

5B GEORGE 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 the trees (including stump grinding) and stumps as per the drawing
	Make good, service and relocate the clothes hoist
	Remove all fencing where required to provide new fencing
	Clear the rear yard as specified and clean up on either side of the driveway
	Remove the front path
	Extend the existing driveway in concrete slab as specified
Fencer	
	Provide new Colorbond letterbox with number.
	Provide new fencing and straighten existing fencing as per the drawings
	Resheet the existing metal gates and make good
HOUSE	
Maintenance	
	Make good door to gas meter box.
	Fit 60x20 battens over the side edges of the central panel of lining in the carport
	Remove particleboard panel off carport wall and handrail off front porch
	Remove any street numbers and unused brackets/fixings off the building and make good.
	Refix any loose mouldings and replace rotten barges and mouldings.
Electrician	
	Check and make good or replace all existing external lights.
	Provide a new vandal resistant light fitting on carport ceiling 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.
Roofer	
	Ensure the roof is watertight and make good as specified
	Pressure clean the roof as specified
	Clean out all gutters and downpipes and make good 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
	Patch and paint front concrete porch with Berger Jet Dry - Colour Terracotta low sheen
	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 all cabinets in kitchen and bathroom LEAVING sanitaryware and plumbing fixtures
	Strip off all wall tiles in kitchen and bathroom only and make good the walls ready for the tiler. Leave the wall and skirting tiles in laundry and WC. Leave all floor tiles.
	Make good wall and ceiling vents as specified
	Provide white solid rubber 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
	Provide a 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
	Telecommunications
	Ensure that there is at least one operational telephone outlet as specified
	Flooring subcontractor
	Remove all loose floor coverings and prepare floors ready for vinyl.
	Replace all cracked, missing or damaged vinyl tiles, strip and reseal all vinyl flooring
	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 window locks to all opening sections
	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
Provide a gas bayonet.
KITCHEN
Plumber
Provide a new 1350mm bowl and a half inset sink and wall mounted swivel spout and taps
Reconnect the stove (serviced by others)
Electrician
Provide new ceiling fan over the stove
Cabinetmaker
Replace the kitchen cupboards in a similar configuration to the existing layout and include a 600mm wide pantry cupboard in the fridge recess. Note: china cabinets shall stop 100mm short of the stove. Fit all doors and drawers with brushed aluminium/stainless steel C-pull-handles..
Tiler
Retile over benches and sink to underside cupboards
LAUNDRY
Maintenance
Check condition of back door - allow to replace and provide a credit if not required
Provide new separate deadlock and latchset, and Raven RP4 seal to back door
Remove unused hardware and make good.
Cabinetmaker
Provide a new 600mm wide broom cupboard located in the corner
Plumber
Provide new 200mm swivel spout and taps to trough to match washing machine handles
Electrician
Move the GPO about 300mm to allow for the broom cupboard
Cabinetmaker
Provide a laminated Aquabar base shelf to the trough cabinet
Painter
Treat for rust and paint steel cabinet inside and out.
Tiler
Retile section of floor where missing at the door and any loose skirting tiles
WC
Maintenance
Remove grip rails
Plumber

	Provide new plastic low level dual-flush cistern with seat and flap
	BATHROOM
	Maintenance
	Provide new 900mm towel rail below the window – leave the other
	Refix the shaving cabinet onto the side wall
	Plumber
	Provide new taps, spout and white basin to the vanity
	Provide new multi-directional shower rose and taps, bath taps and spout, basin taps and spout
	Electrician
	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
	Cabinetmaker
	Provide new 3 door 900mm long wall hung vanity unit with 250mm clear space below
	Glazier
	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 800 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
	Retile floor and skirting all round
	Painter
	Paint shaving cabinet inside and out after treating for rust and
	SCHEDULE OF INTERIOR COLOURS AND MATERIALS
	Colour Scheme KHAKI – Refer attached schedule
	NOTE Ensure schedules are titled specifically for this project