

Stage Codes and Descriptions used in Cordell Construction Research

Name	Description
Exploration	Used in mining only where exploration (drilling, sampling, surveys, etc.) are in progress.
Early Planning	A proposal is in the early stages. The designer may or may not be appointed. A developer has an idea, sometimes a piece of land and they are proposing to use it for some type of project. Often at this stage, the project description is vague.
Rezoning Application	An application has been submitted to council for a change in the zone of the land. There are less of these applications these days and the boundary between these and development applications is often blurred as the applicant can submit the two concurrently. Usually concept plans are completed to submit these applications.
Rezoning Approval	When a rezoning application is approved. Initially it is approved conditionally and then, if all parties agree, it is gazetted and the legal status of the land changes with the new zoning.
Preliminary Enquiries to Council	An applicant makes an informal approach to council to determine the likelihood of an application being approved before formally submitting it.
Feasibility/EIS (Environmental Impact Study)	The developers are in the process of ascertaining whether the project is financially or environmentally viable. For major projects, this stage can take months (in some cases, even years). The developer may do budget pricing during this stage to assist in calculations.
Sketch Plans	Sketch plans are preliminary drawings and layouts. These are usually completed before submitting a development application. The architect/designer engaged at this stage may not necessarily be retained to continue with the development. Once the sketch plans are completed, the number of units, floor areas, etc. can be ascertained.
Subdivision Application	Application to subdivide land is submitted to council.
Tenders for Consultant	Sometimes consultants are appointed by a formal tender process. However, this is more likely to happen on government or council jobs.
Design/Construct Tenders	These are formal tenders where the builder is asked not only to submit a price on the construction, but also on the design or part of the design. Design Constructs can vary from tendering on design from the ground up, to just allow flexibility in the use of building materials and finishes – i.e. the project may be 0% - 90% designed before handing to the builder to price. In tenders where the design element is greater, the builder usually teams up with a designer and engineers to submit the price.

Name	Description
Tenders for Developer	This stage usually relates to a block of land owned by Government/council, where they want the land to be developed by private enterprise for a specific purpose (e.g. multi-storey car park). The owner will call tenders for submissions and then select the best outcome in terms of meeting requirements, timeframe, price received, etc. The successful developer then acquires the site, sometimes by leasehold and continues with the development, appointing his own team to complete the job.
Development Application	A formal planning application is submitted to the local council or consent authority for approval to build a certain type of building. Most buildings of a commercial, rather than domestic nature require this type of application. It should be noted that for some States (e.g. QLD & SA) and for particular types of developments, due to State planning laws, a development application may not be made available for public scrutiny.
Development Refusal	Where a development application is refused.
Development Approval / Working Drawings	This stage is where a development application was submitted and approved or where the working drawings are in progress.
Subdivision Approval / Engineering Drawings	An application to subdivide land has been approved and/or engineering drawings for subdivision are in progress.
Building Application	A formal application has been lodged with the local council a private certifier to approve the building structure. All plans are usually completed at this stage although some approvals (e.g. a high-rise building) may be submitted progressively to facilitate an early start to construction. <i>NB: In NSW, Building Applications are referred to as 'Construction Certificates'.</i>
Building Approval	Building plans have been approved but the timeframe for commencement has not been set, or the project may not have a builder appointed (plans can be approved and released without a builder if there is a supervising architect). <i>NB: In NSW, Building Applications are referred to as 'Construction Certificates'.</i>
Contract Under Negotiation	A builder is currently being appointed by negotiation. No tender has or will be called.
Tenders / Registration	Tenders are currently being called from builders. They may be from a select list or advertised (open) tender or an expression of interest (EOI). From the EOI, registrants are then short listed and selected builders are then asked to price. This stage will include some instances where tenders have closed but have not yet been awarded.
Lowest/Preferred Tenderers Named	Tenders have closed and the lowest three tenderers are listed in order or rank from lowest to highest bidder (mostly available in WA & QLD). Sometimes only a 'preferred' or lowest tenderer is listed where others are unavailable. Rank and pricing often only available for government projects.

Name	Description
No Tender Accepted	Tenders have closed and no tender has been accepted. The project may go back to tender, become deferred or abandoned, or be redesigned.
Contract Let – Construction not yet commenced	A builder has been appointed however, construction has not yet commenced.
Construction Commenced	A builder has been appointed and work has commenced.
Site Preparation in Progress	Site works such as fencing, clearing, demolition, excavation, earthmoving, establishment, etc. are currently happening. This stage includes all activity on site up to the point where the building footings are prepared. The time taken to prepare a building site for construction varies considerably from project to project. Projects that have very short site preparation periods will often miss this stage code. Projects reported at this stage are followed up for construction commencement date.
More than Half Way Through – Not yet completed	Construction has commenced (i.e. past site preparation stage) but project is more than half way through its construction phase. Only a small number of projects will be coded here. These projects are still of interest to finishing trades, landscapers, maintenance companies, cleaning companies, etc.
Job Complete	The job is complete. There will be very few projects coded to this stage.