

**Midland Project Management Pty Ltd
8500 14 Bajine Scope Of works and Budget**

14 Banjine
EXTERNAL
General Notes
All works to comply with specs, architects colour scheme or garden architects plans
FRONT YARD
Landscaper
General clean up and removal of rubbish no green waste to go in the skip bins allow to remove all of the rubbish
To provide kerbing to the boarders of the newly established garden beds
All trees that are removed must have stumps left below the ground level
Any area that is to be mulched must have three inches of soil removed and the ground sprayed for grass at least two weeks before mulch is put in place
Allow \$300 for the purchasing and planting of plants
Retic system and controller same as the one on the houses (Lawn and garden beds)
Top dress and aerate lawn
General clean up and removal of rubbish
Fencing Contractor
Replace any cracked or broken fencing unless other wise specified replace with same or similar
All gates to be in good working order
Plumber
Move any free standing taps against the house
Maintenance
Provide new letter box and numbers
Back Yard
Landscaper
General clean up and removal of all rubbish
Cut all over hanging branches on fence line
Cut and edge all grass
Concrete path to the cloths hoist
Service the hoist or replace if needed
Fencing Contractor
Replace any cracked or broken fencing unless other wise specified replace with same or similar
All gates to be in good working order
Plumber
Move any free standing taps against the house
Carport Contractor
Price for patio full length of house,out to end of painted slabs/rightway out to edge of concrete
House
House External
Electrician
New oyster light front and rear
1 new circuits breaker with separate R.C.D M.C.B protection for power circuits and R.C.D M.C.B protection for light circuit
1 main earth (no stake required)
Earthing for all existing light points
Safety check and megga test installation
Allow to supply and fit new globes for all new and existing fittings
1 light switch under car port fit weather proof H.P.M 6'16 light fitting and have it two way switched with font light inside
Provide smoke alarms to comply with by laws
Provide a light to the new structure on the plan (same as other out door lights)

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Glazier
Allow for the sliding door in the drawing as a separate price
Brick Cleaner (if brick)
Light acid clean the extra walls
Painter
To paint all previously painted surfaces and any new as specified(including the front veranda and the inside of the meter box)
Roof restorers
Full roof restoration and new colour bond gutters and down pipes (connect to storm water if available)
Maintenance
Fix or replace all damaged fascia, bargeboard or eaves linings
Replace missing cover batons
Fix or replace scotia from eaves
Fix tile fillets from side of house
Remove any old brackets, nails or any other obsolete fixtures from barges or fascia
Replace barge on southern end of house
Remove eaves lining out back
Separate price for all aspects of work for the front porch as per the drawing (include for all components of the work on the drawing I mean all of it no extras)
House Internal
Maintenance
Remove any old brackets, nails, screws or any other unwanted fixtures
If timber floors, all of the quad must be removed and new MDF provided for the painter to paint, but fitted after the floor has been polished
Quad to be layed around the fire place as well
Doors to operate correctly
Replace all of the door furniture including the cupboard doors
Remove all the old floor coverings
New door buffers through out
Front and back doors must have deadlocks and handles that don't interfere with barrier doors
Pin back any loose wall sheets
Electrician
Replace all light switches
Replace all GPO's with doubles
Provide globes for all light fittings
Replace all of the light fittings
Plumber
To provide new gas bayonets if needed and to make all vents comply with Alinta gas
Blind Company
Provide and fit 25mm slim line blinds through out the house
Glazier
To re wire all fly screens
Replace any cracked chipped or missing glass
Service any existing barrier doors or(provide new only for the front)
Provide winders and screens to any suitable windows
Painter
To paint all previously painted surfaces and any new as specified including the inside of the fire places(black) and any built in cupboards inside and out or sand and varnish
Floor sander
Sand and coat all exposed timber floors with three coat polyurethane system

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LOUNGE
Maintenance
Plumber
Run new gas line and bayonet
Electrician
4 down lights
Glazier
Replace glass in southern window
Hall Way
Electrician
Fluro
Maintenance
New man hole cover
Remove off shelves in linen cupboard
Bed room 1
Maintenance
Fix cupboard back stud up to ceiling and run cornice around
Painter
Sand and varnish cupboards inside and out
Bed room 2
Maintenance
Std up to ceiling above cupboard and run cornice
Glazier
Bedroom 3
Maintenance
Fix stud up to ceiling run cornice
Move cupboard into corner
Electrician
Move GPO out from behind cupboard
KITCHEN
Maintenance
Remove all asbestos and vertical metal jointing strip. Replace with Gyprock and flush ready to paint
Remove plaster rang hood, patch wall, ceiling and cornice
Remove old cupboards, pantry and overhead cupboards allow to patch wall wear cupboards were (using moister resistant behind sink)
Remove old tiles
Patch ceiling grill after old light is removed
Refere to the plan

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Cabinet maker -Plan the same as 51 Jinda
New bench cupboards with inset sink (supplied by others)
New overhead cupboard
New pantry
New overhead with range hood ducted through roof and flashed
Tiler
Splash back and between bench top and underside of overheads, behind stove
Plumber
Remove old taps and nozzles, disconnect sink
Supply and fit new double inset sink with flick mixer type tap alter waste to suit
Electrician
Replace light switches
Reposition GPO for fridge
2 single 36w fluros with diffusers
Replace single power point
1 single power point for range hood
Supply and fit new g.p.o double
Power supply for the under the bench electric oven
Floor Coverings
Vinyl throughout whole of kitchen (if not suitable to polish)
Bathroom
Maintenance
Strip the walls of all the asbestosis sheets fit villa board and flush ready to paint remove the horizontal metal strip and flush
Remove the skirting tiles and the tiles from the bath up stand
Electrician
1 single 18w fluro with diffuser and 10" exhaust fan switched to together in bathroom
Tiler
From corner left of mirror all way around bath to left hand architrave of door up to metal joint strip with tile and colour as specified
Ledge and face of bath
Floor and skirting
Raise floor waste
Supply and fit cover strip for edge of tiles
All work is supply and fit
Plumber
Remove the old bath replace with Decina Modena have shower and bath nozzle at opposite ends. With the tap sets on the face wall. Run any new pipe work as necessary before the walls are relined.
Remove old basin, taps, shower rose, shower taps and all bath taps and nozzle
Supply and fit replacements
Glazier
Supply and fit p.v window with obscure glass
Supply and fit mirror to full length of existing vanity door
Shower screen if particle or a shower curtain rail
Cabinet maker
Make and fix vanity unit free standing 900 x 600 (basin supplied by others)
Painter
Inside and out at existing vanity
Bath recoater
Bath

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Toilet
Maintenance
Remove all of the skirting tiles
Provide a new toilet roll holder
Glazier
Fly wire on window
Laundry
Maintenance
Remove batons from ceiling and flush
Remove cover batons from walls and flush
Remove any tiles
Plumber
Remove old trough and taps and nozzle
Supply and fit new as specified
New grill for floor waste
Run pipes for washing machine and supply and fit taps (if needed)
Allow to remove any redundant pipes
Glazier
Remove existing wooden window with louvres and replace with half slide and fixed with flywire
Electrician
1single 36w defuses in laundry
Replace washing machine switch with double GPO vertical
G.P.O for reticulation
Tiler
Allow to retile over the bench cupboard and arund the window
Run 1 tile high skirt throughout both toilet and laundry
Floor Coverings
Patch and screed laundry and toilet and lay vinyl complying with specs and colour scheme
Cabinet Maker
Broom cupboard to the right of the washing machine
To the right of the door a bench cupboard from the door to the corner narrow enough as to have room to get to the broom cupboard