

RETAINED PROPERTY

EXTERNAL

General Notes

All works to comply with Department Of Housing and Works specifications ,
architects colour scheme or garden architects plans

FRONT YARD

Landscaper

General clean up and removal of rubbish no green waste to go in the skip bins allow to remove all of the rubbish
All trees that are removed must have stumps left below the ground level
Top dress and aerate lawn
General clean up and removal of rubbish
Replace the one cracked slab in the front path with insitue concrete
Clean the oil off the driveway

Fencing Contractor

Replace any cracked or broken fencing unless other wise specified replace with same or similar
All gates to be in good working order
Left hand wing fence at low level
Replace the fence panels at the end of the carport but use the same gates

Maintenance

Provide new letter box and numbers

Plumber

Move any free standing taps against the house connect any existing or new down pipes to the storm water

Painter

Fill the gaps and cracks in the brick work with a flexible sealant

Back Yard

Landscaper

General clean up and removal of all rubbish
Cut all over hanging branches on fence line
Cut and edge all grass
Concrete path to the cloths hoist
Service the hoist or replace if needed
Remove all of the Concrete slabs fill and level the area
Prune the branches of the big tree to 2.5 meters

Fencing Contractor

Replace any cracked or broken fencing unless other wise specified replace with same or similar
All gates to be in good working order

Painter

The back steps and the rails

Plumber

Move any free standing taps against the house connect any existing or new down pipes to the storm water

House

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House External

Electrician

Check that all of the lights are in good working order if not replace

1 new circuits breaker with separate R.C.D M.C.B protection for power circuits and R.C.D M.C.B protection for light circuit

1 main earth (no stake required)

Earthing for all existing light points

Safety check and megga test installation

Allow to supply and fit new globes for all new and existing fittings

1 light switch under car port fit weather proof H.P.M 616 light fitting and have it two way switched with font light inside if not existing and in good working order

Provide smoke alarms to comply with by laws

Painter

To paint all previously painted surfaces and any new as specified(including the front veranda and the inside of the meter box)

Roof restorers

Full roof restoration and new colour bond gutters and down pipes including those on the carport (connect to storm water if available)

Maintenance

Fix or replace all damaged facia, bargeboard or eaves linings

Replace missing cover batons

Fix or replace scotia from eaves

Fix tile fillets from side of house

Remove any old brackets, nails or any other obsolete fixtures from barges or facia

Remove the barrier at the front door replace with timber hand rail and bracing

Plumber

Relace the floor waste flaps if in poor condition

Fix any loose pipe work from any where around the house

Re- root any pipes that run over the verandas or steps

All grills over any DG or any other out let must be good condition and replace any that are missing

Fix any cracked or broken DG or any other pipe connections

Fill any holes or gaps left by old pipes or around new ones

House Internal

Maintenance

Remove any old brackets, nails, screws or any other unwanted fixtures

If timber floors, all of the quad must be removed and new MDF provided for the painter to paint, but fitted after the floor has been polished

Quad to be layed around the fire place as well

Doors to operate correctly

Replace all of the door furniture including the cupboard doors

Remove all the old floor coverings

New door buffers through out

Front and back doors must have deadlocks and handles that don't interfere with barrier doors

Pin back any loose wall sheets

Provide man whole covers if needed

Reline all of the walls including the cornice

Electrician

Replace light switches that are cracked, faulty, broken, painted of badly faded

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Replace all GPO's with doubles
Provide globes for all light fittings
Replace all of the light fittings with baton holders with hats
Provide a GPO no more than 1 meter from the gas out let

Plumber

To provide new gas bayonets if needed and to make all vents comply with Alinta gas

Glazier

To re wire all fly screens
Replace any cracked chipped or missing glass
Service any existing barrier doors or provide new for all external doors
Provide winders and screens to any suitable windows
Any window without security grills must have key locks

Painter

To paint all previously painted surfaces and any new as specified including the inside of the fire places(black) and any built in cupboards inside and out

Floor sander

Sand and coat all exposed timber floors with three coat polyurethane system

LOUNGE

Painter

Clean the bricks around the fire place. Paint the bricks around the fire place the same as the wall and the

Hall Way

Electrician

Fluro

Bed room 1

Maintenance

All of the wardrobes to work correctly and fix any loose backing all draws to have handles

Bed room 2

Maintenance

Fix the backing in the cupboard and all of the draws to work properly

Bedroom 3

Cabinetmaker

Fix rack of shelves

Painter

Paint the back wall in the cupboard

Floorsander

Inside of the Cupboard

KITCHEN

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Maintenance

Remove plaster rang hood, patch wall, ceiling and cornice
Remove the centre vent in the ceiling and patch

Cabinet maker

Reuse the pantry
Replace the rest of the kitchen using the same lay out as existing (not to have a range hood or post formed

Tiler

The splash back over the benches and behind the stove

Plumber

New sink and taps

Electrician

Replace single power points
Replace the fan

Floor Coverings

Vinyl throughout whole of kitchen (if not suitable to polish) Tiles not sheet. Ply underlay as per the homes west

Bathroom

Maintenance

Strip the walls, upstand and bath shelf and reline with villa board

Electrician

1 single 18w fluro with diffuser and 10" exhaust fan switched separately in bathroom

Tiler

Around from the left Corner from the vanity to the architrave on the door
Ledge and face of bath
Supply and fit cover strip for edge of tiles
All work is supply and fit
Tile Skirting

Plumber

Shower head and bath set run in before the walls are lined

Glazier

Supply and fit p.v window with obscure glass
Supply and fit mirror to full length of existing vanity door
Shower screen if particle or a shower curtain rail

Cabinet maker

Make and fix vanity unit free standing 900 x 600 (basin supplied by others)

Painter

Inside and out at existing vanity

Bath recoater

Bath

Toilet

Maintenance

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Remove all of the skirting tiles
Provide a new toilet roll holder

Plumber

New dual flush system as specified and seat

Above works are only if the existing are in poor condition or are not dual flush (check with supervisor if not sure)

Glazier

Fly wire on window

Painter

Shelves

Laundry

Maintenance

Cover the gaps around the door

Patch the hole in the ceiling where the old woodchip vent was

Plumber

New grill for floor waste

Run pipes and taps for washing machine to the left of the trough

Supply and fit new taps

Allow to remove any redundant pipes

Glazier

Remove existing wooden window with louvres and replace with half slide and fixed with flywire

Electrician

1single 36w defuses in laundry

Replace washing machine switch with double GPO vertical check that it is in the right position

Tiler

Run 1 tile high skirt throughout both toilet and laundry

Floor Coverings

Patch and screed laundry and toilet and lay vinyl complying with specs and colour scheme

Painter

The face bricks

Paint inside the cupboard

Cabinet Maker

Replace the door to the cupboard