

**Midland Project Management Pty Ltd  
8500 51 Jinda Scope of Works and Budget**

<b>51 Jinda Scope of Works</b>
<b>EXTERNAL</b>
<b>General Notes</b>
<b>All works to comply with specs, architects colour scheme or garden architects plans</b>
<b>FRONT YARD</b>
<b>Landscaper</b>
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 boarders 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 copper by fence
Remove all existing plants along front of house
New fence right wing low level to boundary
Remove all Bitumen driveway and concrete to plan, except crossover
Footings as per the drawing and the engineers drawing for the car port
<b>Fencing Contractor</b>
Replace any cracked or broken fencing unless other wise specified replace with same or similar
Double gates
All gates to be in good working order
<b>Plumber</b>
Move any free standing taps against the house
<b>Maintenance</b>
Provide new letter box and numbers
Remove existing balustrade replace with timber spindles
Allow for all of the components for the carport including the steels( except for the concrete )

<b>Back Yard</b>
<b>Landscaper</b>
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 stump
Put slabs in as shed floor/second hand from other jobs
Remove brick wall
<b>Fencing Contractor</b>
Replace any cracked or broken fencing unless other wise specified replace with same or similar
All gates to be in good working order
<b>Plumber</b>
Move any free standing taps against the house
<b>Painter</b>
Paint shed inside and out
<b>House</b>
<b>House External</b>

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<b>Electrician</b>
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
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
<b>Brick Cleaner (if brick)</b>
Light acid clean the extra walls
<b>Painter</b>
To paint all previously painted surfaces and any new as specified(including the front veranda and the inside of the meter box)
<b>Roof restorers</b>
Remove asbestos replace with colour bond sheets with anticon and colour bond gutters and down pipes(connect to storm water if available)
Sheeting, gutters and down pipes the carport as per the drawing
<b>Maintenance</b>
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
<b>House Internal</b>
<b>Maintenance</b>
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 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
All new doors and hardware throughout
Generally patch any walls needing it
<b>Electrician</b>
Replace all light switches
Replace all GPO's with doubles
Provide globes for all light fittings
Replace all of the light fittings
<b>Plumber</b>
To provide new gas bayonets if needed and to make all vents comply with Alinta gas
<b>Blind Company</b>
Provide and fit 25mm slim line blinds through out the house
<b>Glazier</b>
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

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<b>Painter</b>
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
<b>Floor sander</b>
Sand and coat all exposed timber floors with three coat polyurethane system
<b>LOUNGE</b>
<b>Maintenance</b>
Replace ceiling
New front door hung opposite way
Uncover fireplace
<b>Electrician</b>
4 down lights
Remove ceiling fan
Move load centre back to metre box
<b>Hall Way</b>
<b>Electrician</b>
Fluro
<b>Maintenance</b>
<b>Bed room 1</b>
<b>Maintenance</b>
<b>Painter</b>
<b>Bed room 2</b>
<b>Maintenance</b>
Fix patch in wall
<b>Electrician</b>
Remove fan
<b>Glazier</b>
<b>Bedroom 3</b>
<b>Maintenance</b>
<b>Glazier</b>
Replace window half fix half slide
<b>KITCHEN-Refer to drawing</b>
<b>Maintenance</b>
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 and nib wall
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
Hang door to open out to laundry

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<b>Cabinet maker</b>
New bench cupboards with inset sink (supplied by others)
New overhead cupboard
New pantry
New overhead with range hood ducted through roof and flashed
<b>Tiler</b>
Splash back and between bench top and underside of overheads, behind stove
<b>Plumber</b>
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 to suit kitchen plan
<b>Electrician</b>
Replace light switches
Reposition GPO for fridge
Fluro
1 single power point for range hood
Supply and fit new g.p.o double
Power supply for the under the bench electric oven
2 Double GPO on bench somewhere
<b>Floor Coverings</b>
Vinyl if not suitable to be polished
<b>Bathroom</b>
<b>Maintenance</b>
Strip the walls of all the asbestosis sheets fit villa board and flush ready to paint remove the horizontal metal strip and flush
Remove the skirting tiles and the tiles from the bath up stand
Replace rotten timber sill on window
<b>Electrician</b>
1 single 18w fluro with diffuser and 10" exhaust fan switched to together in bathroom
<b>Tiler</b>
From corner left of mirror all way around bath to left hand architrave of door up to metal joint strip with tile and colour as specified
Ledge and face of bath
Floor and skirting
Raise floor waste
Supply and fit cover strip for edge of tiles
All work is supply and fit
<b>Plumber</b>
Remove the old bath replace with Decina Modena have shower and bath nozzle at opposite ends. With the tap sets on the face wall. Run any new pipe work as necessary before the walls are relined.
Remove old basin, taps, shower rose, shower taps and all bath taps and nozzle
Supply and fit replacements
<b>Glazier</b>
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
<b>Cabinet maker</b>
Make and fix vanity unit free standing 900 x 600 (basin supplied by others)
<b>Painter</b>
Inside and out at existing vanity
<b>Bath recoater</b>
Bath

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<b>Toilet</b>
<b>Maintenance</b>
Remove all of the skirting tiles
Provide a new toilet roll holder
Remove shelves
<b>Plumber</b>
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
<b>Glazier</b>
Fly wire on window
<b>Laundry</b>
<b>Maintenance</b>
Remove batons from ceiling and flush
Remove cover batons from walls and flush
Remove any tiles
To remove back door and stud work when glazier ready put in aluminium slider door and side lights
Remove cover battens from ceiling patch
Remove vent from ceiling and patch
<b>Plumber</b>
Remove old trough and taps and nozzle
Supply and fit new as specified
New grill for floor waste
Run pipes for washing machine and supply and fit taps (if needed)
Allow to remove any redundant pipes
Alter taps to suit plan Remove unused tap down low
Supply all taps, trough etc remove old pipe work from gas stove
<b>Glazier</b>
Remove existing wooden window with louvres and replace with half slide and fixed with flywire
Aluminium sliding door any glass side lights to replace back door and wall
Maintenance will remove when ready
<b>Electrician</b>
1single 36w defuses in laundry
Replace washing machine switch with double GPO vertical
G.P.O for reticulation
Move GPO for washing machine to nib wall up higher
Fluro
GPO for Retic
GPO above bench cupboard for ironing
<b>Tiler</b>
Allow to retile over the bench cupboard and around the window
Run 1 tile high skirt throughout both toilet and laundry
Tile above trough and down behind washing machine
<b>Floor Coverings</b>
Patch and screed laundry and toilet and lay vinyl complying with specs and colour scheme
<b>Cabinet Maker</b>
Broom cupboard to the right of the washing machine
To the right of the door a bench cupboard from the door to the corner narrow enough as to have room to get to the broom cupboard

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