

UNIT 3
27 EWART 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
EXTERNAL
REAR YARDS
Garden Maintenance + Paver
Remove all scrappy and very small shrubs, remove the concrete border pieces and generally clean up. Leave the brick borders and ferns in the side yard
Lop all of the branches on the large side tree that overhang the house
Make good and service the clothes hoist
Remove the rear pergola
Roofer
Provide new downpipe on the side of the unit discharging onto the concrete path. Do not fit a cranked piece to the base
INTERNAL GENERAL
Maintenance
Remove all rubbish, posters, etc and all curtains, blinds, other disused brackets/fixings
Strip off all wall tiles in kitchen and over the bathroom basin only and make good the walls ready for the tiler. Leave all other wall and floor tiles.
Make good wall and ceiling vents as specified
Provide white solid rubber 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
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
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Electrician
Replace faulty, cracked, broken or missing light outlets and GPO's
Replace all switches except bathroom and laundry, and convert all single GPO into double outlets
Remove all tenant light fittings and replace with ceiling mounted batten holders with china hat shades and 60watt globes
Check the existing smoke alarm
Have a licensed electrician fit new fuses, 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 all floor coverings and prepare floors ready for vinyl and carpet

Provide vinyl tiles to kitchen and carpet to lounge/dining and bedroom
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 rollers to dining sliding door
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 as per Schedule of Interior Colours
Insulation subcontractor
Provide R2 insulation bats over all ceilings as specified
ENTRY AND LOUNGE
Maintenance
Provide new approved leverset and matching separate double deadlock to the front door with matching separate double deadlock. Remove unused hardware and make good.
Plumber
Remove gas heater and provide new wall mounted 8Mj capacity convection gas heater.
Provide ceiling vent to comply with Alinta gas regulations.
Electrician
Provide new GPO for gas heater
KITCHEN
Plumber
Provide new wall mounted swivel spout and taps
Electrician
Provide new ceiling fan over the stove
Cabinetmaker
Replace the 2 doors which are water damaged if the laminate cant be matched then all of the doors are to be repalced Fit all doors and drawers with brushed aluminium/stainless steel C-pull-handles..
Tiler
Retile over benches and sink to underside cupboards
LAUNDRY
Plumber
Provide new washing machine and trough taps, reuse the spout
Tiler
Replace two skirting tiles in the corner

BATHROOM
Maintenance
Provide two new 600mm towel rails on the wall behind the door. Remove existing rails
Plumber
Provide new matching plastic low level dual-flush cistern with seat and flap
Provide new multi-directional shower rose and taps, basin taps and spout
Electrician
Provide a new 250mm ceiling exhaust fan.
Provide a new GPO on wall next to the vanity
Cabinetmaker
Provide new 850mm long vanity unit to detail
Glazier
Provide new 600mm wide shower screen with curtain rod on the WC side of the shower. Return rod into side wall at the tile edge and provide dropper support off the ceiling
Tiler
Tile 2c over vanity top
SCHEDULE OF INTERIOR COLOURS AND MATERIALS
Refer attached schedule
NOTE Ensure schedules are titled specifically for this project