

From shell to opening — owner-side fit-out programme and delivery control

Project work schedule (16 October 2017) + dated site meeting report (20 September 2017) · waterfront café, Oman

THE RECORDS

Two contemporaneous records from one café fit-out inside a master-planned waterfront development in Oman, exported from the owner's project mailbox and published here as a readable derivative. The first is the project work schedule — a forty-task trade sequence issued on 16 October 2017 against a dated October calendar, sent with a working question attached: is this timeline feasible, given that the landlord-approval track runs on its own clock. The second is a one-page site meeting report dated 20 September 2017: the design consultant, the project engineer and the contractor on site, the work inspected, the defects named, the instructions issued in writing.

THE PROGRAMME — SERVICES BEFORE FINISHES, APPROVALS INSIDE THE SEQUENCE

Site handover	the programme opens and closes on handover — possession in, acceptance out
Wet and power services first	plumbing, kitchen and dining electrical, gas line and fittings — planned before a single finish
Life safety as line items	fire works and the suppression system, kitchen hood, exhaust and ducting — programmed, not assumed
Compliance realities named	ecological unit and grease trap carried as their own tasks — the unglamorous lines that pass inspection
Finishes after the invisible work	false ceilings, cladding, painting, joinery, counters, doors, menu panel — sequenced behind the services
Approvals inside the programme	"approvals for painting", "approvals for light fittings" — sign-off written into the sequence, not discovered at the end
Commissioning and cleaning before handover	completion defined as tested and clean, not painted

THE MEETING REPORT — DELIVERY CONTROL IN ONE PAGE

Workmanship inspected and named	flooring quality, plastering on the pantry wall, a door frame packed with foam instead of cement — defects recorded in writing, on the day
Instructions issued with dates	the remaining-works schedule demanded by a named date; electrical and plumbing points to match the design; non-conforming wall tiles to be removed
Evidence demanded, not promised	test reports for electrical, plumbing and drainage required before acceptance
A reporting rhythm	prepared by the consultant, circulated to owner-side and delivery-side in the same thread — the project held to account in writing

ROLE BOUNDARIES

This was owner-side delivery control: the programme and the meeting record sit in the owner-side project mailbox because the owner's interest — cost, sequence, compliance, acceptance — was being held there. The design consultant and the fit-out contractor are third parties and are not named here; the statutory design, engineering and authority approvals belonged to the licensed professionals and authorities who issue them. GGB is the present-day consultancy carrying this same discipline; it claims the coordination and control shown, and nothing else.

REDACTIONS APPLIED

Consultant, contractor and client entity names, individuals' names, telephone numbers and email addresses are removed. No payment figure, contract term or dispute content appears — the records published are the neutral programme and inspection truth.

WHAT THESE RECORDS PROVE — AND WHAT THEY DO NOT

They prove that this fit-out was run as a programmed, inspected, documented delivery: services sequenced before finishes, approvals inside the timeline, defects named in writing, evidence demanded before acceptance. They do not prove construction authorship — the contractor built, the engineers of record supervised — and they do not, alone, prove the venue's later trading performance. That boundary is the point: development control is what these pages show, and development control is what GGB sells.

Project work schedule (16 October 2017) + site meeting report (20 September 2017) • waterfront café development, Oman • published from the source records exported under the owner's 2026-07-30 scoped mailbox authorization • parties, contacts and figures redacted per the register treatment • published anonymised

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