

## **30B CHARLES STREET MIDLAND**

### **DISPOSE 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 "30 Charles Street General External"

### **FRONT AND REAR YARDS**

#### **Garden Maintenance + Paver**

Make good and service the clothes hoist

#### **Plasterer**

Apply a sand render as per the drawings.

### **HOUSE**

#### **Maintenance**

Remove any street numbers and unused brackets/fixings off the building and make good.  
Refix any loose mouldings and replace rotten barges and mouldings.  
Provide roof framing etc for new gable as indicated

#### **Electrician**

Replace all existing external lights at front, rear and laundry doors with plastic bunker style fittings.  
Provide a new bunker light fitting on carport wall with external 2 way switch

#### **Plumber**

Provide stormwater drains to all new downpipes and to existing downpipes where missing, all connected into the stormwater mains.

#### **Roofer**

Provide new gable tiling and roof plumbing  
Ensure the roof is watertight and make good as specified  
Pressure clean the roof as specified  
Clean out all recently replaced (unpainted) gutters and make good as specified.  
Provide new Zincolume gutters and downpipes to replace painted gutters  
Remove and refix or renew downpipes after render is complete  
Make good all downpipe connections to stormwater drains

#### **Brick Cleaner**

Clean all external surfaces of the house. Note: facebrick will be rendered and painted

#### **Glazier**

Replace any broken/cracked/missing glass.  
Replace all flywire.  
Re-putty timber windows where putty is missing or cracked and loose.

#### **Painter**

Paint all paintable surfaces including render as per Schedule of External Colours

### **INTERNAL GENERAL**

#### **Maintenance**

Remove all rubbish, posters, etc and all curtains, blinds, other disused brackets/fixings  
Remove all cabinets, sanitaryware and plumbing fixtures in kitchen, 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.  
Make good damaged ceilings and wall linings

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 timber windows and 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  
Have a licensed plumber test and check the existing plumbing work as specified and sign the attached statutory declaration

#### **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 provide 200mm diameter glass sphere batten fix fittings with 60watt globes to all incandescent light outlets except bathroom and WC which shall be 100mm.  
Check the existing smoke alarm  
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**

Remove loose floor coverings and prepare floors ready for carpet and sheet vinyl.  
Provide glued down sheet vinyl to kitchen and dining/family room.  
Provide carpet on underlay to lounge, passage and all bedrooms  
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 missing or faulty door and window hardware  
Provide keys for existing window locks

#### **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

#### **Window treatment**

Provide slim-line Venetian blinds to all windows except bathroom and WC

### **ENTRY AND LOUNGE**

#### **Maintenance**

Provide new Project Hardware Ashley PH137RR leverset and Raven RP4 seal to the front door with matching separate double deadlock. Remove unused hardware and make good.

### **KITCHEN**

#### **Plumber**

Provide a new 1350mm bowl and a half inset sink and new single lever mixer sink mounted tap  
Carry out all work to suit new layout

**Electrician**

Provide 1200mm long double 40 watt tube fluoro light with diffuser.  
Provide a new 600mm rangehood flued through ceiling  
Remove the existing ceiling exhaust fan  
Provide new 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 back door with separate deadlock and latchset, and Raven RP4 seal  
Remove unused hardware and make good.

**Plumber**

Provide new washing machine taps and taps and swivel spout to trough

**Electrician**

Move the GPO to allow for the broom cupboard below

**Cabinetmaker**

Provide new broom cupboard in the corner leaving 700mm opening for the washing machine

**Tiler**

Retile over trough and bench to 600mm  
Prepare floor, provide new grate to floor waste, and tile the entire floor including skirting

**Painter**

Treat for rust and paint the trough cabinet white inside and outside

**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 towel rail next to the vanity and 600mm double rail at the end of the bath  
Remove shaving cabinet

**Plumber**

Provide new taps, spout and white 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 oyster style fluorescent fitting and a 250mm ceiling exhaust fan on separate switch.  
Provide a new GPO on wall next to the vanity

**Cabinetmaker**

Provide new nominally 900mm long vanity unit to detail  
Vanity to be wall hung 200mm clear off floor so as not to obstruct floor waste

**Glazier**

Provide new 450mm wide shower screen with curtain rod on the edge of the bath at the tap end.  
Return rod into side wall 300mm short of the vanity and provide dropper support off the ceiling  
Provide a new nominally 800 wide x 900mm high mirror on the wall over 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 1950mm including bath upstand end shelf and skirting all round. Provide soap dish  
Tile 1c over vanity top  
Retile floor and skirting all round

**SCHEDULE OF INTERIOR COLOURS AND MATERIALS**

Refer attached schedule

NOTE Ensure schedules are titled specifically for this project