

<b>6B 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	
<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	
	Remove the pergola off the rear sliding door	
<b>Fencer</b>		
	Provide new fencing and straighten existing fencing as per the drawings	
	Make good existing gates at rear of carport	
<b>HOUSE</b>		
<b>Maintenance</b>		
	Remove timber ramps at front and rear doors	
	Remove any street numbers and unused brackets/fixings off the building and make good.	
	Refix any loose mouldings and replace rotten barges and mouldings.	
<b>Electrician</b>		
	Provide a new 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>		
	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 (eg door frames damaged by wheel chair)	
	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.	
	Provide new doors to passage, centre bedroom, and laundry	
	Rehang sliding door to bathroom and provide new pelmet	
	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 except in shower recess.	
	Make good damaged ceilings and wall linings	
	<b>Plumber</b>	
	Have a licensed gas plumber test and check the existing gas plumbing work as specified and sign the attached statutory declaration	
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	<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 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 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	
	<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 leverset and matching separate double deadlock.	
<b>Plumber</b>	
Refix gas bayonet and provide 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 a new exhaust fan	
<b>Cabinetmaker</b>	
Replace existing bench tops and the shelf below the sink	
Provide new laminated doors, drawer fronts and drawers and fit new brushed aluminium/stainless steel C-pull-handles. Make good edge stripping as required	
<b>Painter</b>	
Paint externally exposed surfaces of cupboard carcasses to match the laminate	
<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>Tiler</b>	
Retile over trough and skirting and make good floor tiles around new trough to match as best as possible	
<b>WC</b>	
<b>Plumber</b>	
Provide new toilet suite	
<b>Tiler</b>	
Retile skirting	

