM YOU Your written list from each walk-through.

13 Handover

9 Nov – 15 Nov 27

Final inspection and an occupancy permit for each home. Keys, warranties, manuals and certificates handed over in one meeting.

ON SITE Keys in hand for all three homes.

FROM YOU Final payment under the contract.

HANDOVER

An occupancy permit for each home comes before the keys.

Once the surveyor issues the occupancy permits and the final payment is made, the builder hands over the keys, warranties, manuals and certificates in one meeting. The defects period in the contract starts that day.

06 ANTICIPATED DELAYS

Known Interruptions

Days the site is closed and the time allowed for weather, both built into every date.

DAYS OFF SITE

Christmas and New Year shutdown21 Dec 26 – 8 Jan 27

Australia Day	Tue 26 Jan 2027
Labour Day	Mon 8 Mar 2027
Good Friday	Fri 26 Mar 2027
Easter Monday	Mon 29 Mar 2027
King's Birthday	Mon 14 Jun 2027
Friday before the AFL Grand Final (date set by the AFL)	Fri 24 Sep 2027
Melbourne Cup Day	Tue 2 Nov 2027

WORKING HOURS

- Monday to Friday, 7 am to 5 pm. The programme uses these days only.
- Saturdays. Kept free. Any make-up day is agreed with you first.
- Sundays and public holidays. The site is closed.

SITE START TO COMPLETION

Calendar days	400
Weekend days	114
Public holidays	7
Shutdown days	15
Working days, including the reserve	264

WEATHER ALLOWANCE BY MONTH

MONTH	WORKING DAYS ON SITE	RAIN DAYS 1 MM+	HEAVY RAIN DAYS 10 MM+	HOT DAYS 35 °C+	DAYS ALLOWED
Nov 2026	16	8.3	1.8	0.6	1.4
Dec 2026	14	7.2	1.7	2.0	1.8
Jan 2027	14	5.6	1.4	3.6	2.0
Feb 2027	20	5.1	1.4	2.7	2.2
Mar 2027	20	6.1	1.5	1.0	1.5
Apr 2027	22	7.9	1.6	0.0	2.3
May 2027	21	9.7	1.4	0.0	1.5
Jun 2027	21	9.4	1.1	0.0	1.0
Jul 2027	22	9.7	1.0	0.0	0.0
Aug 2027	22	10.4	0.9	0.0	0.0
Sep 2027	21	10.4	1.5	0.0	2.0
Oct 2027	21	10.2	1.8	0.1	2.4
Nov 2027	10	8.3	1.8	0.6	0.0
Total	244				18

Bureau of Meteorology monthly averages for Melbourne, scaled to a five-day week, up to target completion. A heavy rain day stops outdoor work, a lighter one loses a quarter of a day, and a day over 35 °C loses half a day. Applied in full to site works, slabs and external works, and in part to demolition, framing, lock-up and rough-in.

07 UNFORECAST DELAYS

Risks and Contingency

What could delay this build, how likely it is, what it would cost in time, and what is done about it.

RISK	LIKELIHOOD	IF IT HAPPENS	HOW IT IS HANDLED
Rock and reactive clay	MEDIUM	5–15 days	Basalt rock and reactive clay are common in Reservoir. The geotechnical report sets the slab design before site start, and rock found in the excavation is removed to the engineer's detail.
Stormwater connection	MEDIUM	3–10 days	The pumped design assumes a depth for council's drain. Council confirms the point of discharge before the pit is built.
Rear sewer main	LOW	3–8 days	A 225 mm main runs near Dwellings 2 and 3. It is located on the first day of site works, before any footing near it is dug.
Boundary walls and neighbours	MEDIUM	5–15 days	Garages sit on both side boundaries. Protection work notices go out at pre-start, so any disagreement is settled before excavation.
Weather beyond the allowance	MEDIUM	3–8 days	A wetter month than the long-term average. The exposed stages carry the allowance in Section 06.
Steel, windows and skylights	MEDIUM	5–12 days	Fabricated steel, about 128 m ² of windows and nine skylights are the long-lead items. They are ordered at pre-start and chased weekly.
Changes after a stage starts	MEDIUM	2–10 days	Each change states its cost and its effect on the programme before it is approved.
Authorities and connections	LOW	5–15 days	Water, sewer, power and NBN for three new homes. Applications go in at pre-start so the meters are in before handover.

RESERVE HELD

20 working days, held at the end of the programme.

Weighted by likelihood, the risks above add up to about 19 working days. The reserve covers that without moving the completion date. A stage that finishes on time stays on time; the reserve is only drawn on when a delay actually happens.

IF A DELAY HAPPENS

- You hear first.** Written notice of the cause and the expected length, within the period the contract sets.
- The programme is reissued** with the affected stage and every stage after it moved by the same number of working days.
- The reserve is used before the date moves.** A delay beyond the reserve is claimed as an extension of time under the contract.

08 ASSUMPTIONS AND SOURCES

Basis of Programme

The documents, calendar and assumptions behind every date in this programme.

DOCUMENTS

- The architect's working drawings A101 to A116, issued for construction, with the window, door and area schedules.
- Structural drawings S01 to S05 and the civil drainage and pump design, issued for construction.
- NatHERS and Whole-of-Home certificates for Dwellings 1 to 3, re-rated for all-electric services.
- Stage durations as set out in the BuilderHQ estimate BHQ-EX-2026, and the builder's trade bookings and supplier lead times at the date of issue.

ASSUMPTIONS

- Site start on 9 Nov 2026, with the building permit, demolition consent and council permits in place and the neighbour notices served.
- The three homes built at the same time under one contract, with clear vehicle access from Ashcombe Street.
- Monday to Friday within Darebin's permitted hours. Saturdays are not worked and industry rostered days off are not observed.
- Reactive clay, site class M to H, with basalt rock possible. Footing depths are confirmed on excavation.
- Council's point of discharge as assumed by the engineer.
- Selections confirmed before each stage starts, and long-lead items ordered at pre-start.

CALENDAR AND WEATHER

- Victorian public holidays for 2026 and 2027 from Business Victoria.
- The builder's Christmas shutdown, 21 Dec 26 to 8 Jan 27.
- Bureau of Meteorology climate statistics, Melbourne Regional Office, 1855 to 2015: days of rain of 1 mm and 10 mm or more, and days of 35 °C or more, by month.

SOURCES

- 01 **Domestic Building Contracts Act 1995 (Vic), s 31:** the start date and the completion date or building period a contract must state.
- 02 **Building Regulations 2018 (Vic), reg 167:** mandatory notification stages for inspections.
- 03 **Darebin Community Amenity Local Law 2025:** permitted building hours.
- 04 **Business Victoria:** public holidays.
- 05 **Bureau of Meteorology:** Melbourne climate statistics.

PROGRAMME ISSUES

ISSUE	DATE	DESCRIPTION
01	16 Oct 2026	Pre-commencement programme

Status. This programme is the builder's plan for the work at the date of issue. The building contract sets the start date, the building period, the allowances for delays and the process for extensions of time; where the two differ, the contract applies.

This construction programme was prepared for the project owner by the builder, using BuilderHQ, for the three townhouses at 42 Ashcombe Street. It is reissued whenever a date changes, with the change marked.

PREPARED BY

Builder
Your builder

For
The project owner

Questions
From the programme's page in BuilderHQ

PROJECT REFERENCE

BHQ-EX-2026-CP

RESERVOIR · DAREBIN · OCTOBER 2026

builderhq.com.au

MELBOURNE · VICTORIA