

<b>16C GEORGE STREET MIDLAND</b>		
<b>RETAIN PROPERTY</b>		
	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	
<b>SCHEDULE OF WORK</b>		
	All trades shall ensure that all work complies with strata titling requirements.	
<b>EXTERNAL</b>		
<b>FRONT AND REAR YARDS</b>		
<b>Garden Maintenance + Paver</b>		
	Make good and service the clothes hoist	
	Remove all fencing where required to provide new fencing	
	Clear the front and rear yards as specified	
	Extend the existing carport concrete slab and paths as indicated and specified	
	At the side of the front porch build up the concrete step to the full width of the concrete kerb	
<b>Fencer</b>		
	Provide new post to existing Colorbond letterbox.	
	Provide new fencing and straighten existing fencing as per the drawings	
	Remove dents from existing metal gates and rehang the gates and the adjacent unit's gates onto new posts as per the drawings	
<b>HOUSE</b>		
<b>Maintenance</b>		
	Remove any street numbers and unused brackets/fixings off the building and make good.	
	Refix any loose mouldings and replace rotten barges and mouldings.	
<b>Electrician</b>		
	Check and make good or replace all existing external lights.	
	Provide a new vandal resistant light fitting on carport wall with external 2 way switch	
<b>Plumber</b>		
	Provide stormwater drains to all new downpipes and to existing downpipes where missing, all connected into the stormwater mains.	
<b>Roofer</b>		
	Ensure the roof is watertight and make good as specified	
	Pressure clean the roof as specified	
	Provide all new slotted gutters and downpipes all in Zinalume.	
	Make good all downpipe connections to stormwater drains	
<b>Brick Cleaner</b>		
	Clean all external surfaces of the house.	
<b>Glazier</b>		
	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.	
<b>Painter</b>		
	Paint all paintable surfaces as per Schedule of External Colours	
<b>INTERNAL GENERAL</b>		

	<b>Maintenance</b>	
	Remove all rubbish, posters, etc and all curtains, blinds, other disused brackets/fixings	
	Remove all cabinets in kitchen and bathroom LEAVING sanitaryware and plumbing fixtures	
	Strip off all wall tiles in kitchen and bathroom only and make good the walls ready for the tiler. Leave the wall and skirting tiles in laundry and WC. Leave all floor tiles.	
	Make good wall and ceiling vents as specified	
	Provide white solid rubber 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 or make good all missing and faulty door hardware to match existing	
	Provide new door to bathroom	
	Make good damaged ceilings and wall linings	
	<b>Plumber</b>	
	Have a licensed gas plumber test and check the existing gas plumbing work as specified and sign the attached statutory declaration	
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	Reconnect the stove – service and clean by others	
	<b>Electrician</b>	
	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 replace with ceiling mounted batten holders with china hat shades and 60watt globes	
	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	
	<b>Telecommunications</b>	
	Ensure that there is at least one operational telephone outlet as specified	
	<b>Flooring subcontractor</b>	
	Remove all floor coverings and prepare floors ready for vinyl.	
	Provide vinyl tiles to all rooms except those with ceramic tiled floors	
	Provide reducing strips at floor junctions where missing.	
	<b>Tiler</b>	
	Point up all benchtop/tile junctions and around edges of sinks/basins/troughs/baths with matching siliconised acrylic sealant.	
	<b>Glazier</b>	
	Ensure that all windows and doors operate correctly.	
	Replace missing or faulty door and window hardware	
	Provide keys for existing window locks	
	<b>Painter</b>	
	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	
	<b>ENTRY AND LOUNGE</b>	
	<b>Maintenance</b>	
	Provide new approved leverset and matching separate double deadlock to the front door with matching separate double deadlock. Remove unused hardware and make good.	
	<b>Plumber</b>	

	Provide wall vent to comply with Alinta gas regulations.	
	<b>KITCHEN</b>	
	<b>Plumber</b>	
	Provide a new 1350mm bowl and a half inset sink and wall mounted swivel spout reusing the taps	
	Reconnect the stove (serviced by others)	
	<b>Electrician</b>	
	Provide new ceiling fan over the stove	
	<b>Cabinetmaker</b>	
	Replace the kitchen cupboards in a similar configuration to the existing layout and include a 500mm wide pantry cupboard in the corner. Note: china cabinets shall stop 100mm short of the stove. Fit all doors and drawers with brushed aluminium/stainless steel C-pull-handles..	
	<b>Tiler</b>	
	Retile over benches and sink to underside cupboards	
	<b>LAUNDRY</b>	
	<b>Maintenance</b>	
	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.	
	<b>Cabinetmaker</b>	
	Provide a new 600mm wide broom cupboard located in the corner	
	<b>Plumber</b>	
	Provide washing machine tap handle salvaged from the bathroom	
	Provide new 200mm swivel spout and taps to trough.	
	<b>Painter</b>	
	Treat for rust and paint steel cabinet inside and out.	
	<b>WC</b>	
	<b>Maintenance</b>	
	Provide new paper holder	
	<b>Plumber</b>	
	Provide new plastic low level dual-flush cistern with seat and flap	
	<b>BATHROOM</b>	
	<b>Maintenance</b>	
	Provide new white Caroma Collega cabinet located over the towel rail	
	<b>Plumber</b>	
	Provide new taps, spout and white basin to the vanity	
	Provide new multi-directional shower rose and bath taps to match the shower	
	<b>Electrician</b>	
	Provide an oyster style fluorescent fitting and a 250mm ceiling exhaust fan on existing switches.	
	Provide a new GPO on wall next to the vanity	

