

**Midland Project Management Pty Ltd  
8500 3 Brown Scope of Works And Budget**

## **EXTERNAL**

### **General Notes**

**All works to comply with specs, 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  
To provide kerbing to the borders of the newly established garden beds  
All trees that are removed must have stumps left below the ground level  
Any area that is to be mulched must have three inches of soil removed and the ground sprayed for grass at least two weeks before mulch is put in place  
Allow \$300 for the purchasing and planting of plants  
Retic system and controller same as the one on the houses (Lawn and garden beds)  
Top dress and aerate lawn  
General clean up and removal of rubbish  
Clean the driveway of all oil stains

#### **Surveyor**

For a construction peg out

#### **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

#### **Plumber**

Move any free standing taps against the house connect any existing or new down pipes to the storm water system  
Fix all of the loose piping against the wall

#### **Maintenance**

Provide new letter box and numbers

### **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  
Move the cloths line out the other side of the house ( out of sight)

#### **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

#### **Plumber**

Move any free standing taps against the house connect any existing or new down pipes to the storm water system  
Fix the waste pipe work that serves the laundry

#### **Glazier**

Replace the louvres in the shed with a fixed panel

### **House**

#### **House External**

##### **Electrician**

New oyster light front and rear

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)

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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  
Provide smoke alarms to comply with by laws

**Glazier**

New barrier door hung to suit the existing door  
Angel to cover the gap around the front window

**Brick Cleaner** (if brick)

Light acid clean the extra walls

**Painter**

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

**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  
New CCA handrail and spindels opening to suit front step  
Remove all of the cover strips from the front veranda, eaves and carport then flush  
Hand rail down the back steps

**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

**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

**Electrician**

Replace all light switches  
Replace all GPO's with doubles  
Provide globes for all light fittings  
Replace all of the light fittings

**Plumber**

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

**Blind Company**

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Provide and fit 25mm slim line blinds through out the house

**Glazier**

To re wire all fly screens  
Replace any cracked chipped or missing glass  
Service any existing barrier doors or( provide new only for the front)  
Provide winders and screens to any suitable windows

**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 or sand and varnish

**Floor sander**

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

**LOUNGE**

**Maintenance**

Open up the fire place  
Reline the nothern wall and all others to 1350  
New solid front door

**Electrician**

6 down lights ( ask supervisor for positions)

**Hall Way**

**Electrician**

Fluro

**Maintenance**

Remove the linen cupboard  
Reline to 1350

**Bed room 1**

**Maintenance**

Replace the ceiling  
Remove vent from the wall and patch  
Fix the cupboard inside and out including handels to the draws  
Reline to 1350

**Bed room 2**

**Maintenance**

Reline the Northern wall  
Reline remaining walls to 1350  
Fix the cupboard inside and out including handels to the draws

**Bedroom 3**

**Maintenance**

Remove the cupboard and patch walls and ceilings  
Reline the northern wall reline the remainder to 1350

**KITCHEN**

**Maintenance**

Remove all asbestos and vertical metal jointing strip. Replace with Gyprock and flush ready to paint  
Remove plaster rang hood, patch wall, ceiling and cornice  
Remove old cupboards, pantry and overhead cupboards allow to patch wall wear cupboards were (using moister resistant behind sink)  
Remove old tiles

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Patch ceiling grill after old light is removed  
Fill in existing opening and line

After removing the cupboards remove the bulk head and leave opening as access to the kitchen Refer to kitchen drawing

**Cabinet maker**

New bench cupboards with inset sink (supplied by others)  
New overhead cupboard  
New pantry  
New overhead with range hood ducted through roof and flashed

**Tiler**

Splash back and between bench top and underside of overheads, behind stove

**Plumber**

Remove old taps and nozzles, disconnect sink  
Supply and fit new double inset sink with flick mixer type tap alter waste to suit  
Move gas to suit the kitchen plan

**Electrician**

Replace light switches  
Reposition GPO for fridge  
2 single 36w fluros with diffusers  
Replace single power point  
1 single power point for range hood  
Supply and fit new g.p.o double  
Power supply for the under the bench electric oven  
At least 2 double GPO's on the bench's

**Floor Coverings**

Vinyl throughout whole of kitchen (if not suitable to polish)

**Bathroom**

**Maintenance**

Strip the walls of all the asbestosis sheets fit villa board and flush ready to paint remove the horizontal metal strip and flush  
Remove the skirting tiles and the tiles from the bath up stand

**Electrician**

1 single 18w fluoro with diffuser and 10" exhaust fan switched to together in bathroom

**Tiler**

From corner left of mirror all way around bath to left hand architrave of door up to metal joint strip with tile and colour as specified  
Ledge and face of bath  
Floor and skirting  
Raise floor waste  
Supply and fit cover strip for edge of tiles  
All work is supply and fit

**Plumber**

Remove the old bath replace with have shower and bath nozzle at opposite ends. With the tap sets on the face wall. Run any new pipe work as necessary before the walls are relined.  
Remove old basin, taps, shower rose, shower taps and all bath taps and nozzle  
Supply and fit replacements

**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**

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Inside and out at existing vanity

**Bath recoater**

Bath

**Toilet**

**Maintenance**

Remove all of the skirting tiles  
Provide a new toilet roll holder  
Reline the walls with villa board

**Plumber**

Remove pan, seat flush pipes and replace with new as specified  
New dual flush system as specified  
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

**Laundry**

**Maintenance**

Remove batons from ceiling and flush  
Remove cover batons from walls and flush  
Remove any tiles  
Remove the cupboard and patch wall and ceiling

**Plumber**

Remove old trough and taps and nozzle  
Supply and fit new as specified  
New grill for floor waste  
Run pipes for washing machine (if needed) allow for conversion as to fit the inset trough with pipes and waste  
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**

1 single 36w defuses in laundry  
Replace washing machine switch with double GPO vertical check that it is in the right position if a conversion of the washing machine and the trough are to happen  
G.P.O for reticulation

**Tiler**

Allow to retile over the bench cupboard and around the window  
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

**Cabinet Maker**

Bench cupboard with inset sink (supplied by others) and broom cupboard