

<b>78D EWART 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>		
	Refer to "General External Work to all Units"	
<b>EXTERNAL</b>		
<b>FRONT AND REAR YARDS</b>		
<b>Garden Maintenance + Paver</b>		
	Remove the concrete slab between the carport and the side boundary	
	Relocate the gates and wing fence as per the other units	
	Extend the existing driveway in concrete slab as specified in General External	
	Make good and service the clothes hoist	
	Relay the open edge of the existing slabs outside the dining sliding door. Provide a new slab path from here around to the rear of the driveway extension. Lay a new path out to the hoist slabs	
<b>HOUSE</b>		
<b>Maintenance</b>		
	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>		
	Check and make good or replace all existing external lights.	
	Provide a new vandal resistant light fitting on carport wall with external 2 way switch	
<b>Plumber</b>		
	Check the kitchen waste pipe for blockages and remove the illegal open waste pipe below the window.	
<b>Brick Cleaner</b>		
	Clean all external surfaces of the house.	
<b>Glazier</b>		
	Replace any broken/cracked/missing glass.	
	Replace all flywire.	
	Re-putty timber windows where putty is missing or cracked and loose.	
<b>INTERNAL GENERAL</b>		
<b>Maintenance</b>		
	Remove all rubbish, posters, etc and all curtains, blinds, other disused brackets/fixings	
	Remove panelling to bedroom 2 wall	
	Remove bathroom vanity and all cabinets in kitchen	
	Remove all sanitary fittings and taps throughout except the bath	
	Strip off all wall tiles in kitchen, bathroom, and laundry and make good the walls ready for the tiler. 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	
<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	
Remove all tenant light fittings and provide ceiling mounted batten holders with china hat shades and 60watt globes	
Check the existing 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 all floor coverings and prepare floors ready for vinyl.	
Provide vinyl tiles to all rooms except those with ceramic tiled floors	
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 with matching separate double deadlock. Remove unused hardware and make good.	
<b>Plumber</b>	
Provide new gas bayonet.	
<b>KITCHEN</b>	
<b>Plumber</b>	
Provide a new 1350mm single bowl inset sink and wall mounted swivel spout and taps	
<b>Electrician</b>	
Provide 1200mm long double 40 watt tube fluoro light with diffuser.	
Provide new exhaust fan	

Move outlets/switches to allow for pantry as per below	
<b>Cabinetmaker</b>	
Provide new kitchen cupboards in similar configuration as existing but with 600mm benches and a 600mm wide pantry cupboard on LHS of fridge recess. Fit all doors and drawers with brushed aluminium/stainless steel C-pull-handles..	
NOTE All tops to have post formed edges	
<b>Tiler</b>	
Retile over benches and sink to underside cupboards	
<b>LAUNDRY</b>	
<b>Maintenance</b>	
Provide new solid core back door with separate deadlock and latchset, and Raven RP4 seal	
<b>Cabinetmaker</b>	
Provide a new 600mm wide broom cupboard located in the LHS corner	
<b>Plumber</b>	
Provide new washing machine taps, 200mm swivel spout and taps to trough.	
Provide a new approved 45l trough in steel cabinet	
Remove all pipes etc of old internal HWU	
<b>Tiler</b>	
Retile over trough and skirting	
Patch floor tiles where trough replaced matching as best as available	
<b>WC</b>	
<b>Plumber</b>	
Provide new white dual flush close coupled toilet suite	
<b>Tiler</b>	
Provide new skirting	
<b>BATHROOM</b>	
<b>Maintenance</b>	
Provide new 600mm towel rail over the end of the bath. Leave existing rail as is	
<b>Plumber</b>	
Provide new taps, spout and white basin to the vanity, shower rose and taps, bath taps and spout	
<b>Electrician</b>	
Provide an oyster style fluorescent fitting.	
Provide new exhaust fan	
<b>Cabinetmaker</b>	
Provide new 900mm long vanity unit to detail	
<b>Bath Coater</b>	
Recoat the bath with Mend-a-bath or equal. Colour White	
<b>Glazier</b>	

	Provide new 450mm wide shower screen with curtain rod on the edge of the bath at the tap end. Provide a new 900 wide x 800mm high mirror on the wall over the vanity	
	<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. Provide soap dish	
	Tile 2c over vanity top	
	<b>SCHEDULE OF INTERIOR COLOURS AND MATERIALS</b>	
	Colour Scheme SAND – Refer attached schedule	
	NOTE Ensure schedules are titled specifically for this project	