

<b>6A GEORGE STREET MIDLAND</b>		
<b>RETAINED 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	
	The person living in Unit 6D is going to move back into this unit	
<b>SCHEDULE OF WORK</b>		
	All trades shall ensure that all work complies with strata titling requirements.	
<b>EXTERNAL</b>		
<b>FRONT AND REAR YARDS</b>		
<b>Landscaper + Paver</b>		
	Remove the trees (including stump grinding) and stumps as per the drawing	
	Make good and service the clothes hoist	
	Remove all fencing where required to provide new fencing	
	Clear the site and verge as specified	
	Provide new paving as indicated using Midland Landscape	
	Remove cored brick paving at rear and replace with concrete slabs and relay any out of level slabs	
	Do not remove shelving at rear patio	
	Provide new concrete ramp at rear sliding door to allow wheelchair access	
<b>Fencer</b>		
	Provide new Colorbond letterbox with number.	
	Provide new fencing and straighten existing fencing as per the drawings	
	Provide new Colorbond gates as specified and as per the drawings. NOTE Gates to have pull handle catches as per attached detail	
	Rehang the side rear gate on new battens and hinges and provide pull handle catch as above	
<b>HOUSE</b>		
<b>Maintenance</b>		
	Remove any street numbers and unused brackets/fixings off the building and make good.	
	Remove the shade cloth off front of house, sheeting and mesh on sides of carport and small shade house behind carport	
	Refix any loose mouldings and replace rotten barges and mouldings.	
	Provide roof framing for new gable and pergola as indicated	
<b>Electrician</b>		
	Provide a new light fitting on carport wall with external 2 way switch	
	Provide a new waterproof GPO at rear sliding door to replace illegal one	
<b>Plumber</b>		
	Provide stormwater drains to all new downpipes and to existing downpipes where missing, all connected into the stormwater mains.	
	Provide new door to gas meter box. Make good door to gas meter box.	
<b>Roofer</b>		
	Ensure the roof is watertight and make good as specified	
	Pressure clean and paint the roof as specified- Colour To match Units C and D (Calmarc Slate?)	
	Clean out rear gutters and all downpipes and make good as specified. Replace front gutters	
	Make good all downpipe connections to stormwater drains	

<b>Brick Cleaner</b>	
Clean all external surfaces of the house	
<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>	
Patch and paint front concrete porch with Berger Jet Dry - Colour Terracotta low sheen	
Paint all paintable surfaces as per Schedule of External Colours	
<b>INTERNAL GENERAL</b>	
<b>Maintenance</b>	
Remove any rubbish, posters, etc.	
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 any damaged, missing or inoperable door hardware	
Remove all curtains, blinds, other disused brackets/fixings and make good.	
Strip off all wall tiles (including skirting tiles) in kitchen, bathroom, WC and laundry and make good the walls ready for the tiler. Leave the floor tiles.	
Make good damaged ceilings and wall linings	
Leave the panel and framing to opening between lounge and dining and clad with Gyprock + cornice	
<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	
Check the existing smoke alarm	
Maintain the burglar alarm and provide dedicated GPO at 1500mm off floor	
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 apart from the alarm point	
<b>Flooring subcontractor</b>	
Remove loose floor coverings and prepare floors ready for vinyl tiles.	
Provide vinyl tiles to all rooms except those with ceramic tiles.	
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 – check existing keys with Unit 6D tenant	
<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>ENTRY AND LOUNGE</b>	
<b>Maintenance</b>	
Replace front door with external quality door with new approved leverset and matching separate double deadlock.	
<b>Plumber</b>	
Provide gas bayonet and wall vent to comply with Alinta gas regulations.	
<b>KITCHEN</b>	
<b>Plumber</b>	
Reuse the sink and swivel spout. Provide new Caroma G-Series lever hot and cold taps	
<b>Electrician</b>	
Provide 1200mm long double 40 watt tube fluoro light with diffuser.	
Provide a new exhaust fan in the ceiling over the stove	
<b>Cabinetmaker</b>	
Replace existing bench tops.	
Keep existing doors and drawer fronts and replace the drawers. Replace all faulty hinges and catches	
Remove china cabinet provide a new cabinet to match existing stopping 150mm short of the stove edge	
<b>Painter</b>	
Paint externally exposed surfaces of cupboard carcasses to match the laminate	
Remove contact paper and paint insides of cupboards white gloss enamel.	
<b>Tiler</b>	
Retile over benches and sink to underside cupboards	
<b>LAUNDRY</b>	
<b>Maintenance</b>	
Provide new back door with separate deadlock and latchset, and Raven RP4 seal	
<b>Plumber</b>	
Provide new Caroma G-Series lever hot and cold taps to trough. Reuse spout	
Provide a new approved 45l trough in steel cabinet	
<b>Cabinetmaker</b>	
Provide a new 600mm wide broom cupboard in the corner	
<b>Tiler</b>	
Retile over trough and make good floor tiles around new trough to match as best as possible	
<b>WC</b>	

<b>Maintenance</b>	
Leave the grip rail	
<b>Plumber</b>	
Provide new white toilet suite	
<b>Tiler</b>	
Retile over trough and skirting and make good floor tiles around new trough to match as best as possible	
<b>BATHROOM</b>	
<b>Bath Coater</b>	
Recoat the bath with Mend-a-bath or equal with NON-SLIP base. Colour White	
<b>Plumber</b>	
Provide new Caroma G-Series lever hot and cold taps, spout and white semi-recessed basin to the vanity	
Provide new Caroma G-Series lever taps with Galvins Parahealth Variant slider shower set	
<b>Electrician</b>	
Provide a 250mm ceiling exhaust fan on same switch as light.	
Provide a new GPO on wall next to the vanity	
<b>Cabinetmaker</b>	
Provide new 850mm long x 350 deep vanity unit with 3 doors suitable for a semi-recessed basin Stop vanity against side of bath	
<b>Glazier</b>	
Provide new 450mm wide shower screen with curtain rail on the edge of the bath at the tap end. The rail is to return into the side wall 200mm short of the vanity and have a dropper support from the ceiling.	
Provide new mirrored doors to the shaving cabinet	
<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, plus soap dish	
Tile 2c over vanity top	
<b>SCHEDULE OF INTERIOR COLOURS AND MATERIALS</b>	
Refer attached schedule	
<b>SCHEDULE OF EXTERIOR COLOURS</b>	
Refer attached schedule	