

Midland Project Management Pty Ltd
8500 12B George Scope of Works and Budget

12B GEORGE STREET MIDLAND
SALE PROPERTY

This schedule shall be read in conjunction with the Drawings, Specification and Addenda.
Not every item indicated on the drawings is listed on this schedule

SCHEDULE OF WORK

All trades shall ensure that all work complies with strata titling requirements.

EXTERNAL GENERAL

Refer to "12 George Street General External"

FRONT AND REAR YARDS

Garden Maintenance + Paver

Make good and service the clothes hoist

Plasterer

Apply a sand render as per the drawings

Carport subcontractor

Provide new attached Colorbond Ese Patio Design 2 (or equal) carport as specified and per the site plan. Colour: TBA

HOUSE

Maintenance

Remove any street numbers and unused brackets/fixings off the building and make good.
Refix any loose mouldings and replace rotten barges and mouldings.
Provide roof framing for new gable as indicated

Electrician

Replace all existing external lights at front, rear and laundry doors with plastic bunker style fittings.
Provide a new bunker light fitting on carport wall with external 2 way switch

Plumber

Provide stormwater drains to all new downpipes and to existing downpipes where missing, all connected into the stormwater mains.

Roofer

Provide new gable tiling and roof plumbing
Ensure the roof is watertight and make good as specified
Pressure clean and paint the roof as specified- Colour TBA
Provide all new slotted gutters and downpipes all in Zincolume.
Make good all downpipe connections to stormwater drains

Brick Cleaner

Clean all external surfaces of the house. Note: facebrick will be painted

Glazier

Replace any broken/cracked/missing glass.
Replace all flywire.
Make good / provide new barrier doors and flyscreen doors as specified.
Re-putty timber windows where putty is missing or cracked and loose.
Replace amber glass to front door sidelight with white roughcast

Painter

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Paint all paintable surfaces including facebrick and render as per Schedule of External Colours

INTERNAL GENERAL

Maintenance

Remove all rubbish, posters, etc and all curtains, blinds, other disused brackets/fixings
Remove all cabinets in kitchen, laundry and bathroom.
Strip off all wall tiles in kitchen, bathroom, and laundry and make good the walls ready for the tiler.
Leave all floor tiles.
Make good damaged ceilings and wall linings
Make good wall and ceiling vents as specified
Provide white cushion buffers on the skirting behind all doors.
Refix loose mouldings and replace any badly damaged/missing mouldings
Ensure that all timber windows and doors operate correctly.
Replace all door hardware

Plumber

Have a licensed gas plumber test and check the existing gas plumbing work as specified and sign the attached statutory declaration
Have a licensed plumber test and check the existing plumbing work as specified and sign the attached statutory declaration

Electrician

Replace faulty, cracked, broken or missing light outlets and GPO's
Replace all switches and convert all single GPO into double outlets
Provide 200mm diameter glass sphere batten fix fittings with 60watt globes to all incandescent light outlets except bathroom and WC which shall be 100mm.
Check the existing smoke alarm
Have a licensed electrician fit an RCD, check and test the existing electrical work as specified and sign the attached statutory declaration

Telecommunications

Ensure that there is at least one operational telephone outlet as specified

Flooring subcontractor

Remove loose floor coverings and prepare floors ready for carpet and sheet vinyl.
Provide glued down sheet vinyl to kitchen and dining/family room.
Provide carpet on underlay to lounge, passage and all bedrooms
Provide reducing strips at floor junctions where missing.

Tiler

Point up all benchtop/tile junctions and around edges of sinks/basins/troughs/baths with matching siliconised acrylic sealant.

Glazier

Ensure that all windows and doors operate correctly.
Replace missing or faulty door and window hardware
Provide window locks to all opening sashes

Painter

Remove all wallpaper, curtains, blinds, other disused brackets/fixings and make good.
Make good and paint the entire interior as per Schedule of Interior Colours

Window treatment

Provide slim-line Venetian blinds to all windows except bathroom and WC

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ENTRY AND LOUNGE

Maintenance

Replace front door with external quality door with new Project Hardware Ashley PH137RR leverset and matching separate double deadlock.

Plumber

Provide gas bayonet.

KITCHEN

Plumber

Provide a new 1350mm bowl and a half inset sink and new single lever mixer sink mounted tap

Electrician

Provide 1200mm long double 40 watt tube fluoro light with diffuser.

Provide a new 600mm rangehood flued through ceiling

Remove the existing ceiling fan

Provide new electrical outlets as per the sketch

Cabinetmaker

Replace the kitchen cupboards as per the attached drawing fitted with brushed aluminium/stainless steel C-pull-handles..

Tiler

Retile over benches and sink to underside cupboards

LAUNDRY

Maintenance

Check condition of back door - allow to replace and provide a credit if not required

Provide new separate deadlock and latchset, and Raven RP4 seal to back door

Remove unused hardware and make good.

Plumber

Carry out all work to suit new layout

Provide new washing machine taps and lever mixer tap to trough

Provide a new 45l inset trough

Cabinetmaker

Provide new cupboards as per the attached drawing fitted with brushed aluminium/stainless steel C-pull-handles..

Tiler

Retile over trough

Prepare floor, provide new grate to floor waste, and tile the entire floor including skirting

WC

Maintenance

Provide new white Caroma Bathmates paper holder

Plumber

Provide new white close coupled dual flush toilet suite

Tiler

Prepare floor, provide new grate to floor waste, and tile the entire floor including skirting

BATHROOM

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Maintenance

Provide new 2x750mm towel rail over the end of the bath

Plumber

Provide new taps, spout and white semi-recessed basin to the vanity

Provide new multi-directional shower rose and taps, bath taps and spout

Provide a new white shower bath

Electrician

Provide an oyster style fluorescent fitting and a 250mm ceiling exhaust fan on same switch.

Provide a new GPO on wall next to the vanity

Cabinetmaker

Provide new 1000mm long vanity unit to detail to suit semi-recessed basin

Glazier

Provide new 450mm wide shower screen with curtain rod on the edge of the bath at the tap end.

Return rod into side wall 300mm short of the vanity and provide dropper support off the ceiling

Provide a new 800 wide x 900mm high mirror on the wall on RHS of the vanity

Tiler

Seal between bath and walls, waterproof walls to comply with the BCA and retile over the full extent of the bath to 1950mm including bath upstand end shelf and skirting all round. Provide soap dish

Tile 1c over vanity top

Retile floor and skirting all round

SCHEDULE OF INTERIOR COLOURS AND MATERIALS

Colour Scheme BEIGE – Refer attached schedule

NOTE Ensure schedules are titled specifically for this project