

<b>UNIT C</b>	
<b>67 WELLATON STREET MIDLAND</b>	
<b>RETAIN 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>	
<b>EXTERNAL</b>	
	Refer 67 Wellaton Street "General External"
<b>INTERNAL GENERAL</b>	
<b>Maintenance</b>	
	Remove all rubbish, posters, etc and all curtains, blinds, other disused brackets/fixings
	Remove all cabinets in the kitchen
	Strip off all wall tiles in kitchen and bathroom and make good the walls ready for the tiler. Leave all other wall and 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 doors operate correctly.
	Replace or make good all missing and faulty door hardware to match existing
	Make good damaged ceilings and cracks in walls
	Refix the sagged ceilings and cornices. Ceilings shall be able to support insulation
<b>Plumber</b>	
	Have a licensed gas plumber reticulate the gas supply from the new meter to the new HWU, room heater and stove (stove and HWU to be installed by others) Piping internally shall be concealed.
	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>	
	Remove the existing HWU, wall heater and all redundant wiring including that to the stove.
	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
	Check the existing smoke alarm
	Have a licensed electrician check and test the existing electrical work as specified and sign the attached statutory declaration. Refer to "General External" for new circuit breakers
<b>Telecommunications</b>	
	Ensure that there is at least one operational telephone outlet as specified
<b>Flooring subcontractor</b>	
	Remove all floor coverings and prepare floors ready for vinyl and carpet
	Provide vinyl tiles to kitchen and carpet to lounge/dining and bedroom
	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
	<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>Insulation subcontractor</b>
	Provide R2 insulation bats over all ceilings as specified
	<b>ENTRY AND LOUNGE</b>
	<b>Maintenance</b>
	Provide new approved leverset and matching separate double deadlock to the front door. Remove unused hardware and make good.
	<b>Plumber</b>
	Provide new wall mounted 8Mj capacity convection gas heater.
	Provide wall and ceiling vents to comply with Alinta gas regulations.
	<b>Electrician</b>
	Provide new GPO for gas heater
	<b>KITCHEN</b>
	<b>Plumber</b>
	Reuse existing sink and provide new wall mounted swivel spout and taps
	<b>Electrician</b>
	Provide new ceiling fan over the stove
	<b>Cabinetmaker</b>
	Replace the kitchen cupboards in a similar configuration to the existing layout – china cabinet to stop 150mm short of stove. Fit all doors and drawers with brushed aluminium/stainless steel C-pull-handles..
	<b>Painter</b>
	Paint or replace the pantry shelving with melamine board
	<b>Tiler</b>
	Retile over benches and sink to underside cupboards
	<b>LAUNDRY</b>
	<b>Maintenance</b>
	Provide new approved leverset, matching separate double deadlock and Raven RP4 seal to the rear door. Remove unused hardware and make good.
	<b>Plumber</b>
	Provide new washing machine and trough taps, reuse the spout
	<b>Painter</b>
	Repaint the trough cabinet inside and out

	<b>Tiler</b>
	Retile over trough and skirtings only – leave floor tiles
	<b>BATHROOM</b>
	<b>Maintenance</b>
	Provide two new 600mm towel rails on the wall behind the door. Remove existing rails
	Provide new WC paper holder
	<b>Plumber</b>
	Provide new white close coupled dual flush toilet suite
	Provide new multi-directional shower rose and taps, basin taps and spout
	<b>Electrician</b>
	Provide a new 250mm ceiling exhaust fan.
	Provide a new GPO on wall next to the vanity
	<b>Cabinetmaker</b>
	Provide new 900mm long vanity unit to detail
	<b>Glazier</b>
	Replace the glass in the screen with clear glass
	<b>Tiler</b>
	Waterproof the walls and floor in the shower and retile over the full extent of the existing tiling. Provide soap dish
	Tile 2c over vanity top
	Retile floor and skirting all round
	<b>SCHEDULE OF INTERIOR COLOURS AND MATERIALS</b>
	Refer attached schedule
	NOTE Ensure schedules are titled specifically for this project