

49 VICTORIA PARADE MIDLAND	
GENERAL EXTERNAL WORK AND NEW STORES	
	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	
	Garden Maintenance + Paver
	Remove the trees (including stump grinding) and stumps as per the drawing
	Remove all fencing where required to provide new fencing
	Clear the site and verge as per specification and drawings including pathways etc as required
	Provide 1200mm wide paved concrete paths and other paving as indicated using Midland Landscape
	Provide new fold down clothes hoists
	Remove existing awnings and other structures from front porches. NOTE Give the supervisor 2 weeks notice of this work so the tenants can be advised
	Divert and adjust the reticulation to suit the new carports and driveways
	Maintenance
	Remove any street numbers and unused brackets/fixings off the building and make good.
	Refix any loose mouldings and replace rotten bargeboards and mouldings.
	Provide all work as required for the new stores. Ceilings shall be Gyprock with cornice.
	Provide new 100mm high aluminium street numbers screwed to the letterbox structure
	Bitumen Paver
	Provide new bitumen paving, concrete kerbing and crossover as per the drawings
	Resurface the existing bitumen
	Fencer
	Provide new fencing and Colorbond gates as per the drawings
	Electrician
	Provide common lighting as per the drawings and specification all taken off existing house power – this includes the sensor lights at the rear of the units
	Relocate services where indicated on the site plan and as required for carports & driveways
	Provide each store with an internal light and switch
	Carport subcontractor
	Provide new Colorbond carports and patio roofs as specified and per the drawings.
	Colour: As per schedules
	Concreter
	Provide slabs and footings for the stores as per structural engineers details
	Bricklayer
	Build brickwork for the stores and walls as indicated.
	Plumber
	Provide stormwater drains to all new downpipes except carports (which shall discharge onto the paving) and to existing downpipes where missing, all connected into the stormwater mains.
	Provide soakwells where indicated
	Relocate services where indicated on the site plan and as required for carports & driveways

	Roofer
	Ensure that party wall extends to underside of roof cover and provide fire blanket along top of wall to close off between roof and wall.
	Provide new tiling and roof plumbing to the stores
	Ensure the roof is watertight and make good as specified
	Pressure clean and paint the roof as specified. Colour: As per schedules
	Provide all new slotted gutters and downpipes all in Zinalume.
	Make good all downpipe connections to stormwater drains
	Brick Cleaner
	Clean all external surfaces of the building.
	Remove painted numbers off letterbox structure
	Glazier
	Replace any broken/cracked/missing glass.
	Re-putty timber windows where putty is missing or cracked and loose.
	Painter
	Paint all paintable surfaces as per Schedule of External Colours