

9D GEORGE STREET MIDLAND	
RETAIN 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	
EXTERNAL	
General	
	Refer 9C and 9D George "General External"
Carport subcontractor	
	Provide new attached Colorbond carport as specified and per the drawings. Colour: Refer schedules
INTERNAL GENERAL	
Maintenance	
	Remove all rubbish, posters, etc and all curtains, blinds, other disused brackets/fixings
	Remove all cabinets in kitchen
	Remove WC and basin in the bathroom
	Strip off all wall tiles in kitchen and bathroom only and make good the walls ready for the tiler. Leave the wall/skirting tiles in laundry. 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
	Replace or make good all missing and faulty door hardware to match existing
	Make good damaged ceilings and wall linings
	Provide stud walls, doors, linings and all other work as per the drawings
	Provide robe as per the drawings
Plumber	
	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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	Provide gas line to the stove – connection by others
	Provide gas line to the room heater
Electrician	
	Replace faulty, cracked, broken or missing light outlets and GPO's
	Replace all switches and convert all single GPO into double outlets
	Provide new load centre and electrical work as per the drawings
	Remove cabling to stove (now gas)
	Remove all tenant light fittings and replace with ceiling mounted batten holders with china hat shades and 60watt globes
	Check and relocate the existing smoke alarm to just outside the bedroom door
	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 all floor coverings and prepare floors ready for carpet and vinyl.
Provide vinyl tiles to the kitchen and carpet to living room and bedroom
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
Insulation subcontractor
Provide R2 insulation bats over all ceilings as specified
ENTRY AND LOUNGE
Maintenance
Reuse the front door and frame and provide new approved leverset and matching separate double deadlock. Remove unused hardware and make good.
Plumber
Provide new wall mounted 8Mj capacity convection gas heater.
Provide gas bayonet (ALTERNATIVE)
Provide wall and ceiling vents to comply with Alinta gas regulations.
Electrician
Provide new GPO for gas heater
KITCHEN
Plumber
Provide a new 1200mm bowl and a half sink and new wall mounted swivel spout and taps
Electrician
Provide 1200mm long double 40 watt tube fluoro light with diffuser.
Provide new ceiling fan over the stove
Provide new electrical outlets as per the drawings
Cabinetmaker
Replace the kitchen cupboards in a similar configuration to the existing. China cabinets shall stop 100mm short of the stove. Fit all doors and drawers with brushed aluminium/stainless steel C-pull-handles. NOTE Benchtops shall have post formed edges
Tiler
Retile over benches and sink to underside cupboards
LAUNDRY
Maintenance
Provide new separate deadlock and latchset, and Raven RP4 seal to back door

