

# 8500 46 Dickson Scope of Work

## RETAINED PROPERTY

### EXTERNAL

#### General Notes

All works to comply with Department Of Housing and Works specifications , 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  
All trees that are removed must have stumps left below the ground level  
Top dress and aerate lawn  
General clean up and removal of rubbish

##### Fencing Contractor

Replace both of the wing fences and a new gate single

##### Maintenance

Provide new letter box and numbers

##### Plumber

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

#### 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  
Fill the ground with clean fill up to the house were it is eroded  
Remove the BBQ  
Remove all structures except for the shed  
Relay the paths so the are level and safe  
Clean the grass off them  
Remove the gate and shabby fence structure attached to the house on the west side

##### Plumber

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

#### House

##### House External

##### Electrician

Check that all of the lights are in good working order if not replace  
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 mega 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 if not existing and in good working order  
Provide smoke alarms to comply with by laws

##### Brick Cleaner (if brick)

Light acid clean the extra walls

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## **Painter**

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

## **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 fascia, bargeboard or eaves linings  
Replace missing cover batons  
Fix or replace scotias from eaves  
Fix tile fillets from side of house  
Remove any old brackets, nails or any other obsolete fixtures from barges or fascia

## **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 solid rubber 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  
Provide man whole covers if needed  
All cupboards to be in good working order inside and out

### **Electrician**

Replace light switches that are cracked, faulty, broken, painted or badly faded  
Replace all GPO's with doubles  
Provide globes for all light fittings  
Replace all of the light fittings with baton holders with hats  
Provide a GPO no more than 1 meter from the gas out let

### **Plumber**

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

### **Glazier**

To re wire all fly screens  
Replace any cracked chipped or missing glass  
Service any existing barrier doors or provide new for all external doors  
Provide winders and screens to any suitable windows  
Any window without security grills must have key locks  
Any mirrors inside of cupboards must be in good condition and secured correctly

### **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

### **Floor sander**

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

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## LOUNGE

### Maintenance

Reline East and West wall to 1350  
New ceiling and cornice

## KITCHEN

### Maintenance

Remove plaster rang hood, patch wall, ceiling and cornice  
Strip the floor and look at reasons for the warping( an allowance for any repairs will be made for the winning tenderer by us)

### Cabinet maker

Replace the doors and the bench tops as they are (not post form)

### Tiler

Retile the splash back as it is

### Plumber

New sink not with flick mixer

### Electrician

Replace single power point

### Floor Coverings

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

## Bathroom

### Electrician

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

### Tiler

Around the bath as per the specs  
Ledge and face of bath  
Supply and fit cover strip for edge of tiles  
All work is supply and fit  
Tile Skirting

### Plumber

Supply a basin taps, nossel and fit

### 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

Inside and out at existing vanity

### Bath re-coated

Bath

## Toilet

### Maintenance

Remove all of the skirting tiles

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Provide a new toilet roll holder

## **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**

Close in the laundry with stud work in line with the edge of the veranda line the exterior with villa board and flush. Line the inside with gyprock up to the ceiling New exterior grade weather resistant door

### **Plumber**

New grill for floor waste

### **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

### **Tiler**

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