

<b>5B MARGARET STREET MIDLAND</b>
<b>SALE PROPERTY</b>
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
<b>This unit is occupied – confer with the Project Manager regarding the extent of work and conduct on site.</b>
<b>SCHEDULE OF WORK</b>
All trades shall ensure that all work complies with strata titling requirements.
<b>EXTERNAL GENERAL</b>
Refer to "5/7 Margaret Street General External"
<b>FRONT AND REAR YARDS</b>
<b>Garden Maintenance + Paver</b>
Make good and service the clothes hoist
<b>Plasterer</b>
Apply a sand render as per the drawings. Provide protective tape as specified
<b>Maintenance</b>
Provide edge flashing and make good existing carport where half has been removed – refer 5A scope
<b>HOUSE</b>
<b>Maintenance</b>
Make good door to gas meter box.
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 posts and roof framing etc for new gable and window hood as indicated
<b>Electrician</b>
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
<b>Plumber</b>
Provide stormwater drains to all new downpipes and to existing downpipes where missing, all connected into the stormwater mains.
<b>Roofer</b>
Provide new gable tiling and roof plumbing
Ensure the roof is watertight and make good as specified
Pressure clean and paint the roof as specified- Colour TBA
Clean out all gutters and make good as specified.
Remove and refix or renew downpipes after render is complete
Make good all downpipe connections to stormwater drains
<b>Brick Cleaner</b>
Clean all external surfaces of the house. Note: facebrick will be rendered and painted
<b>Glazier</b>
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.

<b>Painter</b>
Paint all paintable surfaces including facebrick and render as per Schedule of External Colours
<b>INTERNAL GENERAL</b>
<b>Maintenance</b>
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.
<i>Remove wall between kitchen and dining as per the sketch</i>
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
<b>Plumber</b>
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
<b>Electrician</b>
Replace faulty, cracked, broken or missing light outlets and GPO's
Replace all switches and convert all single GPO into double outlets
Provide 200mm diameter glass sphere batten fix fittings with 60watt globes to all incandescent light outlets except bathroom and WC which shall be 100mm.
Provide new smoke alarm
Have a licensed electrician fit an RCD, check and test the existing electrical work as specified and sign the attached statutory declaration
<b>Telecommunications</b>
Ensure that there is at least one operational telephone outlet as specified
<b>Flooring subcontractor</b>
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.
<b>Tiler</b>
Point up all benchtop/tile junctions and around edges of sinks/basins/troughs/baths with matching siliconised acrylic sealant.
<b>Glazier</b>
Ensure that all windows and doors operate correctly.
Replace missing or faulty door and window hardware
Provide keys for existing window locks
<i>Make good / provide rubber seals at frame / glazing junctions to aluminium windows</i>
<b>Painter</b>
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

<b>Window treatment</b>
Provide slim-line Venetian blinds to all windows except bathroom and WC
<b>ENTRY AND LOUNGE</b>
<b>Maintenance</b>
Replace front door with external quality door with new Project Hardware Ashley PH137RR leverset and matching separate double deadlock.
<b>Plumber</b>
Remove gas heater and provide new gas bayonet.
Provide wall and ceiling vent to comply with Alinta Gas regulations.
<b>KITCHEN</b>
<b>Plumber</b>
Provide a new 1350mm bowl and a half inset sink and new single lever mixer sink mounted tap
<b>Electrician</b>
Provide 1200mm long double 40 watt tube fluoro light with diffuser.
Provide a new 600mm rangehood flued through ceiling
Remove the existing ceiling fan
Provide new electrical outlets as per the sketch
<b>Cabinetmaker</b>
Replace the kitchen cupboards as per the attached drawing fitted with brushed aluminium/stainless steel C-pull-handles..
<b>Tiler</b>
Retile over benches and sink to underside cupboards
<b>LAUNDRY</b>
<b>Maintenance</b>
<i>Check condition of back door - allow to replace and provide credit if not required</i>
Provide new separate deadlock and latchset, and Raven RP4 seal to back door
Remove unused hardware and make good.
<b>Plumber</b>
Carry out all work to suit new layout
Provide new washing machine taps and lever mixer tap to trough
Provide a new 45l inset trough
<b>Electrician</b>
Move GPO to allow for new washing machine location
<b>Cabinetmaker</b>
Provide new cupboards as per the attached drawing fitted with brushed aluminium/stainless steel C-pull-handles
<b>Tiler</b>
Retile over trough and bench to 600mm
Prepare floor, provide new grate to floor waste, and tile the entire floor including skirting
<b>WC</b>
<b>Maintenance</b>
Provide new white Caroma Bathmates paper holder

<b>Plumber</b>
Provide new white close coupled dual flush toilet suite
<b>Tiler</b>
Prepare floor, provide new grate to floor waste, and tile the entire floor including skirting
<b>BATHROOM</b>
<b>Maintenance</b>
Provide new 1200mm towel rail
<i>Remove shaving cabinet</i>
<b>Plumber</b>
Provide new taps, spout and white semi-recessed basin to the vanity
Provide new multi-directional shower rose and taps, bath taps and spout
Provide a new white shower bath
<i>Carry out all work to suit new layout</i>
<b>Electrician</b>
Provide an oyster style fluorescent fitting and a 250mm ceiling exhaust fan on same switch.
Provide a new GPO on wall next to the vanity
<b>Cabinetmaker</b>
Provide new 900mm long vanity unit to detail
<b>Glazier</b>
Provide new shower curtain rail.
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 690 wide x 900mm high mirror on the wall on RHS of the vanity
<b>Tiler</b>
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
<b>SCHEDULE OF INTERIOR COLOURS AND MATERIALS</b>
Colour Scheme KHAKI – Refer attached schedule
NOTE Ensure schedules are titled specifically for this project