

**Midland Project Management Pty Ltd**  
**8500 24E George Scopes and Budget**

**24E GEORGE 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 "24 George Street General External"

**HOUSE**

**Maintenance**

Remove any street numbers and unused brackets/fixings off the building and make good.  
Refix any loose mouldings and replace rotten bargeboards and mouldings.  
Provide roof framing for new carport as indicated  
Make good and service the clothes hoist

**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 carport tiling and roof plumbing  
Ensure the roof is watertight and make good as specified  
Pressure clean the roof as specified  
Clean out all gutters and downpipes and make good as specified.  
Make good all downpipe connections to stormwater drains

**Plasterer**

Apply a sand render as per the drawings  
Patch the damaged brickwork prior to painting

**Brick Cleaner**

Clean all external surfaces of the house. Note: facebrick will be painted

**Glazier**

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.  
Replace amber glass to front door sidelight with white roughcast

**Painter**

Paint all paintable surfaces including facebrick as per Schedule of External Colours

**INTERNAL GENERAL**

**Maintenance**

Remove any rubbish, posters, etc.  
Make good wall and ceiling vents as specified

## **Midland Project Management Pty Ltd 8500 24E George Scopes and Budget**

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 2 bedrooms and bathroom  
Remove all curtains, blinds, other disused brackets/fixings and make good.  
Strip off all wall tiles (including skirting tiles) in kitchen, bathroom, WC and laundry and make good the walls ready for the tiler. Leave the floor tiles.  
Make good damaged ceilings and wall linings

### **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 200mm diameter glass sphere batten fix fittings with 60watt globes to all incandescent light outlets except bathroom and WC which shall be 100mm.  
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**

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 all 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 window locks to all opening sashes

### **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**

Replace front door with external quality door with new Project Hardware Ashley PH137RR leverset and matching separate double deadlock.

### **Plumber**

Refix gas bayonet.

# Midland Project Management Pty Ltd

## 8500 24E George Scopes and Budget

Provide wall and ceiling vent to comply with Alinta gas regulations.

### KITCHEN

#### Maintenance

Strip out all of the cupboards and patch the walls if needed ready for the tiler

#### 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 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..

#### Tiler

Retile over benches and sink to underside cupboards

### LAUNDRY

#### Maintenance

Provide new back door with separate deadlock and latchset, and Raven RP4 seal 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.

#### Tiler

Retile over trough

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

Provide new white Caroma Collega cabinet located on RHS wall

## **Midland Project Management Pty Ltd 8500 24E George Scopes and Budget**

### **Plumber**

Provide new taps, spout and white basin to the vanity

Provide new multi-directional shower rose and taps, bath taps and spout, basin taps and spout  
Provide a new white shower bath

### **Electrician**

Provide an oyster style fluorescent fitting and a 250mm ceiling exhaust fan on same switch.  
Clean and check existing exhaust fan  
Provide a new GPO on wall next to the vanity

### **Cabinetmaker**

Provide new 900mm 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.  
Return rod into side wall 300mm short of the vanity and provide dropper support off the ceiling  
Provide a new 690 wide x 800mm 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 GREY – Refer attached schedule

NOTE Ensure schedules are titled specifically for this project