

21B HAMERSLEY 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 "21 Hamersley Street General External"	
FRONT AND REAR YARDS	
Garden Maintenance + Paver	
Provide new rotary 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. Retain carport gutters	
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	
Refix all loose joinery and replace missing or badly damaged joinery	
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 walls between kitchen, dining and living as per the sketch	
Make good damaged ceilings and wall linings. Replace severely damaged 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	
Provide new doors to linen, WC, bathroom and two bedrooms	
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 200mm diameter glass sphere batten fix fittings with 60watt globes to all incandescent light outlets except bathroom and WC which shall be 100mm.	
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	
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 keys for existing window locks	
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 to the front door with matching separate deadlock. Remove unused hardware and make good	
DINING	
Electrician	
Move electrical points to allow for wall removal	
Plumber	
Provide new gas bayonet.	
Provide wall and ceiling vents	
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 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	
Provide new back door with separate deadlock and latchset, and Raven RP4 seal	
Plumber	
Provide new washing machine taps and taps and swivel spout to trough	
Provide a new 45l steel cabinet trough	
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	
Remove shaving cabinet	
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 oyster style fluorescent fitting and a 250mm ceiling exhaust fan on separate switch.	
Cabinetmaker	
Provide new 1100mm 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 1100 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 round. Provide soap dish	
Tile 1c over vanity top	
Retile floor and skirting all round	
SCHEDULE OF INTERIOR COLOURS AND MATERIALS	
Colour Scheme TEAL – Refer attached schedule	
NOTE Ensure schedules are titled specifically for this project	