

<b>27 EWART STREET MIDLAND</b>
<b>GENERAL EXTERNAL WORK APPLICABLE TO ALL UNITS</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>
All units are to be sold under strata title. All trades shall ensure that all work complies with strata titling requirements.
<b>EXTERNAL</b>
<b>Garden Maintenance + Paver – Common areas and front yards only</b>
Remove the trees (including stump grinding) and stumps as per the drawing
Conduct a general clean up and mow lawn areas prior to handover
Provide sections of concrete paving where indicated and as specified
Remove section of kerbing and slab at front to allow for widened car parking area
Replace the timber letterbox rail with new dressed treated Pine rail and provide new Colorbond letterboxes with numbers fixed on with galvanised coach screws through the bases.
Check and make good garden gates
Replace the cracked panel of concrete out the front in the path
<b>Carport subcontractor</b>
Provide new freestanding Colorbond carport as specified and per the site plan.
Colour: Colorbond Wheat
NOTE Neatly saw cut the bitumen to provide for the footings
<b>Bitumen Paver</b>
Provide new section of kerbing as per the drawings
Provide a small area of new bitumen on road base and patch where the carport footings are built all as per site plan
<b>Electrician</b>
Check and make good or replace all existing external common lights.
New door to the main switch board out the front
<b>HOUSES</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 barges and mouldings.
Ensure that the units are fire separated to comply with the BCA. If not submit a proposal with a quotation to achieve this
<b>Electrician</b>
Check and make good or replace all existing external lights.
<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
Clean out all gutters and downpipes and make good as specified.
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 as required and all replaced is to be aluminium
Provide new barrier doors to front doors and rear sliding doors of each unit as specified.
Re-putty timber windows where putty is missing or cracked and loose.
<b>Painter</b>
Paint all paint able surfaces as per Schedule of External Colours