



A GUIDE FOR OWNERS & DEVELOPERS

The Turnkey & Renovation Guide

How to hand over your whole project to one accountable team — from bare shell or tired space to finished, working and handed over on time.

By ITIHAS Engineering Services

Certified EPC & Fit-Out authority · CEng · BEE · IGBC · ECBC · ISO 45001 *"Building Trust. Delivering Value."*

What turnkey really means

Turnkey means you hold one contract and one point of accountability, not a folder of vendors you must coordinate yourself. ITIHAS delivers the complete scope:

- **Design & planning**

Concept, drawings, approvals support and a single coordinated plan.

- **Civil & structural**

Demolition, masonry, structural changes and finishing.

- **Interiors & finishes**

Ceilings, flooring, painting, joinery and furnishing.

- **MEP & HVAC**

Electrical, plumbing, air-conditioning and kitchen systems.

- **Fabrication & glazing**

Steel, glass, facades and specialist installations.

- **Project management**

One schedule, one budget, one engineer accountable end-to-end.

One contract. One team. One handover date.

No coordinating a dozen vendors — or absorbing the gaps between them.

How a turnkey project runs

Turnkey works because every trade is sequenced under one plan. That is exactly where multi-vendor projects break down.

1**Brief & feasibility**

Requirements, site survey and a realistic scope agreed.

2**Design & fixed BOQ**

Complete drawings and a transparent, locked project price.

3**Planning & procurement**

Schedule, milestones and approved materials sourced.

4**Execution & supervision**

All trades sequenced and supervised by one project engineer.

5**Quality & compliance**

Stage inspections, code compliance and snag-listing.

6**Handover & documentation**

On-time handover with warranties and O&M documents.

6 turnkey mistakes to avoid

These are why 'turnkey' projects still end in delays and disputes.



Vague, lump-sum pricing

No itemised BOQ means 'extras' and disputes later.



Multiple unlinked vendors

Gaps between trades become your problem to fix.



No single accountable engineer

Everyone blames everyone; no one owns the outcome.



No committed schedule

Without milestones, 'almost done' drags for months.



Ignoring approvals & compliance

Skipped code compliance surfaces at the worst time.



No handover documentation

No as-builts or warranties leaves you exposed after handover.

One partner, start to handover.

A certified EPC team accountable for the whole project.

Every ITIHAS project is personally overseen by a Managing Partner who holds the credentials most firms in this space simply don't. One firm. One accountable engineer. What we commit, we deliver.

- ✓ Chartered Engineer (CEng)
- ✓ BEE Certified Energy Auditor
- ✓ IGBC Accredited Professional
- ✓ ECBC Professional
- ✓ ISO 45001:2018 Certified
- ✓ NISM-CRISIL ESG Risk Analyst

Price locked upfront

A transparent, itemised BOQ before any work starts.

What we commit, we deliver

Approved scope & materials — zero substitutions.

Supervised every day

A dedicated engineer owns quality at every stage.

Committed handover

A milestone schedule and a handover date we keep.

Before you sign a turnkey contract

Ask any turnkey firm these questions. The right partner answers all in writing.

- ☐ Is the price a complete, itemised BOQ that is locked?
- ☐ Who is the single engineer accountable for the whole project?
- ☐ Is there a milestone schedule with a committed handover date?
- ☐ How are trades sequenced and supervised?
- ☐ Is code compliance and approvals support included?
- ☐ What penalty applies for delay?
- ☐ What documentation and warranties come at handover?

Planning a turnkey project or renovation?

Get a free consultation and a transparent, itemised project quotation.

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