

12A CHARLES STREET MIDLAND

DISPOSE 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 Charles Street General External"

FRONT AND REAR YARDS

Garden Maintenance + Paver

Provide new fold down clothes hoist

Plasterer

Apply a sand render as per the drawings. Provide protective tape and batten gables as specified.

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 posts and roof framing etc 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 Zinalume.

Make good all downpipe connections to stormwater drains

Brick Cleaner

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

Glazier

Replace any broken/cracked/missing glass.

Replace all flywire.

Re-putty timber windows where putty is missing or cracked and loose.

Painter

Paint all paintable surfaces including 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, sanitaryware and plumbing fixtures in kitchen, laundry, WC and bathroom including bath hob wall.

Strip off all wall tiles in kitchen, bathroom, and laundry and make good the walls ready for the tiler.

Leave all floor tiles.

Remove wall between kitchen and dining as per the sketch

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
Remove all tenant light fittings and provide

- No.4 downlights each to kitchen and dining
- 200mm diameter glass sphere batten fix fittings with 60watt globes to all other 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 floating floor 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 keys for existing window locks
Fit window lock to lounge room

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

ENTRY AND LOUNGE

Maintenance

Provide new Project Hardware Ashley PH137RR leverset and Raven RP4 seal to the front door with matching separate deadlock with internal snib. Remove unused hardware and make good.
Patch wall lining around the gas bayonet in the lounge

Plumber

Remove gas heater and provide gas bayonet.
Provide wall vent to comply with Alinta gas regulations.

KITCHEN

Maintenance

Provide new Project Hardware Ashley PH137RR leverset and Raven RP4 seal to the front door with matching separate deadlock with internal snib. Remove unused hardware and make good.
Remove wall vent and patch lining

Plumber

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

Electrician

Provide a new 600mm rangehood flued through ceiling
Remove the existing ceiling exhaust 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. NOTE All tops to have post formed edges

Tiler

Retile over benches and sink to underside cupboards

LAUNDRY

Maintenance

Replace the back door and provide new separate deadlock and latchset, and Raven RP4
Remove unused hardware and make good.

Plumber

Provide new washing machine taps and taps and swivel spout to trough to suit new layout
Provide a new 45l inset trough

Electrician

Carry out all work to suit new layout – refer sketch

Cabinetmaker

Provide all new cupboards as per the attached drawing fitted with brushed aluminium/stainless steel C-pull-handles. NOTE All tops to have post formed edges

Tiler

Retile over trough and bench to 600mm
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

Maintenance

Provide new 1200mm towel rail

Plumber

Provide new taps, spout and white 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 IXL 3 in one fan/light/heater.
Provide a new GPO on wall next to the vanity

Cabinetmaker

Provide new 800mm long vanity unit to detail

Glazier

Provide new 450mm wide shower screen with curtain rod on the edge of the bath at the tap end.
Provide a new 690 wide x 900mm high mirror on the wall over 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 around. Provide soap dish
Tile 1c over vanity top
Retile floor and skirting all around

SCHEDULE OF INTERIOR COLOURS AND MATERIALS

Colour Scheme SAND – Refer attached schedule

NOTE Ensure schedules are titled specifically for this project