

Commercial fitout — zone by zone

- 1** **Strip-out & make-safe.** Demo complete, services capped, base building protected.
- 2** **Set-out.** Walls marked, services routes agreed, clashes found on the floor not in the ceiling.
- 3** **Services rough-in (overhead).** Mech ducts first (biggest), then fire, hydraulics, electrical/data trays.
- 4** **Wall framing & one side sheeted.** In-wall services, then close.
- 5** **Ceiling grid** — after overhead services inspected. Tiles stay OUT until dusty trades finish.
- 6** **Floors prepped.** Levelling, moisture tests for vinyl/timber.
- 7** **Joinery & fitments** then **paint** (or paint-first per spec — decide once, apply everywhere).
- 8** **Floor finishes** zone by zone — and each finished zone LOCKS (protection down, access controlled).
- 9** **Fit-off & commissioning.** Electrical, mech air balance, fire testing — book certifiers EARLY.
- 10** **Defects → client walk → handover.** By zone, with the paperwork per zone.

⚠ Fitout dies by zone-jumping: five trades "just finishing something" in a completed zone. One trade per zone, finished zones lock, entry through the Handover Gate. That discipline is the whole game.