

5 KAY STREET MIDLAND
RETAIN 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
FRONT AND REAR YARDS
Garden Maintenance + Paver
Remove all fencing where required to provide new fencing
Remove creepers off front of unit and corrugated iron off carport fence
Cut the dead wood out of the tree next to the driveway where indicated
Clear some shrubs and one trellis in the rear garden where indicated
Make good and service the clothes hoist
Fill in the fish pond
Fencer
Provide new panel of fencing in rear side fence 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 barge and mouldings.
Electrician
Check and make good or replace all existing external lights.
Provide a new vandal resistant 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.
Collect and install a HWU as specified
Rofer
Ensure the roof is watertight and make good as specified
Pressure clean and paint the roof as specified- Colour TBA
Provide all new slotted Zinalume gutters and make good existing downpipes as specified
Make good all downpipe connections to stormwater drains
Brick Cleaner
Clean all external surfaces of the house.
Glazier
Replace any broken/cracked/missing glass.
Replace all flywire.
Make good / provide new barrier doors and flyscreen doors as specified.
Re-putty timber windows where putty is missing or cracked and loose.
Painter
Paint all paintable surfaces as per Schedule of External Colours
INTERNAL GENERAL

Maintenance
Remove all rubbish, posters, etc and all curtains, blinds, other disused brackets/fixings
Remove vanity in bathroom and only the cabinet on RHS of stove and china cabinet in the kitchen
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 make good the walls ready for the tiler. Leave the skirting tiles in laundry and WC. Leave all floor tiles.
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 or make good all missing and faulty door hardware to match existing
Make good damaged ceilings and wall linings
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
Reconnect the stove – service and clean by others
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 replace with ceiling mounted batten holders with china hat shades and 60watt globes
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 all floor coverings and prepare floors ready for vinyl.
Provide vinyl tiles to all rooms except those with ceramic tiled floors
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
ENTRY AND LOUNGE
Maintenance
Provide new approved leverset and matching separate double deadlock to the front door with matching separate double deadlock. Remove unused hardware and make good.

Plumber
Refix the gas bayonet flush with the wall
Provide wall vent to comply with Alinta gas regulations.
KITCHEN
Plumber
Reuse the sink and wall taps and swivel spout
Electrician
Replace the exhaust fan with new
Cabinetmaker
Replace existing bench tops.
Provide new laminated doors, drawer fronts and drawers and fit new brushed aluminium/stainless steel C-pull-handles..
Provide a new 450mm wide pantry in corner on RHS of stove and nominally 500mm long bench cupboard next to stove
Provide a new china cabinet stopping 150mm short of the stove edge
Painter
Paint externally exposed surfaces of cupboard carcasses to match the laminate
Tiler
Retile over benches and sink to underside cupboards
LAUNDRY
Maintenance
Provide new back door with separate deadlock and latchset, and Raven RP4 seal
Plumber
Provide new 200mm swivel spout.
Painter
Treat for rust and paint steel cabinet inside and out.
Tiler
Retile over trough
WC
Plumber
Provide new plastic low level dual-flush cistern with seat and flap
BATHROOM
Maintenance
Provide new 900mm towel rail on RHS wall
Bath Coater
Recoat the bath with Mend-a-bath or equal. Colour White
Plumber
Provide new bath taps and spout
Provide new inset vanity basin with taps and spout

Electrician
Provide a 250mm ceiling exhaust fan on same switch.
Cabinetmaker
Provide new 900mm long vanity unit to detail
Glazier
Provide new 450mm wide shower screen with curtain rod on the edge of the bath at the tap end.
Provide a new 900 wide x 800mm 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 2c over vanity top