

GCRE Global

Jamaica Build Starter Guide

A simple, protective roadmap for diaspora homeowners and investors who want to build or renovate in Jamaica with more clarity, less risk, and better accountability.

Goal: Help you avoid the common problems - money disappearing, unclear scope, delays, and poor communication - by using a transparent process.

Use this guide to:

- Organize your build into milestones (so you always know what happens next).
- Keep materials and labor payments separated (reduces misuse and confusion).
- Collect the right proof (photos, receipts, videos) before releasing the next payment.
- Vet contractors and suppliers using references and clear expectations.

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1) Start Here: Your 20-minute setup

- 1 Land status: titled, family land, or unsure (don't skip this).
- 2 Build type: house, addition, multi-unit, repairs.
- 3 Budget range: and how often you'll fund it (weekly/bi-weekly/monthly).
- 4 Location: parish + community.
- 5 Your top concern: trust, speed, pricing, supervision, materials, or communication.

2) The milestone method

Break the project into clear milestones. Each milestone has scope, timeline, proof required, and an agreed payment.

Milestone	Example scope	Proof before payment
Planning	Budget + materials list + scope	Written scope + timeline
Foundation	Footings/slab/block start	Photos/video + receipts summary
Structure	Walls/beam/roof framing	Photos + short video
Rough-in	Electrical/plumbing/windows/doors	Photos + confirmation of installs
Finishes	Tile/paint/fixtures/punch list	Before/after + punch list signoff

3) Safer payments

- Materials: request an invoice/quote; pay the store; keep the receipt.
- Delivery: pay per run with proof of delivery photo.
- Labor: avoid large upfront payments; use milestone signoff.
- Documentation: keep receipts, photos, videos, and agreements.

4) Vetting checklist

- 2 references you can call (recent work).
- Photos of past work (or a video walk-through).
- Clear scope in writing: what's included, what's not.
- Timeline with dates.
- Milestone proof required before each payment.
- Communication: WhatsApp updates 2-3 times per week minimum.

5) What GCRE does - and does not do

<p>What GCRE DOES</p> <ul style="list-style-type: none">• Project organization, guidance, planning• Connect clients with contractors, suppliers, delivery partners (where available)• Support milestone-based documentation• Help overseas clients stay organized	<p>What GCRE DOES NOT DO</p> <ul style="list-style-type: none">• We are not a bank/escrow service• We do not guarantee workmanship or pricing• Contractors/suppliers are independent providers hired by the client• We do not hold large construction funds unless agreed in writing
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Next steps

- 1 Submit the Jamaica Build form on our website.
- 2 We confirm land status, budget range, and timeline.
- 3 We set milestones and a documentation checklist.
- 4 When ready, we connect you to partners and suppliers.

Note: General information only. Not legal, engineering, or financial advice.