

KRADOK

BUDGET
SCOPE
TIME
QUALITY

guide to



Why You Need Project Management for Your Renovation

Planning to renovate your home or investment property is exciting, but without a clear road-map, it can quickly become stressful, costly, and time-consuming. Project Management provides the essential framework to keep your project on track. Think of it as the blueprint for the process of building, ensuring what you want is what you get.

The Budget: Knowing 'How Much' It Will Cost

The Budget is the financial plan that outlines how much money will be spent and when. It is the constraint that keeps the project financially viable.

Importance in Construction:

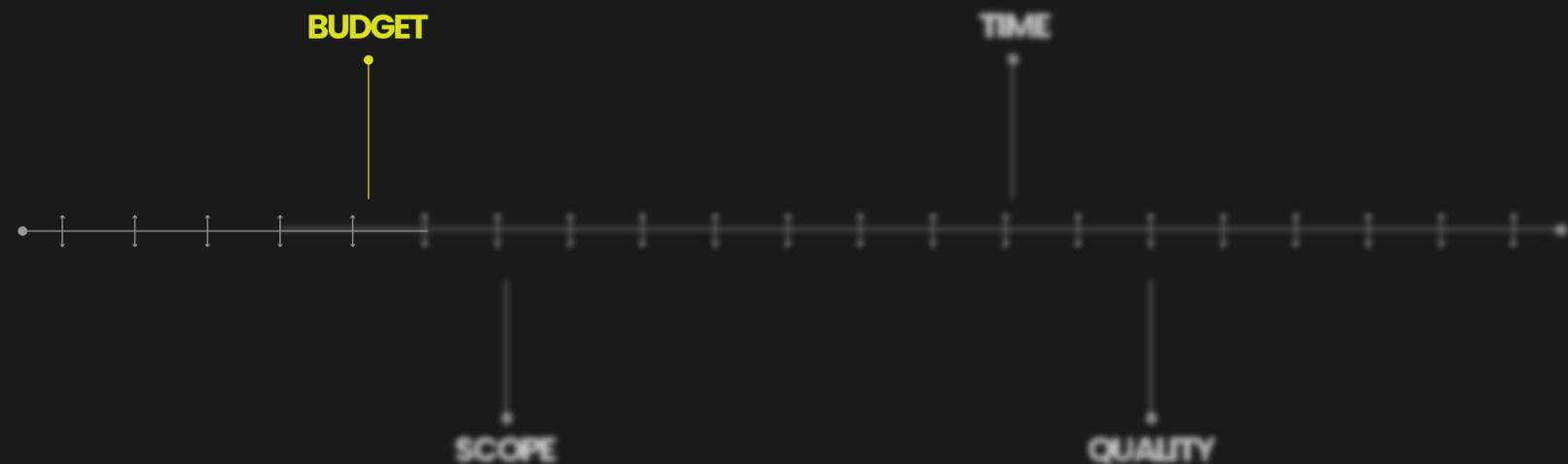
Financial Control: A formal budget isn't just a number; it's a tool for tracking actual spending against planned spending. This allows you to catch overruns early.

Informed Decisions: Knowing your budget limit upfront helps you make decisions about Scope (what features you can afford) and Quality (what level of finish you can select).

Where to Start:

Contingency Fund: Always allocate 10-20% of your total budget for a Contingency Fund. Renovations, especially on older properties, almost always reveal unexpected issues (e.g., faulty wiring, hidden dampness). This money is your project's safety net.

Cost Breakdown: Ensure your builder provides a detailed breakdown separating labor, materials, permits, and professional fees (like architects or engineers).



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The entire process hinges on understanding and managing the 4 Core Pillars: Scope, Budget, Time, and Quality. If you change one pillar, the others will be affected.

The Scope:

Defining 'What' You Are Building

The Scope is the detailed definition of all the work required to deliver the finished product. It answers the question: "What exactly are we building and what's included?"

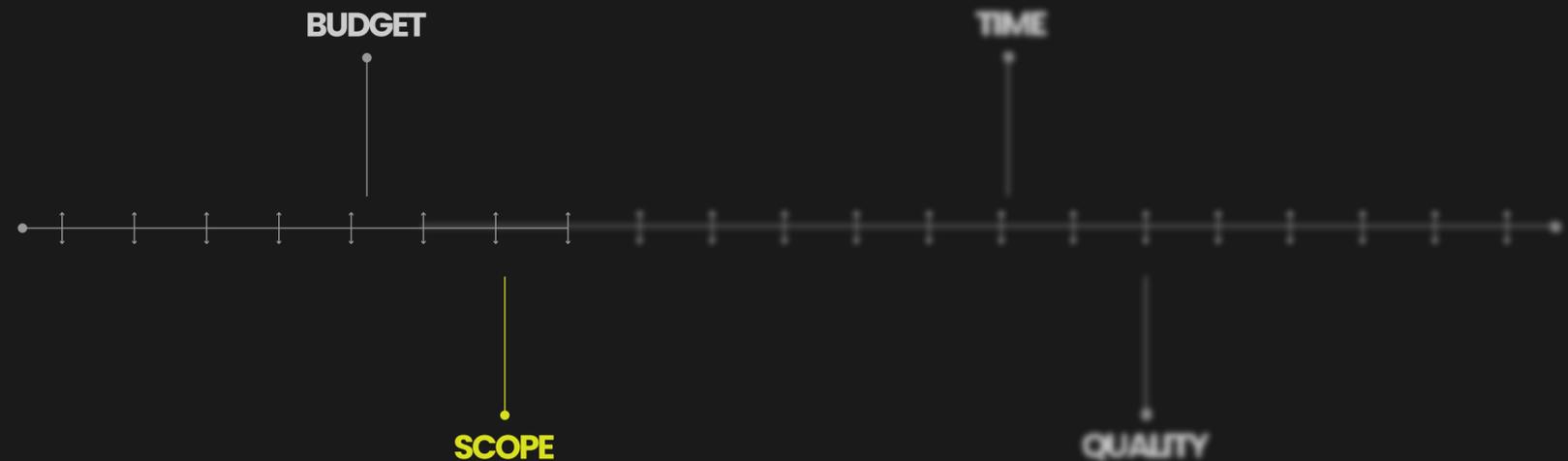
Importance in Construction:

Preventing "Scope Creep":

This is the number one cause of budget and time overruns. Scope creep happens when small, unmanaged changes or additions are made throughout the project. A clear scope makes it easier to say "This is outside the plan" and formally manage changes.

Clarity for Contractors:

A well-defined scope ensures every contractor is bidding on and building the exact same thing. This eliminates confusion and disputes later on.



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The Timeline: Setting 'When' It Will Be Done

The Timeline (or Schedule) is a sequence of activities and their estimated duration, defining the start and end dates of the overall project.

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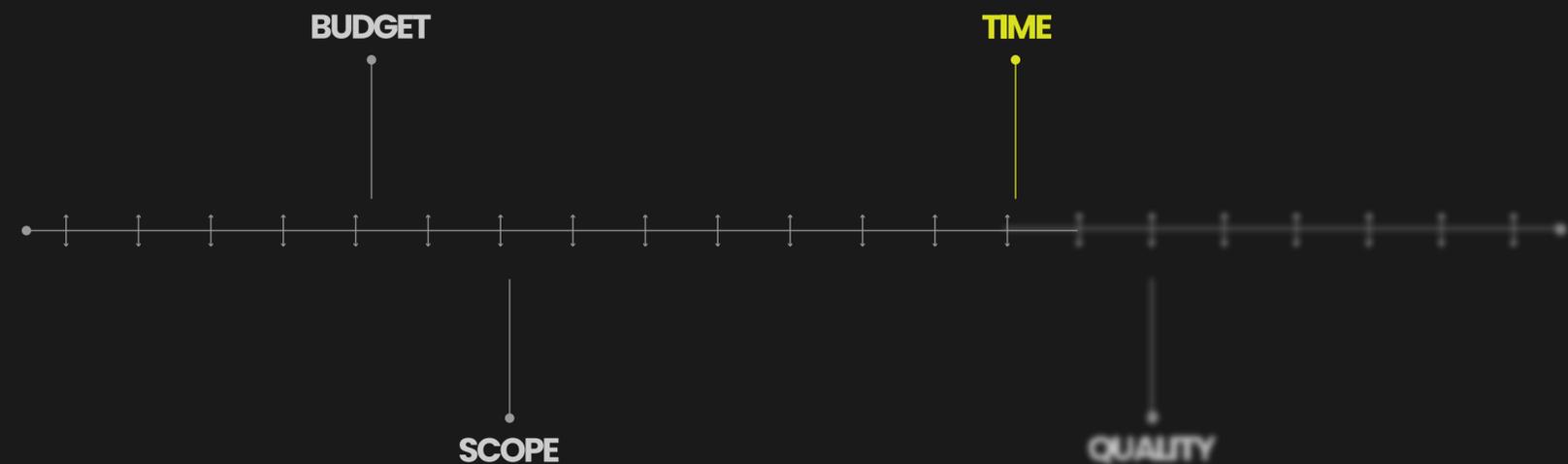
Coordination: In renovation, one task often depends on another (e.g., plumbing must be roughed-in before drywall goes up). A timeline coordinates all tradespeople (plumbers, electricians, tilers) so they show up in the right order.

Managing Expectations: A realistic timeline gives you a predictable date for when you can move back in or rent the property out, allowing you to manage your personal or business plans.

Common Factors Affecting Time:

Permitting: Waiting for city or municipal approval can take weeks or months. This must be factored into the timeline.

Material Lead Times: Highly specialised or imported finishing materials (like custom cabinets or specific tiles) can have long lead times. Ordering materials is often a critical task that must be done early.



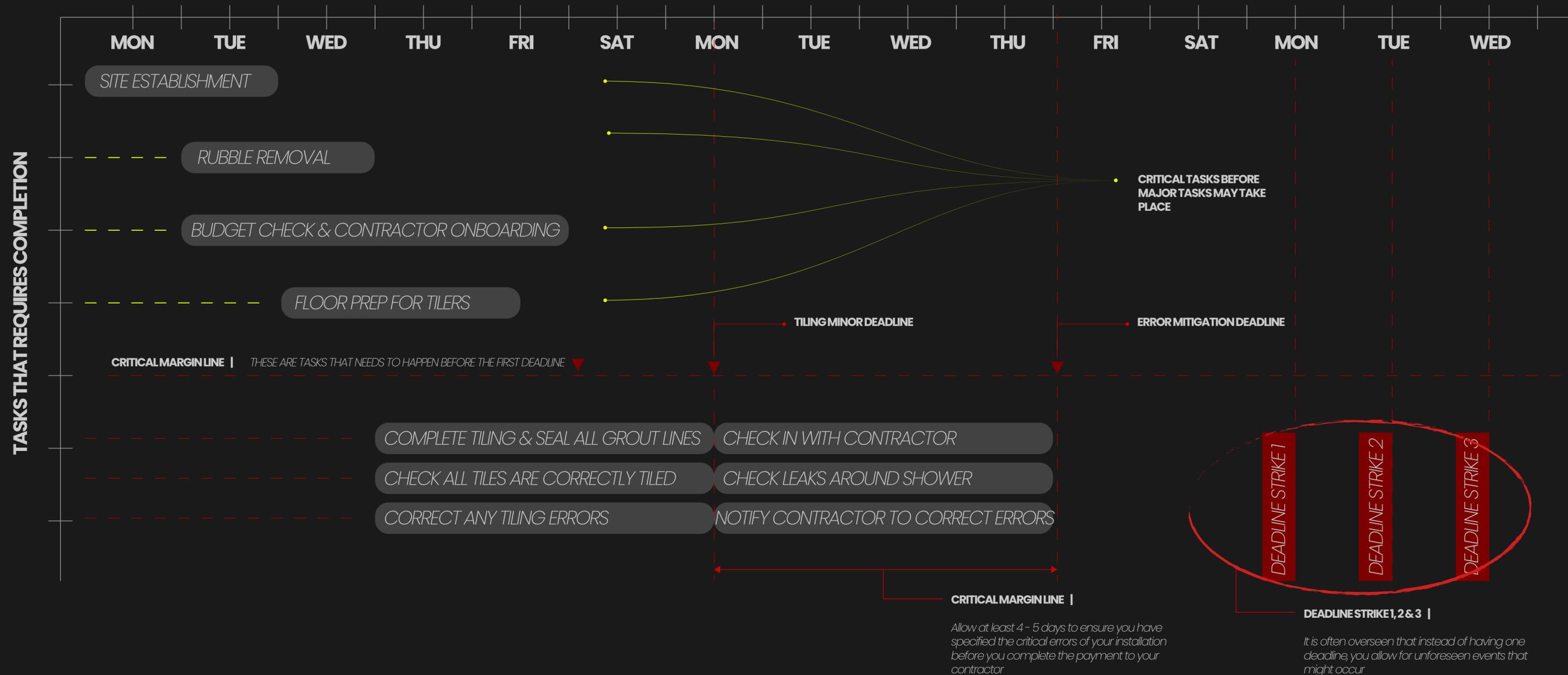
The Pivotal Game Changer

Understanding the Gantt Chart

FOOD FOR THOUGHT |

1. Remember things that are custom made will have to be manufactured ahead of installation schedule
2. Curtains, Custom Pillows etc, all have lead times. Make sure to double check measurements
3. Ensure your MEP (Mechanical, Equipment & Plumbing) are installed prior major components

THE AMOUNT OF DAYS THAT REQUIRES SPECIFIC TASKS FOR COMPLETION



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The Quality: Defining 'How Well' It Will Be Built

Quality refers to the standards and specifications that must be met for the final product to be acceptable. It ties directly to the level of finish, durability, and craftsmanship.

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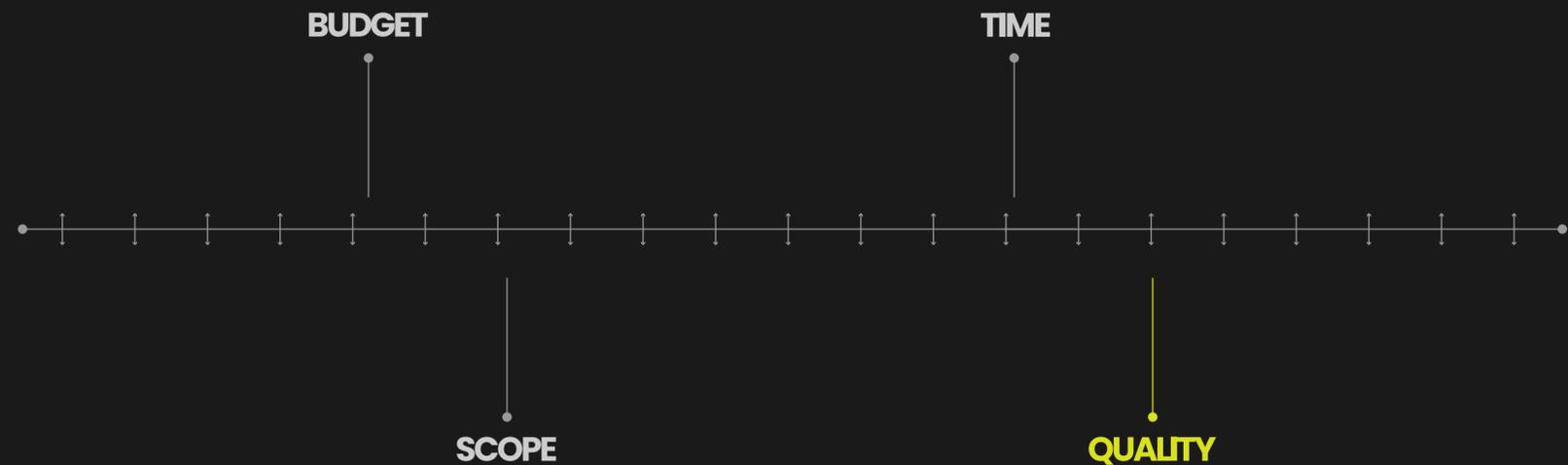
Customer Satisfaction: High quality ensures the final product is functional, aesthetically pleasing, and lasts for years, minimizing costly repairs.

Direct Link to Cost: Quality is the ultimate link between the other three pillars. Example: Choosing a higher quality European tile (Quality) will increase the material cost (Budget) and may increase the installation time (Timeline), forcing a re-evaluation of the initial Scope.

How to Specify Quality:

Specifications: Don't just say "nice kitchen." Specify the brand, model, and finish of the appliances, the thickness of the stone counter top, and the type of cabinet hardware.

Workmanship: Insist on a clear standard of workmanship, such as adhering to all local building codes and industry best practices.



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END

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