

## **2A ARBON WAY LOCKRIDGE**

### **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 "2 Arbon Way, Lockridge - General External"

### **INTERNAL GENERAL**

#### **Maintenance**

Remove all rubbish, posters, etc and all curtains, blinds, other disused brackets/fixings & open shelving  
Remove all cabinets, sanitaryware and plumbing fixtures in kitchen (including stove hood), laundry, WC and bathroom including bath hob wall.

Strip off all wall tiles in kitchen, bathroom, and laundry and make good the walls ready for the tiler.

Leave all floor tiles.

Remove loose floor coverings and vinyl skirtings, and fix 60x19mm MDF skirtings to all rooms except laundry, WC and bathroom.

Make good damaged ceilings

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 doors operate correctly.

Replace all door hardware

#### **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 and convert all single GPO into double outlets

Remove all tenant light fittings and ceiling fans and provide 200mm diameter glass sphere batten fix fittings with 60watt globes to all other incandescent light outlets except bathroom and WC which shall be 100mm.

Check the existing smoke alarm and provide new alarm at top of stairs

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**

Prepare floors ready for new finishes. Loose floor coverings and vinyl skirtings shall be removed by others

Provide floating floor to kitchen and lounge room.

Provide carpet on underlay to stairs, top landing and all bedrooms

Provide reducing strips at floor junctions where missing.

Patch floor in cupboard over the stairs and lay carpet

#### **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 operate correctly.

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  
Paint floor and walls in under stair store

**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 deadlock with internal snib.

**Plumber**

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

**KITCHEN****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 overhead cupboard to outside wall  
Provide new and move existing 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. NOTE All tops to have post formed edges

**Tiler**

Retile over benches and sink to underside cupboards

**LAUNDRY****Maintenance**

Provide new separate deadlock and latchset, and Raven RP4 seal to back door  
Remove unused hardware and make good.

**Plumber**

Provide new washing machine taps and taps and swivel spout to trough to suit new layout  
Provide a new steel cabinet with 45l inset trough  
Move floor waste to below the washing machine space

**Tiler**

Retile over trough and bench to 600mm  
Prepare floor 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 600mm double towel rails as per drawings

**Plumber**

Provide new taps, spout and white semi-recessed basin to the vanity  
Provide new multi-directional shower rose and taps, bath taps and spout  
Provide a new white shower bath

**Electrician**

Provide an IXL 3 in one fan/light/heater.  
Provide a new GPO on wall next to the vanity

**Cabinetmaker**

Provide new 900mm long vanity unit to detail

**Glazier**

Provide new 400mm wide shower screen with curtain rod on the top edge of nib wall  
Provide a new 900 wide x 900mm high mirror on the side wall next to 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 1900mm including bath upstand end shelf and skirting all around. Provide soap dish  
Tile 1c over vanity top  
Provide new grate to floor waste and retile floor and skirting all around

**BEDROOMS****Maintenance**

Remove shelving in cupboards over the stairs and provide new single shelf with hanging rail

**INTERIOR COLOURS AND MATERIALS**

Refer attached schedules