

**Midland Project Management Pty Ltd**  
**8500 8A Margaret Scope of Works**

**8A MARGARET STREET MIDLAND**  
**SALE 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 GENERAL**

Refer to "8 Margaret Street General External"

**FRONT AND REAR YARDS**

**Garden Maintenance + Paver**

Make good and service the clothes hoist  
Remove the sheds and lift and stack the good paving slabs

**Plasterer**

Apply a cream sand render to all facebrick and new work where indicated

**HOUSE**

**Maintenance**

Remove any street numbers and unused brackets/fixings off the building and make good.  
Refix any loose mouldings and replace rotten barges and mouldings.  
Provide roof framing and linings for new gable as indicated

**Electrician**

Replace all existing external lights at front, rear and laundry doors with plastic bunker style fittings.  
Provide a new bunker light fitting on carport wall 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**

Provide new gable tiling and roof plumbing  
Ensure the roof is watertight and make good as specified  
Pressure clean and paint the roof as specified- Colour TBA  
Clean out all gutters and make good as specified.  
Remove and refix or renew downpipes after render is complete  
Make good all downpipe connections to stormwater drains

**Brick Cleaner**

Clean all external surfaces of the house. Note: facebrick will be rendered

**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**

Paint all paintable surfaces excluding facebrick and render as per Schedule of External Colours  
Paint carport floor (shared with 8B) with non-slip epoxy paint. Colour : dark terracotta

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### INTERNAL GENERAL

Remove all rubbish, posters, etc and all curtains, blinds, other disused brackets/fixings  
Remove all cabinets, sanitaryware and plumbing fixtures in kitchen, laundry, WC and bathroom including bath hob wall.  
Strip off all wall tiles in kitchen, bathroom, and laundry and make good the walls ready for the tiler.  
Leave all floor tiles.  
Remove wall between kitchen and dining as per the sketch  
Make good damaged ceilings and wall linings  
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 all door hardware

### 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

### Electrician

Replace faulty, cracked, broken or missing light outlets and GPO's  
Replace all switches and convert all single GPO into double outlets  
Provide 200mm diameter glass sphere batten fix fittings with 60watt globes to all incandescent light outlets except bathroom and WC which shall be 100mm.  
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

### Telecommunications

Ensure that there is at least one operational telephone outlet as specified

### Flooring subcontractor

Remove loose floor coverings and prepare floors ready for carpet and sheet vinyl.  
Provide glued down sheet vinyl to kitchen and dining/family room.  
Provide carpet on underlay to lounge, passage and all bedrooms  
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

### 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

### Window treatment

Provide slim-line Venetian blinds to all windows except bathroom and WC

### ENTRY AND LOUNGE

#### Maintenance

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Provide new Project Hardware Ashley PH137RR leverset to the front door with matching separate double deadlock. Remove unused hardware including door seal and make good.

**Plumber**

Provide wall vent to comply with Alinta gas regulations.

**KITCHEN**

**Plumber**

Provide a new 1350mm bowl and a half inset sink and new single lever mixer sink mounted tap

**Electrician**

Reuse light fitting

Provide a new 600mm rangehood flued through ceiling

Remove the existing ceiling fan

Provide new electrical outlets as per the sketch

**Cabinetmaker**

Replace the kitchen cupboards as per the attached drawing fitted with brushed aluminium/stainless steel C-pull-handles..

**Tiler**

Retile over benches and sink to underside cupboards

**LAUNDRY**

**Maintenance**

Provide new back door with separate deadlock and latchset, and Raven RP4 seal

**Plumber**

Carry out all work to suit new layout

Provide new washing machine taps and lever mixer tap to trough

Provide a new 45l inset trough

**Cabinetmaker**

Provide new cupboards as per the attached drawing fitted with brushed aluminium/stainless steel C-pull-handles..

**Tiler**

Retile over trough and bench to 600mm

Prepare floor, provide new grate to floor waste, and tile the entire floor including skirting

**WC**

**Maintenance**

Provide new white Caroma Bathmates paper holder

**Plumber**

Provide new white close coupled dual flush toilet suite

**Electrician**

Move GPO to allow for new washing machine location

**BATHROOM**

**Maintenance**

Provide 2 new 750mm towel rails

**Plumber**

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Provide new taps, spout and white semi-recessed basin to the vanity  
Provide new multi-directional shower rose and taps, bath taps and spout  
Provide a new white shower bath

**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 850mm long vanity unit to detail to suit semi-recessed basin

**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 900 wide x 900mm high mirror on the wall to side of 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 1c over vanity top  
Retile floor and skirting all round

**SCHEDULE OF INTERIOR COLOURS AND MATERIALS**

Colour Scheme SAND – Refer attached schedule

NOTE Ensure schedules are titled specifically for this project