

**PROJECT SPECIFIC REQUIREMENTS**

**SITE OF WORKS**

The site of the Works is Mataranka as listed herein.

HEAD TENANT	ASSET	LOT NUMBER	STREET NUMBER	STREET NAME	STREET TYPE	DWELLING TYPE	DWELLING STYLE	BEDS
"DET	1123501002	MAT 00034	4	"GUNN"	ST	DUPLEX		2
"DET	1123601002	MAT 00036	8	"GUNN "	ST	UNIT		2
"DET "	14810	MAT 00019	27	"GUNN "	ST	HOUSE	GROUND LEVEL	3
"DET	21923	MAT 00033	2	"GUNN "	ST	HOUSE	GROUND LEVEL	3
"DET	29457	MAT 00032	1	"GUNN "	ST	HOUSE	ELEVATED	3

**SCOPE OF WORK**

<b>4 GUNN STREET MATARANKA</b>	
<b>ROOM_DESC</b>	<b>SCOPE</b>
BATHROOM 1	Paint Frame Around Window Opening. Bathroom 1
BATHROOM 1	Remove Calcium Build-up From All Surfaces And Tapware Affected. Bathroom 1
BATHROOM 1	Remove Existing Tiles, Supply And Lay New Approved Ceramic Tiles. Approx 3.7m2. Provide Wet Area Certificate For. Bathroom 1
BATHROOM 1	Replace Existing Light With 40 W Batten Fluro. Bathroom 1
BATHROOM 1	Replace Existing Vanity Unit. Supply And Install New Vanity Unit Complete Including New Tapware (flick Mixer) And Basin. Provide Caroma College Shaving Cabinet C/w Horizontal Sliding Glazed Doors Cupboard To Be On adjustable stainless steel Legs. Bathroom 1
BATHROOM 1	Re-silicone Bath Tub At All Junctions. Bathroom 1
BATHROOM 1	Seal Lamipanel Above Door. Bathroom 1
BATHROOM 1	Supply And Fit New Shower Rail. Bathroom 1
BATHROOM 1	Supply And Install Cat:460 Cushion Catch Type Door Stop To Door. Bathroom 1
BATHROOM 1	Supply And Install Fantech Edm300s Or Similar Expelair Type Exhaust Fan In Bathroom, Ducted Through Ceiling And Out Through Eave Lining. Do Not Duct Through Wall. Bathroom 1
BATHROOM 1	Supply And Install Glass Shower Screen Between Bath And Toilet, 700mm Wide And To 2100af Over Bath To Protect Toilet In. Bathroom 1
BATHROOM 1	Supply And Install New Double Gpo In Existing Location Shaving Cabinet. Bathroom 1
BEDROOM 1 MAIN	Design, Supply And Install New Cool Only Split System Air Conditioner. Air Conditioner To Be Inverter Type, Minimum 4 Star Energy Efficient Rating, And Approved Manufacturers Are Daikin, Fujitsu, Kelvinator. Bedroom 1 Main
BEDROOM 1 MAIN	REMOVE Existing Rac Box Type Air Conditioning Unit. Replace Window Glass Or Louvers, Ensure All Fully Operational, Including Window Locks. Replace Amplimesh Security Screen With New Due To Cut Out From Rac. Bedroom 1 Main
BEDROOM 1 MAIN	Replace 3 Bedroom Sliding Cupboard Doors, Including Roller System, 1 Door Mirrored Finish. Bedroom 1 Main
BEDROOM 1 MAIN	Replace Entire Back Wall Sheet, Investigate White Ant Damage And Report Any Frame Damage. Bedroom 1 Main
BEDROOM 1 MAIN	Replace Fan With 3 Blade 1400mm Fan, Allow For Paint Touch Up Around Fan Controller. Bedroom 1 Main
BEDROOM 1 MAIN	Replace Missing Glass Louver Blade Ease And Adjust Louver Gallery. Bedroom 1 Main
BEDROOM 1 MAIN	Replace Oyster Light With 40 watts Batten Fluro Including Diffuser, Allow For Paint Touch Up. Bedroom 1 Main
BEDROOM 1 MAIN	Replace Skirting Approx 4 Lm. Bedroom 1 Main
BEDROOM 1 MAIN	Supply And Install Cat:460 Cushion Catch Type Door Stop To Door. Bedroom 1 Main
BEDROOM 1 MAIN	Supply And Install New Curtain Rod Hook And Install New Plastic Coated Curtain Rail. Bedroom 1 Main
BEDROOM 1	Supply And Install New Double Gpo. Bedroom 1 Main

**PROJECT SPECIFIC REQUIREMENTS**

<b>4 GUNN STREET MATARANKA</b>	
<b>ROOM_DESC</b>	<b>SCOPE</b>
MAIN	
BEDROOM 1 MAIN	Supply And Install Phone Outlets To Austel Standard. Bedroom 1 Main
BEDROOM 2	Replace 3 Bedroom Sliding Cupboard Doors, Including Roller System, 1 Door Mirrored Finish. Bedroom 2
BEDROOM 2	Replace Existing Light With Oyster Type Wall Washer (18w Energy Efficient Globe) Including Diffuser, Allow For Paint Touch Up. Bedroom 2
BEDROOM 2	replace existing single gpo with New Double Gpo in same location. Bedroom 2
BEDROOM 2	Supply And Install New Top Rail To Cupboard Full Length. Bedroom 2
HALLWAY PASSAGE	Supply And Install Rcd To Switchboard To Australian Standards. Hallway Passage
INTERNAL ALL	Complete Internal Repaint Of Dwelling (strip And Treat Bathroom Walls And Ceiling With Mould Inhibitor). Repair Damaged Cornices And Seal Gaps. Internal All
INTERNAL ALL	Repair All Lifting And Damaged Vinyl Tiles Throughout. Clean, Cut Reseal and repolish all vinyl floors. Internal all
KITCHEN	Remove existing kitchen and replace with new Kitchen With Standard 600 Wide Bench Top With Square Edge Melamine Finish. Kitchen Cupboards on stainless steel adjustable legs. New Top Cupboards, Pantry, reuse existing double bowl sink, new Flick Mixer Tap, Plug Old Penetrations And Splash Backs. Make Provision For A Future Dishwasher, Complete With Water Outlet And Gpo In Cupboard. Kitchen
KITCHEN	Remove existing Vinyl On Kitchen Floor, supply And lay new approved Ceramic Floor Tiles. Ensure A Transition Strip Is In Place. Kitchen
KITCHEN	Replace Fan With 3 Blade 1400mm Fan, Allow For Paint Touch Up Around Fan Controller. Kitchen
KITCHEN	Supply And Install Approved Isolation Switch For Stove. Kitchen
KITCHEN	Supply And Install Externally Vented Range Hood Over Stove. Allow For External Vent Cover With Concealed Flymesh . Kitchen
KITCHEN	Supply And Install Fire Blanket To Kitchen Adjacent To Stove. Ensure Blanket Complies With Relevant Australian Standards. Kitchen
KITCHEN	Supply And Install New Double Gpo Adjacent To Louvre Gallery For New Freezer Space Location. Kitchen
LOUNGE ROOM	Replace All Sagging And Damaged Shelving In All Cupboards In Lounge Room / Hallway
LOUNGE ROOM	Replace Existing X2 Non Working Oyster Lights With Approved Oyster Lights Complete With Energy Saving Globes, Allow For Paint Touch Up. Lounge Room
LOUNGE ROOM	Supply And Install Double Light Switch, Allow For Paint Touch Up. Lounge Room
LOUNGE ROOM	Supply And Install New Timber Pelmet Board As Per Housing Standard, Include Curtain Rods And Hooks For 2 Windows. Lounge Room
LOUNGE ROOM	Supply And Install Phone Outlet To Austel Standard. Lounge Room
DOORS ENTRY FRONT	Replace Existing Hollow Core Door With Solid Core Door, Complete With 529 Lockwood Entrance Set And 303 Deadlock Keyed Alike. Complete With Raven Rp4 Weather Seal, Supply And Install Cat:460 Cushion Catch Type Door Stop To Door. Paint Door With Mould Resistant paint. Doors Entry Front
DOORS ENTRY REAR	Replace Rear Entry Timber Door With Solid Core Door, Complete With 529 Lockwood Entrance Set And 303 Deadlock Keyed Alike. Install Rp4 Weather Door Seal, Complete With Cat:460 Cushion Catch Type Door Stop. Paint Door With Mould Resistant Paint. Rear Entry Doors
EXTERNAL	Epoxy Repair Slab Edge where blown out. External
EXTERNAL	Provide One Waterproof Fluro Light To Match Security Fluro Verandah - Provide Insect (deterrent) Tubes To All Verandah Fluorescents. External
EXTERNAL	Remove Existing Amplimesh Screen Doors, Supply And Install Triple Lock Crimsafe, Meshtec Or Alspecc Commercial To All External Hinged And Sliding Doors And Crimsafe, Meshtec Or Alspecc Commercial To Fixed Screens Over Glazed Sidelights At Sliding Doors. Retain Existing Amplimesh Screens Over Window Openings. Locks keyed alike to timber entry doors. Allow for sliding screen door to operate on the outside of glass sliding door. External all
EXTERNAL	Repaint All Steel Beams And Columns, And All Previously Painted Steelwork And Surfaces Externally. External
FRONT ENTRY	Supply And Install Movement Activated Light, Clipsal 750w Pr, 40w Fluro With Water Proof Housing, Internal Switch. Front Entry
REAR ENTRY	Provide 3 Meter Long Guttering With Down Pipe And Splash Pad. Rear Entry
REAR ENTRY	Supply And Install Movement Activated Light, Clipsal 750w Pr, 40w Fluro With Water Proof Housing, Internal Switch. Rear Entry

**PROJECT SPECIFIC REQUIREMENTS**

<b>4 GUNN STREET MATARANKA</b>	
<b>ROOM_DESC</b>	<b>SCOPE</b>
ROOF	Contractor To Inspect And Provide Brief Written Report On Condition Of Roof Cladding, Flashings, Fixings Etc. And Predict Year For Future Replacement. Roof
ROOF	Refix TV Antenna To Barge Make Good. Roof
ROOF	Service 150l Solar Hws To Manufacturers Recommendations And Provide Written Report. Roof
STOREROOM	Replace Timber Door With Solid Core Doors, Complete With 1 X 303 Deadlock Keyed Alike. Install Rp4 Door Seal Paint With Mould Resistant Paint. Store Room
STOREROOM	Supply And Install 10amp Gpo In Box. Storeroom
STOREROOM	Supply And Install 3 Shelves 300mm Wide The Length Of Longest Wall. Storeroom
STOREROOM	Supply And Install New 40watt Batten Fluro Including Diffuser With Light Switch Inside Store Close To Door Opening. Storeroom
VERANDAH FRONT	Provide 3600mm Wide 100mm Thick 20mpa Concrete Slab From Back Of Kerb To New Carport. Clean And Treat Column Bases And Paint With Bitumen Before Concrete Slab Is Pored. Provide Termite Protection Barrier With recharge pit and pest control certificate
YARD	Clear All Trees And Shrubs From Fence line. Avoid Digging Up Existing Absorption Trench At Rear. Yard
YARD	Construct A New 900 Mm Wide Concrete Pathway To clothesline From Laundry Area. Yard
YARD	Extend Existing Fences 1.2 Ht Chainmesh Fence With 1.5 M High Chain Wire Fence. Yard
YARD	Remove Large Black Wattle In Side Of Yard And Grind Stump. Yard
YARD	Remove Shrubs And Straighten Clothesline. Yard

<b>8 GUNN STREET MATARANKA – UNIT 2 ONLY</b>	
<b>ROOM_DESC</b>	<b>SCOPE</b>
BATHROOM 1	Remove Calcium Build-up From All Surfaces And Tapware Effected. Bathroom 1
BATHROOM 1	Remove Existing Lockset And Replace With Lockwood Series 532 Privacy Set. Bathroom 1
BATHROOM 1	Re-silicone Bath Tub At All Junctions. Bathroom 1
BATHROOM 1	Supply And Install Cat:460 Cushion Catch Type Door Stop To Door. Bathroom 1
BATHROOM 1	Supply And Install Fantech Edm300s Or Similar Expelair Type Exhaust Fan In Bathroom , Ducted Through Ceiling And Out Through Eave Lining. Do Not Duct Through Wall. Bathroom 1
BATHROOM 1	Supply And Install New 900mm Vanity Cupboard Complete Including New Tapware (flick Mixer) And Basin. Cupboard To Be On adjustable stainless steel Legs. Bathroom 1
BATHROOM 1	Supply And Install New Double Gpo In Existing Location. Bathroom 1
BEDROOM 1 MAIN	Design, Supply And Install New Cool Only Split System Air Conditioner. Air Conditioner To Be Inverter Type, Minimum 4 Star Energy Efficient Rating, And Approved Manufacturers Are Daikin, Fujitsu, kelvinator. Bedroom 1 Main
BEDROOM 1 MAIN	Existing Rac Box Type Air Conditioning Unit. Replace Window Glass Or Louvers, Ensure All Fully Operational, Including Window Locks. Replace Amplimesh Security Screen With New Due To Cut Out From Rac. Bedroom 1 Main
BEDROOM 1 MAIN	REMOVE Existing Rac Box Type Air Conditioning Unit. Replace Window Glass Or Louvers, Ensure All Fully Operational, Including Window Locks. Replace Amplimesh Security Screen With New Due To Cut Out From Rac. Bedroom 1 Main
BEDROOM 1 MAIN	Replace One Bedroom Cupboard Door With 1 Mirrored Finish Door To Bedroom 1 Main
BEDROOM 1 MAIN	Replace X2 Single Gpo With Double Gpo In Existing Locations In Bedroom 1 Main
BEDROOM 1 MAIN	Secure Mid Shelf Support. Bedroom 1 Main
BEDROOM 1 MAIN	Supply And Install Cat:460 Cushion Catch Type Door Stop To Door. Bedroom 1 Main
BEDROOM 1 MAIN	Supply And Install Single Light Switch, Allow For Paint Touch Up. Bedroom 1 Main
BEDROOM 1 MAIN	Supply And Install Top Cupboards To Existing Wardrobe. Bedroom 1 Main
BEDROOM 2	Design, Supply And Install New Cool Only Split System Air Conditioner. Air Conditioner To Be Inverter Type, Minimum 4 Star Energy Efficient Rating, And Approved Manufacturers - Daikin, Fujitsu, Kelvinator. Bedroom 2
BEDROOM 2	replace existing single gpo with New Double Gpo in same location. Bedroom 2
BEDROOM 2	replace existing Single Light Switch, Allow For Paint Touch Up. Bedroom 2
BEDROOM 2	Supply And Install Cat:460 Cushion Catch Type Door Stop To Door. Bedroom 2
BEDROOM 2	Supply And Install Full Height Wardrobe With Shelf, Hanging Rail And Drawer Unit. With One Mirrored Door. 1500 Wide. Bedroom 2

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<b>8 GUNN STREET MATARANKA – UNIT 2 ONLY</b>	
<b>ROOM_DESC</b>	<b>SCOPE</b>
BEDROOM 2	Supply And Install Phone Outlets To Austel Standard. Bedroom 2
DINING ROOM	Replace Existing Light With 40watt Fluoro Batten And Diffuser. Dining Room
HALLWAY PASSAGE	Replace Non Approved Smoke Detector With Brooks Eipfspth Or Approved Similar Installed Both Sides Of Hallway Entry As Per BCA Requirements. Hallway Passage
HALLWAY PASSAGE	Supply And Install Cat:460 Cushion Catch Type Door Stop To Door. Hallway Passage
HALLWAY PASSAGE	Supply And Install Single Light Switch, Allow For Paint Touch Up. Hallway Passage
HALLWAY PASSAGE	Supply And Install Top Cupboard Doors To Existing Linen Cupboard. Hallway Passage
HALLWAY PASSAGE	Supply And Install Upgraded Switchboard To Australian Standards. Hallway Passage
INTERNAL ALL	Complete Internal Repaint Of Dwelling (strip And Treat Bathroom Walls And Ceiling With Mould Inhibitor). Internal All
INTERNAL ALL	Repair All Lifting And Damaged Vinyl Tiles Throughout. Clean, Cut Reseal and repolish all vinyl floors. Internal all
KITCHEN	Paint All Cupboard Doors Ease And Adjust As Required. Kitchen
KITCHEN	remove existing Splashback Tiles supply and new approve tiles. And Seal Joints 6lm. Kitchen
KITCHEN	Remove existing Vinyl On Kitchen Floor, supply And lay new approved Ceramic Floor Tiles. Ensure A Transition Strip Is In Place. Kitchen
KITCHEN	Replace Existing Bench Top With 600mm Square Edge Melamine Finish, Approx 6lm, Install New Double Bowl Sink And Flick Mixer To Sink Bowl. Kitchen
KITCHEN	Supply And Install Externally Vented Rangehood Through Roof And Out Through Eave. Ensure Vent Grill Is Installed With Concealed Flymesh. Kitchen
KITCHEN	Supply And Install Fire Blanket To Kitchen Adjacent To Stove. Ensure Blanket Complies With Relevant Australian Standards. Kitchen
LAUNDRY	Remove Vinyl On Laundry Floor, Supply And Lay Approved Ceramic Floor Tiles. Ensure A Transition Strip Is In Place. Laundry
LAUNDRY	replace existing Double Light Switch, Allow For Paint Touch Up. Laundry
LOUNGE ROOM	Design, Supply And Install New Cool Only Split System Air Conditioner For Living / Lounge Room. Air Conditioner To Be Inverter Type, Minimum 4 Star Energy Efficient Rating, And Approved Manufacturers Are Daikin, Fujitsu, Kelvinator. Lounge Room
LOUNGE ROOM	Replace Fan Controller, Allow For Paint Touch Up Around Fan Controller. Lounge Room
LOUNGE ROOM	Supply And Install New Double Gpo In Existing Location. Lounge Room
LOUNGE ROOM	Supply And Install Phone Outlet To Austel Standard. Lounge Room
CARPORNT	Supply And Install 1 New 6.0m X 3.6m X 2400 Mm High Stratco Frontier Carport. Legs On Lawn Side To Be Tight Against Back Of Kerb. Install to outer end parking space of existing car park. Provide sign to indicate carport for unit 2 only. Carport New
DOORS ENTRY FRONT	Replace Existing Hollow Core Door With Solid Core Door, Complete With 529 Lockwood Entrance Set And 303 Deadlock Keyed Alike. Complete With Raven Rp4 Weather Seal, Supply And Install Cat:460 Cushion Catch Type Door Stop To Door. Paint Door With Mould Resistant paint. Doors Entry Front
DOORS ENTRY REAR	Replace Rear Entry Timber Door With Solid Core Door, Complete With 529 Lockwood Entrance Set And 303 Deadlock Keyed Alike. Install Rp4 Weather Door Seal, Complete With Cat:460 Cushion Catch Type Door Stop. Paint Door With Mould Resistant Paint. Rear Entry Doors
EXTERNAL ALL	Complete External Repaint Of All Previously Painted Surfaces. External all
EXTERNAL ALL	Remove Existing Amplimesh Screen Doors, Supply And Install Triple Lock Crimsafe, Meshtec Or Alspec Commercial To All External Hinged And Sliding Doors And Crimsafe, Meshtec Or Alspec Commercial To Fixed Screens Over Glazed Sidelights At Sliding Doors. Retain Existing Amplimesh Screens Over Window Openings And Install Additional Amplimesh Screens (without Flywire Gauze) Over All Fixed Panes. Except Where Already Fitted. Locks keyed alike to timber entry doors. Allow for sliding screen door to operate on the outside of glass sliding door. External all
FRONT ENTRY	Replace Existing Oyster Light With 18w Batten. Front Entry
FRONT ENTRY	Supply And Install Movement Activated Light, Clipsal 750w Pr, 40w Fluro With Water Proof Housing, Internal Switch, Use In Location Of Current Oyster Light. Front Entry
REAR ENTRY	Provide 3 Metre Length Guttering With Open Ends. Rear Entry
REAR ENTRY	Supply And Install Movement Activated Light, Clipsal 750w Pr, 40w Fluro With Water Proof Housing, Internal Switch. Rear Entry
ROOF	Contractor To Inspect And Provide Brief Written Report On Condition Of Roof Cladding, Flashings,

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<b>8 GUNN STREET MATARANKA – UNIT 2 ONLY</b>	
<b>ROOM_DESC</b>	<b>SCOPE</b>
	Fixings Etc. And Predict Year For Future Replacement. Roof
ROOF	Extend SHWS Overflow Pipe Off Roof To Ground. Roof
ROOF	Service 300l Solar Hws To Manufacturers Recommendations And Provide Written Report. Roof
SHED 1	Supply And Install New 1.8m X 1.8m X 2.1m Ht Colorbond Coded Garden Shed. Shed Complies With All Relevant Codes And Come Complete With 10 Amp Gpo Power Outlet Mounted 1200mm Afl And 3 Shelves 300mm Wide The Length Of One Wall. Complete With Lockable Door. Shelving
YARD	Remove Palm Tree In Yard And Grind Stump To Make Room For New Verandah. Yard
YARD	Replace Damaged Clothesline With New Hills Supra 4 In Existing Location. Yard
YARD	Supply And Install 1 New Free Standing Verandah Stratco "outback" Or Similar, 4m X 4m Complete With Concrete Floor Finished @100mm Agl. Complete With Gutters Downpipes And Splash Pad. Flash new verandah to existing roof structure to ensure nil access of water. Yard

<b>27 GUNN STREET MATARANKA</b>	
<b>ROOM_DESC</b>	<b>SCOPE</b>
BATHROOM 1	Make Good Ceiling And Supply And Install Fluoro Light. Bathroom 1
BATHROOM 1	Refix Detached Wall Tiles, Grout And Reseal. Bathroom 1
BATHROOM 1	RegROUT And Reseal Shower Hob. Remove Calcium Build-up From All Surfaces And Tapware Effected. Bathroom 1
BATHROOM 1	Remove Existing Vanity Basin And Install New Vanity Unit Complete Including New Tapware (flick Mixer) And Basin. Provide Caroma Collega Shaving Cabinet C/w Horizontal Sliding Glazed Doors Cupboard To Be On adjustable stainless steel Legs. Bathroom 1
BATHROOM 1	Supply And Install 900mm Glass Shower Screen, Curtain Rod Holder And New Curtain. Fit Shower Screen On Inner Edge Of Hob Adjacent To Toilet. Provide Certificate For Shower Screen. Supply And Fit New Heavy Duty Plastic Shower Curtain Ascertain Location Of Glass Screen With Louvre Window Intersection. Bathroom 1
BATHROOM 1	Supply And Install Fantech Edm300s Or Similar Expelair Type Exhaust Fan In Bathroom , Ducted Through Ceiling And Out Through Eave Lining. Do Not Duct Through Wall. Bathroom 1
BEDROOM 1 MAIN	Replace Fan Controller, Allow For Paint Touch Up Around Fan Controller. Bedroom 1 Main
BEDROOM 1 MAIN	Supply And Install Cat:460 Cushion Catch Type Door Stop To Door. Bedroom 1 Main
BEDROOM 1 MAIN	Supply And Install Phone Outlets To Austel Standard. Bedroom 1 Main
BEDROOM 2	Replace Fan Controller, Allow For Paint Touch Up Around Fan Controller. Bedroom 2
BEDROOM 2	Replace Fan With 3 Blade 1400mm Fan, Allow For Paint Touch Up Around Fan Controller. Bedroom 2
BEDROOM 2	Supply And Install Mirror To The Inside Face Of One Cupboard Door Bedroom 2
BEDROOM 2	Supply And Install Phone Outlets To Austel Standard. Bedroom 2
BEDROOM 3	Replace Bedroom Cupboard Door, 1 Mirrored Finish. Bedroom 3
BEDROOM 3	Replace Fan Controller, Allow For Paint Touch Up Around Fan Controller. Bedroom 3
BEDROOM 3	Supply And Install Cat:460 Cushion Catch Type Door Stop To Door. Bedroom 3
DINING ROOM	Replace Fan With 3 Blade 1400mm Fan, Allow For Paint Touch Up Around Fan Controller. Dining Room
FLOORS INTERNAL	Replace Lifting And Loose Vinyl Tiles. cut reseal and repolish all vinyl floors. Floors internal
HALLWAY PASSAGE	Install 10 Year Lithium Battery Smoke Detector (brooks Specified Model Or Approved Similar), Near Bedroom . Hallway Passage
HALLWAY PASSAGE	Sheet Openings In Passage, Extend Walls To Ceiling. Hallway Passage
INTERNAL ALL	Complete Internal Repaint Of Dwelling (strip And Treat Bathroom Walls And Ceiling With Mould Inhibitor). Internal All
INTERNAL ALL	Ease And Adjust All Cupboard Doors Throughout. Internal All
KITCHEN	Remove existing kitchen and replace with new Kitchen With Standard 600 Wide Bench Top With Square Edge Melamine Finish. Kitchen Cupboards on stainless steel adjustable legs. New Top Cupboards, Pantry, reuse existing double bowl sink, new Flick Mixer Tap, Plug Old Penetrations And Splash Backs. Make Provision For A Future Dishwasher, Complete With Water Outlet And Gpo In Cupboard. Kitchen
KITCHEN	Remove existing Vinyl On Kitchen Floor, supply And lay new approved Ceramic Floor Tiles. Ensure A Transition Strip Is In Place. Kitchen
KITCHEN	Supply And Install Fire Blanket To Kitchen Adjacent To Stove. Ensure Blanket Complies With

**PROJECT SPECIFIC REQUIREMENTS**

<b>27 GUNN STREET MATARANKA</b>	
<b>ROOM_DESC</b>	<b>SCOPE</b>
	Relevant Australian Standards. Kitchen
KITCHEN	Supply And Install Flick Mixer To Existing Double Bowl Sink. Kitchen
KITCHEN	Supply And Install Phone Outlets To Austel Standard. Kitchen
LAUNDRY	Remove existing bottom glass louvre blades And Replace with Aluminium blades Powder Coated Finish. Laundry
LAUNDRY	Supply And Install Cat:460 Cushion Catch Type Door Stop To Door. Laundry
LAUNDRY	Supply And Install New 1200 X 300 Shelf With Laminate Finish, 3 Galvanised Brackets. Laundry
LOUNGE ROOM	Supply And Install Cat:460 Cushion Catch Type Door Stop To Door. Lounge Room
LOUNGE ROOM	Supply And Install Phone Outlets To Austel Standard. Lounge Room
CARPORT	Supply And Install 1 New 6.0m X 3.6m X 2400 Mm High Stratco Frontier Carport. Legs On Lawn Side To Be Tight Against Back Of Kerb. Provide Flashing From Carport To Dwelling Roof To Provide Waterproof Walkway. Carport New
EXTERNAL	Replace Existing HWS With Quantum Electric Hot Water Heat Pump 310lt Locate On External Wall Adjacent To Existing Hws. External
FRONT ENTRY	Supply And Install Movement Activated Light, Clipsal 750w Pr, 40w Fluro With Water Proof Housing, Internal Switch. Front Entry
REAR ENTRY	Supply And Install Movement Activated Light, Clipsal 750w Pr, 40w Fluro With Water Proof Housing, Internal Switch. Rear Entry
ROOF	Contractor To Inspect And Provide Brief Written Report On Condition Of Roof Cladding, Flashings, Fixings Etc. And Predict Year For Future Replacement. Roof
SHED 1	Supply And Install 10 Amp Gpo Power Outlet Mounted 1200mm Afl. Shed Existing
SHED 1	Supply And Install 3 Shelves 300mm Wide The Length Of One Wall Fixed To Internal Frame Of Existing Shed.
YARD	Clear All Small Trees And Shrubs Along Boundary Fence Line Including Vines On Fences. Avoid Digging Up Existing Absorption Trench. Yard
YARD	Construct A New 900 Mm Wide Concrete Pathway To clothesline From Laundry Area. Yard
YARD	Level All Ground, Uneven. Remove All Shrubs And Weeds. Avoid Disturbing Existing Absorption Trench In Lower Yard. Yard
YARD	Remove Coconut Palm In Yard And Grind Stump And Clear Yard Of All Overgrowth. Yard

<b>1 GUNN STREET MATARANKA - PRIORITY</b>	
<b>ROOM_DESC</b>	<b>SCOPE</b>
BATHROOM 1	Clean Out Floor Waste And Pipe Work. Bathroom 1
BATHROOM 1	Relocate Waste Pipe Work For Vanity To Existing Penetration In Floor. Seal Penetration In Wall To Match Existing Wall. Bathroom 1
BATHROOM 1	Remove All Existing Lamipanel And Replace With Approved Wet Area Plasterboard. Flush Finish And Waterproof As Per BCA. Provide New Lamipanel Wall Cover To Over Bath And Shower To Meet BCA For Shower Area. Prefer Light Neutral Colour Other Than White. Bathroom 1
BATHROOM 1	Remove Existing Tiles Supply And Lay New Approved Ceramic Tiles Bathroom Floor Including Skirting Tiles. Provide Wet Area Certificate. Bathroom 1
BATHROOM 1	Re-silicone Vanity Basin And All Wall Joints. Bathroom 1
BATHROOM 1	Supply And Install 18w Batten Fluro Light Over Vanity With Separate Switch. Retain Existing Light With Exhaust Fan For Ventilation. Bathroom 1
BATHROOM 1	Supply And Install Cat:460 Cushion Catch Type Door Stop To Door. Bathroom 1
BATHROOM 1	Supply And Install Glass Shower Screen Between Bath And Vanity, 700mm Wide And To 2100afl Over Bath To Protect Vanity. Bathroom 1
BATHROOM 1	Supply And Install Mid Shelf Melamine Finish. Seal Three Edges To Prevent Water Penetration. Bathroom 1
BATHROOM 1	Supply And Install New Double Gpo. Bathroom 1
BEDROOM 1 MAIN	Design, Supply And Install New Cool Only Split System Air Conditioner. Air Conditioner To Be Inverter Type, Minimum 4 Star Energy Efficient Rating, And Approved Manufacturers Are Daikin, Fujitsu, Kelvinator. Bedroom 1 Main
BEDROOM 1 MAIN	Remove Existing Box Type Air Conditioning Unit In Bedroom 1. All Openings To Be Patched Up And Painted To Match Existing Wall Colour. Carry Out All Painting Works According To Manufacturer's

PROJECT SPECIFIC REQUIREMENTS

<b>1 GUNN STREET MATARANKA - PRIORITY</b>	
<b>ROOM_DESC</b>	<b>SCOPE</b>
	Recommendation. Bedroom 1 Main
BEDROOM 1 MAIN	Replace existing Lockset With Lockwood 531 Series Passage Set. Bedroom 1 Main
BEDROOM 1 MAIN	Replace Fan With 3 Blade 1400mm Fan, Allow For Paint Touch Up Around Fan Controller. Bedroom 1 Main
BEDROOM 1 MAIN	Supply And Install Mirror To The Inside Face Of One Door. Bedroom 1 Main
BEDROOM 1 MAIN	Supply And Install Pelmet Board, Curtain Hooks And Rod For Two Windows. Bedroom 1 Main
BEDROOM 1 MAIN	Supply And Install Phone Outlets To Austel Standard. Bedroom 1 Main
BEDROOM 2	Ease And Adjust Cupboard Doors. Bedroom 2
BEDROOM 2	Supply And Install Cat:460 Cushion Catch Type Door Stop To Door. Bedroom 2
BEDROOM 2	Supply And Install Mirror To The Inside Face Of One Cupboard Door Bedroom 2
BEDROOM 2	Supply And Install New Timber Pelmet Board, Curtain Rod And Hooks. Bedroom 2
BEDROOM 2	Supply And Install Phone Outlet To Austel Standard. Bedroom 2
BEDROOM 3	Design, Supply And Install New Cool Only Split System Air Conditioner. Air Conditioner To Be Inverter Type, Minimum 4 Star Energy Efficient Rating, And Approved Manufacturers - Daikin, Fujitsu, Kelvinator. Bedroom 3
BEDROOM 3	Repaint Entire Room Bedroom 3 Including Any Surface Adorned By The Blue Paint. Bedroom 3
BEDROOM 3	Replace Existing Non Compliant Passage Set With Lockwood 531 Series Passage Set, Supply And Install Cat:460 Cushion Catch Type Door Stop To Door. Bedroom 3
BEDROOM 3	Service Existing Rac. Bedroom 3
BEDROOM 3	Supply And Install Phone Outlets To Austel Standard. Bedroom 3
FLOORS INTERNAL	Cut reseal and repolish all vinyl floors. Floors internal
HALLWAY PASSAGE	Install 10 Year Lithium Battery Smoke Detector (brooks Specified Model Or Approved Similar), Near Bedroom . Hallway Passage
HALLWAY PASSAGE	Supply And Install Cat:460 Cushion Catch Type Door Stop To Door. Hallway Passage
HALLWAY PASSAGE	Supply And Install New Deadlock Lockwood Series 303 Key Alike To Existing Entry Lock, Supply And Install Cat:460 Cushion Catch Type Door Stop To Door. Hallway Passage
HALLWAY PASSAGE	Supply And Install Pelmet Board And Reuse Existing Curtain Hooks And Rod. Hallway Passage
INTERNAL ALL	Remove Existing Carpet In Bedrooms Supply And Lay Sheet Vinyl To Match Existing. Internal All
KITCHEN	Ease And Adjust All Cupboard Doors. Kitchen
KITCHEN	Remove existing Vinyl On Kitchen Floor, supply And lay new approved Ceramic Floor Tiles. Ensure A Transition Strip Is In Place. Kitchen
KITCHEN	Replace Shelves Under Sink In Kitchen Cupboard And Seal Three Edges To Prevent Water Penetration. Approx 2lm. Kitchen
KITCHEN	Supply And Install Flick Mixer To Existing Double Bowl Sink, Plug Existing Tap Holes. Kitchen
LAUNDRY	Remove Existing Laundry Cabinet Supply And Install New Laundry Cabinet Radiant Tubmasta 45lt Acrylic Trough And Cabinet. Laundry
LOUNGE ROOM	Relocate And Supply And Install Phone Outlet To Austel Standard. Lounge Room
LOUNGE ROOM	Relocate Existing Fan Toward Front Entry, Supply And Install New 1400mm Fan Over Lounge Area. Lounge Room
LOUNGE ROOM	Remove Existing Metal Panel And Repair Opening To Match Existing Wall Finish Both Internal And External In Lounge. Allow For New Wall Bracing To Ensure Structural Integrity Of Wall. Lounge Room
LOUNGE ROOM	Supply And Install Cat:460 Cushion Catch Type Door Stop To Door Front Entry. Lounge Room
LOUNGE ROOM	Supply And Install New Curtain Hooks And Rod X2. Lounge Room
LOUNGE ROOM	Supply And Install New Deadlock Lockwood Series 303 Deadlock, Key Alike To Existing Lock Front Entry. Lounge Room
LOUNGE ROOM	Supply And Install New Double Gpo. Lounge Room
TOILET 1	Remove All Existing Lamipanel And Replace With Approved Wet Area Plasterboard. Flush Finish And Waterproof As Per BCA. Paint Walls Light Pastel Colour (merrino Or Similar To Match Bathroom

PROJECT SPECIFIC REQUIREMENTS

<b>1 GUNN STREET MATARANKA - PRIORITY</b>	
<b>ROOM_DESC</b>	<b>SCOPE</b>
	1. Toilet 1
TOILET 1	Remove Poorly Laid Tiles, Supply And Lay New approved Ceramic Tiles, Including Skirting Tiles. Provide Wet Area Certificate. Toilet 1
TOILET 1	Replace Oyster Light Including Energy Efficient Globe. Toilet 1
TOILET 1	Replace Toilet Flange And Pipe Waste Pipe. Toilet 1
TOILET 1	Seal Elbow And Cistern Cock To Stop Leaking. Toilet 1
TOILET 1	Supply And Install Cat:460 Cushion Catch Type Door Stop To Door. Toilet 1
EXTERNAL ALL	Complete External Repaint Of All Previously Painted Surfaces. External all
EXTERNAL ALL	Locate Earth Stake. If No Earth Stake Supply And Install New Earth Stake To Meet Australian Standards. Supply electrical certificate. External all
EXTERNAL ALL	Repaint Steel Balustrades, Handrails, and Columns And Beams (all Previously Painted Steelwork) All Verandahs. External all
EXTERNAL ALL	Repair Damaged External Cladded Cement Sheets. Ensure All Trims Are Nailed And Sealed, Ensure Water Seal And Paint Finish. External all
EXTERNAL ALL	Replace Cracked Concrete Stair Tread With New Rear Stairs. External all
EXTERNAL ALL	Supply And Install 8mm Cfc Sheet To All Stair And Landing Balustrades Front And Rear To Meet BCA. External all
EXTERNAL ALL	Supply And Install Vermin Proof To Eaves Of Entire House. External All
FRONT ENTRY	Supply And Install Full Length Guttering With Down Pipe And Splash Pad For Front Entry
FRONT ENTRY	Supply And Install Movement Activated Light, Clipsal 750w Pr, 40w Fluro With Water Proof Housing, Internal Switch. Front Entry
REAR ENTRY	Replace Existing Guttering, Supply And Install Full Length Guttering With Down Pipe And Splash Pad. Rear Entry
REAR ENTRY	Supply And Install Movement Activated Light, Clipsal 750w Pr, 40w Fluro With Water Proof Housing, Internal Switch. Rear Entry
ROOF	Contractor To Inspect And Provide Brief Written Report On Condition Of Roof Cladding, Flashings, Fixings Etc. And Predict Year For Future Replacement. Roof
ROOF	Service 300l Solar Hws To Manufacturers Recommendations And Provide Written Report. Roof
STOREROOM	Supply And Install 3 Shelves 300mm Wide The Length Of Longest Wall. Storeroom
STOREROOM	Supply And Install New Lockwood Series 303 Series Deadlock Keyed Alike To Existing Entry Locks On Store Door. Storeroom
UNDER HOUSE	Epoxy Repair All Columns Cracked And Where Previously Repaired With Concrete And Cracking Again. Under House
UNDER HOUSE	Repair And Seal All Penetrations Through Floor. Under House
UNDER HOUSE	Replace Corroded Pipe Work And Seal Penetrations. Under House
VERANDAH FRONT	Remesh Exhaust Vent And Seal. Verandah Rear
VERANDAH FRONT	Repair Timber Mullion And Paint. Verandah
VERANDAH FRONT	Supply And Install 8mm Cfc Sheet To Balustrade To Meet BCA. Vernadah
WINDOWS ALL	Remesh Any Damaged Flymesh In Existing Security Screens And Ensure Security Screens And Doors Operational And Compliant. Windows All
YARD	Construct A New 900 Mm Wide Concrete Pathway To clothesline From Laundry Area. Yard
YARD	Remove 5 Coconut Palms In Yard And Grind Stump. Yard
YARD ENTRANCE	Construct A New 3.6 Meter Wide Driveway Minimum Of 20mpa Concrete With Non-slip Finish From Back Of Kerb To Carport Slab Under Dwelling. Extend Existing Concrete Path From Base Of Stairs To Meet Driveway. Yard Entrance
YARD FENCES	Clear All Trees And Shrubs From fence line. Yard Fences
YARD FENCES	Replace Front Gates To Match Existing Fence, Ensure Minimal Gaps. Include Hold Down Pin. Yard Fences
YARD FENCES	Retention Existing Chainmesh Fence And Replace Damaged Top Rails. Yard Fences



PROJECT SPECIFIC REQUIREMENTS

<b>2 GUNN STREET MATARANKA</b>	
<b>ROOM_DESC</b>	<b>SCOPE</b>
BATHROOM 1	Ease And Adjust Cupboard Doors. Bathroom 1
BATHROOM 1	RegROUT Wall Tiles And Seal Joints. Bathroom 1
BATHROOM 1	Remove Calcium Build-up From All Surfaces And Tapware Affected. Bathroom 1
BATHROOM 1	Replace Side Panel Of Vanity. Bathroom 1
BATHROOM 1	Re-silicone Bath Tub At All Junctions. Bathroom 1
BATHROOM 1	Strip, Treat And Repaint Ceiling. Bathroom 1
BATHROOM 1	Supply And Fit New Shower Rail. Bathroom 1
BATHROOM 1	Supply And Install Glass Shower Screen Between Bath And Vanity, 700mm Wide And To 2100mm High Over Bath To Protect Vanity. Bathroom 1
BATHROOM 1	Supply And Install New Curtain Rod To Window. Bathroom 1
BEDROOM 1 MAIN	Ease And Adjust Robe Doors. Provide Mid Support For Sagging Shelf In Cupboard. Bedroom 1 Main
BEDROOM 1 MAIN	Supply And Install Mirror To The Inside Face Of One Door Bedroom 1 Main
BEDROOM 1 MAIN	Supply And Install Phone Outlets To Austel Standard. Bedroom 1 Main
BEDROOM 2	Ease And Adjust Cupboard Doors. Bedroom 2
BEDROOM 2	replace existing Single Light Switch, Allow For Paint Touch Up. Bedroom 2
BEDROOM 2	Replace Fan With 3 Blade 1400mm Fan, Allow For Paint Touch Up Around Fan Controller. Bedroom 2
BEDROOM 2	Supply And Install Mirror To The Inside Face Of One Cupboard Door Bedroom 2
BEDROOM 2	Supply And Install New Curtain Rod To Window. Bedroom 2
BEDROOM 2	Supply And Install Phone Outlet To Austel Standard. Bedroom 2
BEDROOM 3	Ease And Adjust Cupboard Doors. Bedroom 3
BEDROOM 3	Supply And Install Cat:460 Cushion Catch Type Door Stop To Door. Bedroom 3
BEDROOM 3	Supply And Install Mirror To The Inside Face Of One Door. Bedroom 3
BEDROOM 3	Supply And Install Phone Outlet To Austel Standard. Bedroom 3
DINING ROOM	Replace Fan With 3 Blade 1400mm Fan. Dining Room
DINING ROOM	Supply And Install Approved Oyster Light With Energy Saving Globe. Dining Room
DINING ROOM	Supply And Install New Sliding Door Lock, Key Alike To Existing Entry Lock. Dining Room
INTERNAL ALL	Complete Internal Repaint Of Dwelling (strip And Treat Bathroom Walls And Ceiling With Mould Inhibitor). Internal All
INTERNAL ALL	Ease And Adjust All Door Hardware. Internal All
INTERNAL ALL	Repair All Lifting And Damaged Vinyl Tiles Throughout. Clean, Cut Reseal and repolish all vinyl floors. Internal all
KITCHEN	Modify Top Cupboards To Accommodate for new Rangehood. Kitchen
KITCHEN	RegROUT Splashback Tiles And Seal Joints. Kitchen
KITCHEN	Replace All Kitchen Cupboard Doors And Drawer Fronts. Provide New Handles. Kitchen
KITCHEN	Supply And Install 2 New Shelves Under Sink Seal All Joints. Kitchen
KITCHEN	Supply And Install Externally Vented Range Hood Over Stove. Allow For External Vent Cover With Concealed Flymesh . Kitchen
KITCHEN	Supply And Install Fire Blanket To Kitchen Adjacent To Stove. Ensure Blanket Complies With Relevant Australian Standards. Kitchen
KITCHEN	Supply And Install Flick Mixer To Existing Double Bowl Sink. Kitchen
KITCHEN	Supply And Install New Bench Top 600 Wide With Square Edge Melamine Finish. Kitchen
KITCHEN	Supply And Install New Curtain Rod. Kitchen
KITCHEN	Supply And Install Phone Outlets To Austel Standard Kitchen
LAUNDRY	RegROUT Splashback Tiles And Seal Joints. Laundry
LAUNDRY	Supply And Install New 1200mm X 300mm Shelf With Laminate Finish, 3 Galvanised Brackets. Laundry
LAUNDRY	Supply And Install New Curtain Rod. Laundry
LAUNDRY	Supply And Install New Deadlock Lockwood Series 303 Key Alike To Existing Entry Lock. Supply And Install Cat:460 Cushion Catch Type Door Stop To Door. Laundry
LAUNDRY	Supply And Install New Double Gpo To Existing Location. Laundry
LAUNDRY	Supply And Install New Laundry Cabinet Radiant Tubmastera 45lt Acrylic Trough And Cabinet. Laundry

**PROJECT SPECIFIC REQUIREMENTS**

<b>2 GUNN STREET MATARANKA</b>	
<b>ROOM_DESC</b>	<b>SCOPE</b>
TOILET 1	Patch Holes Around Light, Flush And Paint. Toilet 1
TOILET 1	Remove And Refix Skirting Tiles 1lm. Toilet 1
TOILET 1	Remove And Replace Existing Cistern And Cistern Cock With New. Toilet 1
DOORS ENTRY FRONT	Replace Existing Hollow Core Door With Solid Core Door, Complete With 529 Lockwood Entrance Set And 303 Deadlock Keyed Alike. Complete With Raven Rp4 Weather Seal, Supply And Install Cat:460 Cushion Catch Type Door Stop To Door. Paint Door With Mould Resistant paint. Doors Entry Front
EXTERNAL	Repaint All Steel Beams And Columns, And All Previously Painted Steelwork And Surfaces Externally. External
EXTERNAL ALL	Complete External Repaint Of All Previously Painted Surfaces. External all
EXTERNAL ALL	Replace Any Damaged Flywire Gauze In Existing Amplemesh Security Screens. Ensure Security Screens And Doors Operational And Compliant. External all
FRONT ENTRY	Provide 4 Meter Long Guttering, Downpipes And Concrete Square Splash Pad Over Carport Approach. Front Entry
FRONT ENTRY	Supply And Install Movement Activated Light, Clipsal 750w Pr, 40w Fluro With Water Proof Housing, Internal Switch. Front Entry
REAR ENTRY	Provide 8 Meter Long Guttering With Open End And Splash Pad For In Rear Entry With Downpipe. Rear Entry
REAR ENTRY	Supply And Install Movement Activated Light, Clipsal 750w Pr, 40w Fluro With Water Proof Housing, Internal Switch. Rear Entry
ROOF	Contractor To Inspect And Provide Brief Written Report On Condition Of Roof Cladding, Flashings, Fixings Etc. And Predict Year For Future Replacement. Roof
ROOF	Service 300l Solar Hws To Manufacturers Recommendations And Provide Written Report. Roof
ROOF	Supply And Install New Television Aerial, Complete With Internal Outlet To Be Fixed In Box Plate Wall Mounted In Lounge. Roof
SHED 1	Supply And Install 10 Amp Gpo Power Outlet Mounted 1200mm Afl And 3 Shelves 300mm Wide The Length Of One Wall Fixed To Internal Frame Of Existing Shed. Shed 1
SHED 1	Supply And Install Shed Lock And Key Assembly To Existing Shed. Shed 1
YARD	Construct A New 900 Mm Wide Concrete Pathway To Clothesline From Carport. Yard
YARD	Level All Ground, Uneven, Clear All Fence line. Avoid Disturbing Absorption Trenches. Yard
YARD	Raise All Existing Fences To 1.5 M High Chain Wire Fence Including Double Gates. Yard Fences
YARD	Remove All Trees, Plants And Shrubs Within 2 Meters Of Dwelling Drip Line. Yard
YARD	Remove Coconut Palm x10 of In Yard And Grind Stump. Yard
YARD	Remove Coffee bush Tree In Yard And Grind. Yard
YARD ENTRANCE	Construct A New 3.6 Meter Wide Driveway Minimum Of 20mpa Concrete With Non-slip Finish From Back Of Kerb To Carport Slab Under Dwelling. Yard Entrance