

<b>18C CHARLES 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>	
<b>EXTERNAL</b>	
NOTE For the external work carry out the work that relates directly to this unit only including front and rear yards. Refer to Project Manager for clarification and for replacement of boundary fencing.	
<b>FRONT AND REAR YARDS</b>	
<b>Garden Maintenance + Paver</b>	
Remove the trees (including stump grinding) and stumps as per the drawing	
Remove all fencing where required to provide new fencing	
Clear the yards as specified and as per the drawings	
Make good and service the clothes hoist and relocate where indicated	
Provide 900mm wide paved paths and other paving as indicated using Midland Landscape	
<b>Fencer</b>	
Provide new fencing as per the drawings	
<b>Maintenance</b>	
Provide new Colorbond letterbox with number.	
<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 bargeboards 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 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	
<b>Brick Cleaner</b>	
Clean all external surfaces of the house.	
<b>Glazier</b>	
Replace any broken/cracked/missing glass.	
Replace all flywire.	
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 the toilet suite and all cabinets in kitchen and bathroom	
Strip off all wall tiles in kitchen, bathroom (except bath hob), and laundry and make good the walls ready for the tiler. Leave the 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 doors to the 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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<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 provide ceiling mounted batten holders with china hat shades and 60watt globes	
Provide new 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 new 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>Insulation subcontractor</b>	
Provide R2 insulation bats over all ceilings as specified	

<b>ENTRY AND LOUNGE</b>	
<b>Maintenance</b>	
Replace front door with external quality door with new approved leverset and matching separate double deadlock.	
<b>Plumber</b>	
Remove gas heater and provide gas bayonet.	
Provide wall and ceiling vent to comply with Alinta gas regulations.	
<b>KITCHEN</b>	
<b>Plumber</b>	
Provide a new 1350mm bowl and a half inset sink and reuse existing wall mounted swivel spout and taps	
<b>Electrician</b>	
Provide 1200mm long double 40 watt tube fluoro light with diffuser.	
Provide new ceiling exhaust fan over the stove	
<i>Provide new electrical outlets as per the sketch</i>	
<b>Cabinetmaker</b>	
Replace the kitchen cupboards in a similar configuration to the existing layout and include a 450mm wide pantry cupboard at 45° next to the arch without losing any benchtop space. Fit all doors and drawers with brushed aluminium/stainless steel C-pull-handles..	
NOTE All tops to have post formed edges	
<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 laminated Aquabar base shelf to the trough cabinet	
<b>Plumber</b>	
Provide new washing machine tap handles to match trough taps	
Provide new 200mm swivel spout and taps to trough.	
<b>Painter</b>	
Treat for rust and paint steel cabinet inside and out.	
<b>Tiler</b>	
Retile over trough	
Patch floor tiles in doorway and where drummy – allow 1 sq.m. Tiles to match exactly – source from the Tile Library	
<b>WC</b>	
<b>Maintenance</b>	
Refix the paper holder and remove the grip rail	


