

<b>9A GEORGE 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>CHANGES TO THE SCOPE ARE HIGH LIGHTED IN RED</b>
<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>Garden Maintenance + 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
Remove rear pergola
Provide 900mm wide paved paths and other paving as indicated using Midland Landscaper
<b>Fencer</b>
Provide new fencing and straighten existing fencing as per the drawings
The Colorbond on the south boundary is to be 2100mm high to compensate for the elevated ground level on the other side. NOTE The neighbour has a dog so the fencing has to be promptly replaced
Provide new metal gates as specified and as per the drawings
<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>
Provide stormwater drains to all existing downpipes where missing, all connected into the stormwater mains.
Collect and install a HWU as specified ( <i>note to Dave – existing has not been removed</i> )
<b>Roofer</b>
Ensure the roof is watertight and make good as specified
Pressure clean and paint the roof as specified- Colour –Refer External Colour Schedule
Provide all new slotted gutters and downpipes all in Zinalume.
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 Dark terracotta
Paint all paintable surfaces as per Schedule of External Colours
<b>INTERNAL GENERAL</b>
<b>Maintenance</b>
Remove all rubbish, posters, etc and all curtains, blinds, other disused brackets/fixings
Remove all cabinets in kitchen and bathroom. Leave the shaving cabinet in bathroom
Strip off all wall tiles in kitchen and bathroom, and make good the walls ready for the tiler. Leave the tiles in laundry and WC. Leave all floor tiles.
Make good wall and ceiling vents as specified
Provide 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
Refix all removed architraves and skirtings and replace those missing or broken
Fix the expose stud work damaged by the white ants, if any other damage comes to light during the refurbishment please notify the supervisor immediately
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
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
Remove all tenant light fittings and replace with ceiling mounted batten holders with 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 including vinyl tiles in kitchen and dining, 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 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>
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 gas bayonet.
<b>Electrician</b>
Remove the ceiling fan
<b>KITCHEN</b>
<b>Plumber</b>
Provide a new 1350mm bowl and a half inset sink. Reuse spout and taps
Reconnect the stove (serviced and cleaned by others)
<b>Electrician</b>
Provide new ceiling fan over the stove
Provide 1200mm long double 40 watt tube fluoro light with diffuser.
Provide new electrical outlets as per the sketch
<b>Cabinetmaker</b>
Replace the kitchen cupboards as per the attached drawing fitted with brushed aluminium/stainless steel C-pull-handles..
<b>Tiler</b>
Retile over benches and sink to underside cupboards
<b>LAUNDRY</b>
<b>Maintenance</b>
Check condition of back door - allow to replace and provide a credit if not required
Provide new separate deadlock and latchset, and Raven RP4 seal to back door
Remove unused hardware and make good.
<b>Cabinetmaker</b>
Provide a new 600mm wide broom cupboard located in the corner
<b>Plumber</b>
Provide new 200mm swivel spout to trough.
<b>Painter</b>
Treat for rust and paint steel cabinet inside and out.
<b>WC</b>
<b>Maintenance</b>
Provide new paper holder
<b>Plumber</b>
Provide new white toilet seat and flap
<b>BATHROOM</b>

<b>Bath Coater</b>
Recoat the bath with Mend-a-bath or equal. Colour White
<b>Plumber</b>
Provide new taps, spout and white basin to the vanity
Reuse shower rose and taps, bath taps and spout,
<b>Electrician</b>
Clean and check existing exhaust fan
Provide a new GPO on wall next to the vanity
<b>Cabinetmaker</b>
Provide new 1000mm long vanity unit to detail
<b>Glazier</b>
Provide new 450mm wide shower screen with curtain rod on the edge of the bath at the tap end
<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 up stand end shelf and skirting all round. Provide soap dish
Tile 2c over vanity top
<b>Painter</b>
Paint shaving cabinet inside and out after treating for rust and
<b>SCHEDULE OF INTERIOR COLOURS AND MATERIALS</b>
Colour Scheme BEIGE– Refer attached schedule
NOTE Ensure schedules are titled specifically for this project