

**Midland Project Management Pty Ltd
8500 4 Windoo 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
Remove all of the rubbish from under the houses

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
Replace the left hand boundary fence to the return and move it forward to the south side of the chimney

Carport Contractor

Build a carport to one of the ESE Carport design Positioned as specified Design number 3

Plumber

Move any free standing taps against the house connect any existing or new down pipes to the storm water system

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
Remove the two dead trees

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

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)
Earthing for all existing light points
Safety check and megga test installation

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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

Rewire, service, clean and replace the front and rear barrier doors(only do after all other work is completed)

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) Including the goanna boards and the stumps

Roof restorers

Full roof restoration and new colour bond gutters and down pipes including those on the carport if there is a n existing 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
Patch the front door and frame
Replace the front veranda with reeded decking and take the bow out of it
New handrail and diagonal bracing the perimeter of the veranda
Steps and hand rail to be replaced
Replace ant rotten or missing goanna board and have them all evenly spaced

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 laid 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

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

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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
All of the door furnisher will be replaced so fill all of the holes on the face of the doors

Floor sander

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

LOUNGE

Maintenance

Remove the vent from the ceiling and patch
Scrape out the joints above the fire place re tape and top joint
Re-sheet the south wall only the part that is azzi

Painter

Clean the fire place and the face bricks clear coat inside paint black

Plumber

Gas bayonet, no more than 1 meter away from a Gpo vents all to alinta gas specs

Electrician

4 down lights

Hall Way

Electrician

Fluro

Bed room 1

Maintenance

Re-sheet the south wall
All other walls to be relined at 1350

Bed room 2

Maintenance

Scrape the vertical joints and tape and rejoin

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
Patch ceiling grill after old light is removed
Alter the walls as per the plan

Cabinet maker

New bench cupboards with inset sink (supplied by others)
New overhead cupboard
New pantry

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New overhead with range hood ducted through roof and flashed (as per the drawing)

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 for stove)

Electrician

Replace light switches

Reposition GPO for fridge

1 single 36w fluro with diffuser and 2 down lights ask supervisor for positions

Replace single power points

1 single power point for range hood

Supply and fit new GPO'S double

Power supply for the under the bench electric oven

Allow to move the gpos as per the kitchen plan

Bathroom

Maintenance

Strip the walls of all the asbestosis sheets fit villa board and flush ready to paint

Remove all possible objects so as the plumber can move the bath up to the western wall and fix the up stand and the shelf

New handle for the existing vanity

Electrician

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

Tiler

From corner left of mirror all way around bath mark on the wall in pen where to stop colour as specified

Ledge and face of bath

Floor

Raise floor waste

Supply and fit cover strip for edge of tiles

All work is supply and fit

Plumber

Move the old bath up to the western wall run pipes and wast to suit have the shower and the bath taps on than western wall conceal in the wall before it is 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 and rail

Cabinet maker

Make and fix vanity unit free standing 900 x 600 (basin supplied by others) off the ground

Painter

Inside and out at existing vanity

Bath reciter

Bath

Toilet

Maintenance

Provide a new toilet roll holder

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Reline walls with water resistant gyprock
Fix the architrave around the window

Plumber

New pan and seat reuse the dual flush system

Glazier

New p.v window

Laundry

Maintenance

Remove batons from ceiling and flush
Reline the walls with villa board
Remove any tiles
New back door

Plumber

Run the water pipes and gas out side for a instantaniuse HWU in a suitable position
Remove the existing HWS and return to the supervisor
New grill for floor waste
Supply and fit new taps and nozzle for trough and washing machine
Allow to remove any redundant pipes

Glazier

Remove existing wooden window with louvres and replace with half slide and fixed with flywire

Electrician

1single 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
Remove the wires for the existing HWU

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