

Midland Project Management Pty Ltd
8500 24B George St Scope and Budget.xls

24B GEORGE STREET MIDLAND

RETAIN 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

Refer also to Schedule of General External Work

INTERNAL GENERAL

Maintenance

Remove any rubbish, posters, etc.
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 or make good all missing and faulty door hardware to match existing
Provide new door to bathroom on lift off hinges
Remove all curtains, blinds, other disused brackets/fixings and make good.
Strip off all wall tiles in kitchen only and make good the walls ready for the tiler. Do **not** remove the ceramic floor tiles and wall tiles to laundry and bathroom.
Make good damaged ceilings and wall linings

Insulation Subcontractor

Provide R2.0 insulation to all ceilings except porches and carports.

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
Provide china hat shades and 60watt globes to all incandescent light fittings
Provide a 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

Relocate the telephone outlet to the fridge wall at 1200mm facing the lounge

Flooring subcontractor

Remove all floor coverings and lay vinyl tiles to kitchen area and carpet to the lounge and the bedroom as specified
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.

Midland Project Management Pty Ltd
8500 24B George St Scope and Budget.xls

Replace missing or faulty door and window hardware

Painter

Remove all wallpaper, curtains, blinds, other disused brackets/fixings and make good.
Make good and paint the entire interior **including facebrick walls** as per Schedule of Interior Colours

ENTRY AND LOUNGE

Maintenance

Provide new approved leverset to the front door with matching separate double deadlock. Remove unused hardware and make good.

Plumber

Provide gas bayonet and reinstall existing gas heater
Provide ceiling vent to comply with Alinta gas regulations.

Electrician

Remove the wall bar heater

KITCHEN

Plumber

Reuse the sink and wall taps and swivel spout
Provide a new gas line to the stove and connect the stove – supplied by others

Electrician

Provide 1200mm long double 40 watt tube fluoro light with diffuser.
Clean and check existing exhaust fan
Disconnect and remove the wiring to the electric stove

Cabinetmaker

Replace existing bench tops.
Provide new laminated doors, drawer fronts and drawers and fit new brushed aluminium/stainless steel C-pull-handles..
Provide a new china cabinet stopping 150mm short of the stove edge

Painter

Paint externally exposed surfaces of cupboard carcasses to match the laminate
Remove contact paper and paint insides of cupboards white gloss enamel.

Tiler

Retile over benches and sink to underside cupboards

LAUNDRY

Maintenance

Provide new separate deadlock and latchset to back door
Remove unused hardware and make good.

Plumber

Provide new washing machine tap handles to match trough taps
Provide new 200mm swivel spout and taps to trough.

Painter

Treat for rust and paint steel cabinet inside and out.

Midland Project Management Pty Ltd
8500 24B George St Scope and Budget.xls

BATHROOM

Maintenance

Provide new stainless steel grip rail in shower

Plumber

Provide new taps, spout and white basin to the vanity

Provide new white plastic low level dual-flush cistern with seat and flap

Electrician

Provide a 250mm ceiling exhaust fan on same switch as light.

Provide a new GPO on wall next to the vanity

Cabinetmaker

Provide new 900mm long vanity unit to detail

Glazier

Replace the glass in the screen with clear glass

Provide a new sliding mirror door to shaving cabinet

Tiler

Treat floor and walls in shower with "Showerplug" or equal

Tile 2c over vanity top

Painter

Paint shaving cabinet inside and out after treating for rust and

ALTERNATIVE PRICES

Tiler - Bathroom

Waterproof walls and floor in shower to comply with the BCA and retile over the full extent of the existing tiling and skirting all round. Provide soap dish Tile 2c over vanity top.

Shower tiles to match existing as best as possible - leave existing floor tiles to the remainder.

Maintenance

Provide full height built in robe to bedroom with painted Gyprock (or vinyl clad) sliding doors and internal shelf with hanging rail by Stegbar or equal.

SCHEDULE OF INTERIOR COLOURS AND MATERIALS

Colour Scheme SAND – Refer attached schedule

NOTE Ensure schedules are titled specifically for this project