**REFURBISHMENT SCOPE REQUIREMENTS**

All work should be undertaken in accordance with the Department’s Technical Specifications

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| **Property Address** | 49A JOHNSTON STREET WYALKATCHEM | | |
| **Property ID #** |  | **Lot File #** |  |

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| GENERAL | |
| ALL WORK TO COMPLY WITH TECHNICAL SPECIFICATIONS V11 | |
| LIGHTING | TO COMPLY WITH LED LIGHTING SPECIFICATIONS REFURBISHMENT 1.1 |
| PLUMBING FIXTURES | TO COMPLY WITH WELS SPECIFICATIONS REFURBISHMENT 1 |
| COLOUR SCHEMES | TO COMPLY WITH 6.DoC INTERNAL COLOUR SCHEMES 2020 V4 |
| PLASTER WORK | ALL GYPROCK PLASTER WORK TO BE MINIMUM LEVEL 4 AS PER AS2589.  ALL HARDWALL PLASTER WORK TO COMPLY WITH HB161 2005 |

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| EXTERIOR | Scope of work |
| WALLS | The Builder must comply with all OHS and Work Safe Legislation in  regard to the removal of Asbestos. If the Builder is not a licensed Asbestos removal specialist, he then will need to contract a licensed Asbestos removalist, licensed through Work Safe to undertake such.  work usually the contractors will have a WARA or WAD issued license.  number from Work Safe.  Remove and dispose of all timber door and window frames.  Remove and dispose of all exterior cladding (ACM) and jointers in accordance with regulations.  Allow to prop as necessary to ensure the integrity of the remaining building.  Clean and inspect all stud framing for integrity, check frame is straight and plumb. Repair or replace stud framing as required.  Supply and install cross bracing as per engineer’s detail.  Close all openings left by demolition, removal of doors and windows.  Inspect all stumps and replace as per stump plan.  Level all floors. Pack or replace stumps and bearers as required. As per AS1684  Cut new openings for doors and windows as per architectural drawings.  Supply and install lintels as per AS1684 or engineer’s detail.  Supply and Install wall insulation as per schedule.  Supply and install permeable vapour barrier, as per schedule.  Supply and install new cellulose fibre cement cladding as per schedule.  Supply and install all corner flashings to suit wall linings as per schedule.  Supply and install door and window trims as per schedule.  Supply and Install vermin barrier as per schedule.  Paint all walls as per schedule. |

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| EXTERIOR WALLS | | | |
|  | MATERIAL | NET AREA | GROSS AREA |
| WALL | Scyon Axon 400 | 75 M2 | 88.6 M2 |
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| EXTERIOR | Scope of work |
| EXTERNAL DOORS |  |
| ENTRY DOOR | Supply and install new door frame.  Supply and install new door as per architectural drawings.  Supply and install new architraves.  Supply and install new lever-style handsets to all external doors.  Seal around doors and windows as per wall cladding manufacturers specifications.  Supply and install new deadlock. |
| ENTRY SECURITY DOOR | Supply and install new Crimsafe security door as per architectural drawings. |
| LAUNDRY  DOOR | Supply and install new door frame.  Supply and install new door as per architectural drawings.  Supply and install new architraves.  Supply and install new lever-style handsets to all external doors.  Seal around doors and windows as per wall cladding manufacturers specifications.  Supply and install new deadlock. |
| SECURITY DOORS | Supply and install new Crimsafe security door as per architectural drawings. |
| WINDOWS | Carry out minor repairs to guides and rollers.  Supply and install new windows with Crimsafe security screens as per architectural drawings.  Replace weather seals as required.  See individual rooms for details. |

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| EXTERIOR |  |
| ROOF AND ROOF PLUMBING | Allow to supply and install all scaffold/lifting equipment required to carry out roof replacement. If scaffold is to be left overnight, it must be secured.  *REMOVE AND DISPOSE OF THE FOLLOWING:*  Redundant brick chimney for 49a and 49b. (complete with chimney breasts and fireplaces.  Flue from wood burner fire.  All gutters, downpipes, and fascia.  All vent pipes.  All flashing.  All eave linings  *REFURBISH AS FOLLOWS:*  Supply and install full length roof sheets to close openings left from removal of chimney and flue.  Supply and install ridge cap to match existing to cover opening left by removal of flue.  Supply and install extra framing required to support Solahart hot water system on roof on North side of roof.  Supply and install fascia, gutters, and down pipes as per architectural drawings.  All RWP’s (downpipes) to be external of eaves as per architectural drawings.  Supply and install flashings as per schedule.  Supply and install new Dragon DV280 roof vents Three, for new extractor fans.  Allow to make good all roof penetrations and supply any flashings.  Supply and install roof vents and vent pipes. Replace all vent pipes with PVC or as required by BAL assessment.  All extractor fans to be externally vented.  All roof penetrations (Roof lights, whirly birds, vent pipes, aerials,  supports for solar panels) shall be fully sealed with a non-combustible sealant. |
| EAVES AND SOFFIT | Supply and fit 4.5 mm Hardiflex sheet to enclose eaves, including cover battens. The removal of any existing work necessary to replace sheets to be executed with care. Sheets to be sealed and left ready for painting.  Supply and install plastic joiners as required.  All eave linings to be sealed and left ready for painting.  Paint all surfaces. |
| GROUND DRAINAGE | Supply and install drainage system as per engineer’s detail. |

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| 49a & 49b Complete ROOF and ROOF PLUMBING | | |
|  | MATERIAL | AREA, LENGTH, QTY |
| ROOF | Colorbond Custom orb, Surf Mist | Full length sheets as required. |
| EAVES | 4.5mm Hardiflex Eave Lining | 18.5 M2 |
| GUTTER | Lysaght Slotted Shearline Gutter Deep Ocean | 36.4 L/M |
| FASCIA | Lysaght Novaline Rebate Fascia Surf mist | 36.4 L/M |
| RWP’s | Colorbond 100x50 Deep Ocean | 7 |
| ROOF VENTS | Dragon DV280 | 3 |

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| ADDITIONAL ITEMS |  |
| FLOOR WASTE FLAP VALVES | Replace broken flap valves. |
| EXTERNAL COPPER PIPE WORK | Relocate all external copper pipe work into wall cavity. |
| WASTE PIPES | Supply and install new waste pipes connect to existing services. |
| GULLY DRAINS | Replace gully drain.  Supply and install gully drain cover. |

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| ROOF CAVITY |  |
| ROOF FRAME | Supply and install new roof battens to close openings left by removal of chimney and flue.  Supply and install extra framing required to support Solahart hot water system on roof on North side of roof.  Supply and install tie downs and strapping as per engineer’s detail.  Connect all extractor fans to external vents. |
| INSULATION | Supply and install insulation to entire ceiling area as per schedule. |
| OTHER | Electrician to inspect and repair wiring as required. (Allow for very restricted access) |

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| SUB FLOOR CAVITY |  |
| FRAME | Replace perimeter stumps as per stump plan with adjustable steel stumps.  level all floors. Pack internal stumps as per AS1684. |
| INSULATION | Supply and install insulation to entire floor area as per schedule. |
| OTHER | Remove and dispose of all redundant waste pipes. |

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| EXTERIOR |  |
| FRONT PORCH | *REMOVE AND DISPOSE OF THE FOLLOWING:*  Porch ceiling. (ACM) in accordance with regulations.  Flooring.  Subfloor Framing, including stumps.  *REFURBISH AS FOLLOWS:*  Supply and install new subfloor frame and flooring.  Paint all surfaces. |
| FRONT PORCH CEILING | Supply and install new 4.5mm Hardiflex sheet ceilings with plastic joiners, seal and leave ready for painting |
| REAR-LAUNDRY STAIRS | *REMOVE AND DISPOSE OF THE FOLLOWING:*  Landing Flooring  Treads  *REFURBISH AS FOLLOWS:*  Supply and install new landing flooring.  Supply and install new stair treads.  Paint all surfaces. |
| EXTERNAL LIGHTING | Remove and dispose of front porch light, supply and install LED motion sensor security light.  Remove and dispose of rear porch light, supply and install LED motion sensor security light. |

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| FRONT PORCH | | |
|  | MATERIAL | AREA, LENGTH, QTY |
| CEILINGS | 4.5mm Hardiflex sheet. | 6.8 M2 |
| FLOORING | Timber decking. | 6.8 M2 |

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| INTERIOR |  |
| LOUNGE | Electrician to remove all light fittings, switches, GPO’s and other outlets.  *REMOVE AND DISPOSE OF THE FOLLOWING:*  Wood burner, hearth, heat shield and flue.  Brick Fireplace, hearth and chimney.  All skirting, door, and window architraves, frames and sills.  All internal wall linings.  Floor coverings.  Door and Frame.  Wall frame as per architectural drawings.  *REFURBISH AS FOLLOWS:*  Supply and install new wall frame as per architectural drawings.  Check remaining walls for integrity.  Check walls are straight and plumb.  Allow to prop as necessary to ensure the integrity of the remaining building.  Carry out repairs to cracks and holes in ceilings.  Resize openings for new door frames.  Supply and install new wiring to move light switches from door architraves to adjacent walls.  Supply and install new wiring for ceiling fan light and control.  Supply and install new wiring to move GPO’s from skirting boards to 600mm above floor levels.  All wiring to be installed in wall cavity or chased into brick wall.  Supply and install new 10mm Gyprock plus (or equivalent) plaster board wall lining, flush joints sand, and seal and leave ready for painting.  Supply and install new standard cove cornice seal and leave ready for painting.  Install reveals to all windows with x-angle corners.  Supply and install new pre primed MDF skirting, leave ready for painting.  Supply and install new vinyl flooring as per schedule.  Paint all surfaces.  Supply and install new 1200mm ceiling fan with LED light as per schedule.  Electrician to install new light fittings, switches, GPO’s, and other outlets. |
| INTERNAL DOORS | Supply and install new 870mm (unless otherwise stated) split welded metal door frames (JDS or equivalent). Allow to resize openings to accommodate new door frames.  Supply and install new 870mm door (unless otherwise stated) with lever style handset. (900mm-1100mm above floor level) |
| WINDOWS | Carry out minor repairs to guides and rollers.  Supply and install security lock.  Supply and install crim-safe security screen. |

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| LOUNGE INTERIOR | | | |
|  | MATERIAL | NET AREA | GROSS AREA / LENGTH / QTY |
| WALLS | 10mm Gyprock plus | 27.5 M2 | 35 M2 |
| FLOOR | Vinyl |  | 16.6 M2 |
| SKIRTING | Pre-Primed MDF |  | 14.9 L/M |
| CORNICE | 75mm Cove |  | 16.7 L/M |
| DOOR | 870mm |  | 1 |
| FRAME | Steel split welded |  | 1 |
| SECURITY SCREEN | Crimsafe |  | 2 |

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| INTERIOR |  |
| KITCHEN | Electrician to remove all light fittings, extractor fans, switches, GPO’s and other outlets.  *REMOVE AND DISPOSE OF THE FOLLOWING:*  Floor and wall cabinets complete  Cooker.  All floor and wall tiling.  Fixtures and fittings complete.  All skirting, door, and window architraves, frames and sills.  All internal wall linings.  Floor coverings.  Wall frames as per architectural drawings.  *REFURBISH AS FOLLOWS:*  Supply and install new wall frames as per architectural drawings.  Carry out repairs to cracks in ceilings.  Check remaining walls for integrity.  Check walls are straight and plumb.  Allow to prop as necessary to ensure the integrity of the remaining building.  Resize openings for new door frames.  Supply and install hammer arrester to cold water plumbing.  All plumbing to be installed in wall cavity or chased into brick walls.  Supply and install new wiring to move light switches from door architraves to adjacent walls.  Supply and install new wiring for ceiling light.  Supply and install new wiring to move GPO’s from skirting boards to 600mm above floor levels.  Supply and install new wiring for Rangehood.  Supply and instal new wiring for fridge freezer relocation.  Supply and install new wiring for cook top and under bench oven.  All wiring to be installed in wall cavity or chased into brick wall.  Supply and install new 10mm gyprock plus (or equivalent) wall lining, flush joints sand, and seal and leave ready for painting.  Supply and install new standard cove cornice, seal and leave ready for painting.  Install reveals to all windows with x-angle corners.  Supply and install new pre primed MDF skirting, leave ready for painting.  Supply and install new kitchen cabinetry as per architectural drawings.  Supply and install new 600mm MR MDF laminate solid bench tops as per architectural drawings.  Supply and install sink as per schedule. Connect to existing services.  Waterproof wet areas as per detail.  Supply and install tiling as per architectural drawings.  Supply and install new electric cook top and under bench oven as per schedule.  Supply and install new range hood, externally vented.  Supply and install new vinyl flooring as per schedule.  Paint all surfaces.  Supply new LED light(s) as per schedule.  Electrician to install new cook top, oven, range hood, light fittings, switches, GPO’s, and other outlets. |
| INTERNAL DOORS | Supply and install new 870mm (unless otherwise stated) split welded metal door frames (JDS or equivalent). Allow to resize openings to accommodate new door frames.  Supply and install new 870mm door (unless otherwise stated) with lever style handset. (900mm-1100mm above floor level) |
| WINDOWS | Carry out minor repairs to sliding window guides and rollers.  Supply and install security lock.  Supply and install crim-safe security screen. |

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| KITCHEN INTERIOR | | | |
|  | MATERIAL | NET AREA | GROSS AREA\ LENGTH |
| WALLS | 10mm Gyproc Plus | 27.4 M2 | 36 M2 |
| FLOOR | Vinyl |  | 14.5 M2 |
| SKIRTING | Pre -Primed MDF |  | 4.7 L/M |
| CORNICE | 75mm Cove |  | 13.3 L/M |
| SECURITY SCREEN | Crimsafe |  | 1 |
| CABINETS | | | |
| DESCRIPTION |  | DOOR | QTY |
| 900mm Corner Base |  | White | 1 |
| 800mm Base Cabinet |  | White | 2 |
| 450mm 4 Drawer Cabinet |  | White | 1 |
| 400mm Base Cabinet |  | White | 1 |
| 600mm Appliance Cabinet |  | White | 1 |
| 900mm Wall Cabinet |  | White x2 | 1 |
| 400mm Wall Cabinet |  | White | 1 |
| 450mm Wall Cabinet |  |  | 1 |
| 600mm Range Hood Cabinet |  | White | 1 |
| 600mm WR MDF Bench Top |  |  | 5 L/M |

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| INTERIOR |  |
| BEDROOM 1 | Electrician to remove all light fittings, switches, GPO’s and other outlets.  *REMOVE AND DISPOSE OF THE FOLLOWING:*  All skirting, door, and window architraves, frames and sills.  All internal wall linings.  Floor coverings.  Door and Frame.  *REFURBISH AS FOLLOWS:*  Carry out repairs to ceilings. Flush break-over in accordance with AS2589 level 4 as a minimum standard.  Check walls for integrity.  Check walls are straight and plumb.  Allow to prop as necessary to ensure the integrity of the remaining building.  Resize openings for new door frames.  Supply and install new wiring to move light switches from door architraves to adjacent walls.  Supply and install new wiring for ceiling fan light and control.  Supply and install new wiring to move GPO’s from skirting boards to 600mm above floor levels.  All wiring to be installed in wall cavity or chased into brick wall.  Supply and install new 10mm Gyprock plus (or equivalent) plaster board wall lining, flush joints sand, and seal and leave ready for painting.  Supply and install new standard cove cornice seal and leave ready for painting.  Install reveals to all windows with x-angle corners.  Supply and install new pre primed MDF skirting, leave ready for painting.  Supply and install new vinyl flooring as per schedule.  Paint all surfaces.  Supply new 1200mm ceiling fan with LED light as per schedule.  Electrician to install new light fittings, switches, GPO’s, and other outlets. |
| INTERNAL DOORS | Supply and install new 870mm (unless otherwise stated) split welded metal door frames (JDS or equivalent). Allow to resize openings to accommodate new door frames.  Supply and install new 870mm door (unless otherwise stated) with lever style handset. (900mm-1100mm above floor level) |
| WINDOW | Carry out minor repairs to guides and rollers.  Supply and install security lock.  Supply and install crim-safe security screen. |

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| BEDROOM #1 INTERIOR | | | |
|  | MATERIAL | NET AREA | GROSS AREA\ LENGTH |
| WALLS | 10mm Gyproc Plus | 33.2 M2 | 38.5 M2 |
| FLOOR | Vinyl |  | 12.7 M2 |
| SKIRTING | Pre- Primed MDF |  | 13.4 L/M |
| CORNICE | 75mm Cove |  | 14.3 L/M |
| DOOR | 870mm |  | 1 |
| FRAME | Steel split welded |  | 1 |
| SECURITY SCREEN | Crimsafe |  | 1 |

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| INTERIOR |  |
| BEDROOM 2 | Electrician to remove all light fittings, switches, GPO’s and other outlets.  *REMOVE AND DISPOSE OF THE FOLLOWING:*  Ceiling and cornice complete.  Snap vents to wall and ceiling.  All skirting, door, and window architraves, frames and sills.  All internal wall linings.  Door and Frame.  *REFURBISH AS FOLLOWS:*  Check walls for integrity.  Check walls are straight and plumb.  Allow to prop as necessary to ensure the integrity of the remaining building.  Resize openings for new door frames.  Supply and install new wiring to move light switches from door architraves to adjacent walls.  Supply and install new wiring for ceiling fan light and control.  Supply and install new wiring to move GPO’s from skirting boards to 600mm above floor levels.  All wiring to be installed in wall cavity or chased into brick wall.  Supply and install new 10 mm Gyprock Supaceil (or equivalent) ceiling linings in all new openings and those removed under demolition. Flush, sand, and seal and leave ready for painting.  Supply and install new 10mm Gyprock plus (or equivalent) plaster board wall lining, flush joints sand, and seal and leave ready for painting.  Supply and install new standard cove cornice seal and leave ready for painting.  Install reveals to all windows x-angle corners.  Supply and install new pre primed MDF skirting, leave ready for painting.  Supply and install new vinyl flooring as per schedule.  Paint all surfaces.  Supply new 1200mm ceiling fan with LED light as per schedule.  Electrician to install new light fittings, switches, GPO’s, and other outlets. |
| INTERNAL DOORS | Supply and install new 820mm (unless otherwise stated) split welded metal door frames (JDS or equivalent). Allow to resize openings to accommodate new door frames.  Supply and install new 820mm door (unless otherwise stated) with lever style handset. (900mm-1100mm above floor level) |
| WINDOW | Carry out minor repairs to guides and rollers.  Supply and install security lock.  Supply and install crim-safe security screen. |

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| BEDROOM #2 INTERIOR | | | |
|  | MATERIAL | NET AREA | GROSS AREA/ LENGTH |
| WALLS | 10mm Gyprock plus | 30.1 M2 | 33.5 M2 |
| FLOOR | Vinyl |  | 9.2 M2 |
| CEILING | 10mm |  | 9.2 M2 |
| SKIRTING | Pre-Primed MDF |  | 11.5 L/M |
| CORNICE | 75mm Cove |  | 12.4 L/M |
| DOOR | 870mm |  | 1 |
| FRAME | Steel split welded |  | 1 |
| SECURITY SCREEN | Crimsafe |  | 1 |

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| INTERIOR |  |
| BEDROOM 3 | Electrician to remove all light fittings, switches, GPO’s and other outlets.  *REMOVE AND DISPOSE OF THE FOLLOWING:*  All skirting, door, and window architraves, frames and sills.  All internal wall linings.  Door and Frame.  *REFURBISH AS FOLLOWS:*  Carry out repairs to ceilings.  Check walls for integrity.  Check walls are straight and plumb.  Allow to prop as necessary to ensure the integrity of the remaining building.  Resize openings for new door frames.  Supply and install new wiring to move light switches from door architraves to adjacent walls.  Supply and install new wiring for ceiling fan light and control.  Supply and install new wiring to move GPO’s from skirting boards to 600mm above floor levels.  All wiring to be installed in wall cavity or chased into brick wall.  Supply and install new 10mm Gyprock plus (or equivalent) plaster board wall lining, flush joints sand, and seal and leave ready for painting.  Supply and install new standard cove cornice seal and leave ready for painting.  Install reveals to all windows with x-angle corners.  Supply and install new pre primed MDF skirting, leave ready for painting.  Supply and install new vinyl flooring as per schedule.  Paint all surfaces.  Supply new 1200mm ceiling fan with LED light as per schedule.  Electrician to install new light fittings, switches, GPO’s, and other outlets. |
| INTERNAL DOORS | Supply and install new 820mm (unless otherwise stated) split welded metal door frames (JDS or equivalent). Allow to resize openings to accommodate new door frames.  Supply and install new 820mm door (unless otherwise stated) with lever style handset. (900mm-1100mm above floor level) |
| WINDOW | Carry out minor repairs to guides and rollers.  Supply and install crim-safe security screen. |

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| BEDROOM #3 INTERIOR | | | |
|  | MATERIAL | NET AREA | GROSS AREA/LENGTH |
| WALLS | 10mm Gyprock plus | 30.1 M2 | 33.6 M2 |
| FLOOR | Vinyl |  | 9.3 M2 |
| SKIRTING | Pre-Primed MDF |  | 11.6 L/M |
| CORNICE | 75mm Cove |  | 12.5 L/M |
| DOOR | 870mm |  | 1 |
| FRAME | Steel Split welded |  | 1 |
| SECURITY SCREEN | Crimsafe |  | 1 |

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| INTERIOR |  |
| BATHROOM | Electrician to remove all light fittings, extractor fans, switches, GPO’s and other outlets.  *REMOVE AND DISPOSE OF THE FOLLOWING:*  Shower screens.  Bath.  Vanity  All floor and wall tiling.  Fixtures and fittings complete.  All door, and window architraves, frames and sills.  All floor and wall tiling.  All internal wall linings.  Floor coverings.  Flooring.  Door and Frame.  *REFURBISH AS FOLLOWS:*  Carry out repairs to ceilings.  Check walls for integrity.  Check walls are straight and plumb.  Allow to prop as necessary to ensure the integrity of the remaining building.  Supply and install new Scyon Secura flooring. Allow to install new floor joists to raise floor level and sister floor joists at room perimeter.  Resize openings for new door frames.  Relocate plumbing and wastes to suit new bathroom layout.  All plumbing to be installed in wall cavity or chased into brick walls.  Supply and install new wiring to move light switches from door architraves to adjacent walls.  Supply and install new wiring for ceiling extractor fan heater light, unit and control.  Supply and install new wiring to relocate GPO’s to suit new bathroom layout.  All wiring to be installed in wall cavity or chased into brick wall.  Supply and install extra noggins as required to install inverted T grab rail to shower as per architectural drawings.  Supply and install new 6mm recessed edge villaboard (or equivalent) wall lining, flush joints sand, and seal and leave ready for painting.  Supply and install new standard cove cornice, seal and leave ready for painting.  Install reveals to all windows with x-angle corners.  Supply and install vanity as per schedule. Connect to existing services.  Waterproof wet areas as per detail.  Supply and install wall tiling and R11 nonslip floor tiling as per architectural drawings.  Supply and install new inverted T grab rail as per architectural drawings.  Supply and install AAA rated shower rose – must be WELS 3-star rated.  (Caroma plus star safe 11 or similar)  Supply and install new shower screens and doors as per architectural drawings.  Supply and install new extractor fan, heater, LED light unit, externally vented.  Paint all surfaces.  Electrician to install new light fittings, switches, GPO’s, and other outlets. |
| INTERNAL DOORS | Supply and install new 870mm (unless otherwise stated) split welded metal door frames (Metrol or equivalent). Allow to resize openings to accommodate new door frames.  Supply and install new 870mm door (unless otherwise stated) with lever style handset with and privacy lock. (900mm-1100mm above floor level) |
| WINDOWS | Carry out minor repairs to guides and rollers.  Supply and install security lock.  Supply and install crim-safe security screen. |

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| BATHROOM INTERIOR | | | |
|  | MATERIAL | NET AREA | GROSS AREA / LENGTH / QTY |
| WALLS | 6mm Recessed Edge Villaboard | 16.1 M2 | 19.7 M2 |
| FLOOR | Scyon Secura | 3.4 M2 |  |
| FLOOR COVERING | R11 Nonslip ceramic tiles | 3.1 M2 |  |
| CEILING | 10mm Aquacheck |  | 3.4 M2 |
| WALL TILES | 200X200 Ceramic | 3.6 M2 |  |
| SKIRTING TILES | 200X200 Ceramic | 3.2L/M |  |
| CORNICE | 75mm Cove |  | 7.5 L/M |
| DOOR | 870mm |  | 1 |
| FRAME | Metal split welded |  | 1 |
| SECURITY SCREEN | Crimsafe |  | 1 |
| FITTINGS AND FIXINGS | | | |
| MANUFACTURER | DESCRIPTION |  |  |
|  | Shower Screen | Safety Glass | As per architectural drawings |
| INVERTED “T “ GRAB RAIL AND SHOWER HEAD | (Caroma star safe 11) (typical) |  | 1 |
|  | Vanity |  | 900 |

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| INTERIOR |  |
| LAUNDRY | Electrician to remove all light fittings, extractor fans, switches, GPO’s and other outlets.  *REMOVE AND DISPOSE OF THE FOLLOWING:*  Trough.  Fixtures and fittings complete.  Ceiling and cornice complete (ACM) in accordance with regulations.  Snap vents to wall and ceiling.  All door, and window architraves, frames and sills.  All floor and wall tiling.  All internal wall linings. (ACM) in accordance with regulations.  Door and Frame.  *REFURBISH AS FOLLOWS:*  Check walls for integrity.  Check walls are straight and plumb.  Allow to prop as necessary to ensure the integrity of the remaining building.  Resize openings for new door frames.  All plumbing to be installed in wall cavity or chased into brick walls.  Supply and install new wiring to move light switches from door architraves to adjacent walls.  Supply and install new wiring for LED light.  All wiring to be installed in wall cavity or chased into brick wall.  Supply and install new 10 mm Gyprock Aquacheck (or equivalent) ceiling linings in all new openings and those removed under demolition. Flush, sand, and seal and leave ready for painting.  Supply and install new 6mm recessed edge villaboard (or equivalent) wall lining, flush joints sand, and seal and leave ready for painting.  Supply and install new standard cove cornice, seal and leave ready for painting.  Install reveals to all windows with x-angle corners.  Supply and install new approved 45L stainless steel suds saver trough and white enamel zinc annealed steel cabinet with floor, hinged door, handle and concealed latch. Nominated brand is CLARK as per architectural drawings. Connect to existing services.  Waterproof wet areas as per detail.  Supply and install wall tiling and R11 nonslip floor tiling as per architectural drawings.  Supply and install new washing machine taps.  Supply and install new LED light.  Paint all surfaces.  Electrician to install new light fittings, switches, GPO’s, and other outlets. |
| INTERNAL DOORS | Supply and install new 870mm (unless otherwise stated) split welded metal door frames (JDS or equivalent). Allow to resize openings to accommodate new door frames.  Supply and install new 870mm door (unless otherwise stated) with lever style handset. (900mm-1100mm above floor level) |
| WINDOWS | Supply and install security lock.  Supply and install crim-safe security screen. |

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| LAUNDRY INTERIOR | | | |
|  | MATERIAL | NET AREA | GROSS AREA/LENGTH |
| WALLS | 6mm Recessed Edge Villaboard | 16.7 M2 | 27 M2 |
| FLOOR COVERING | R11 Nonslip ceramic tiles | 5.8 M2 |  |
| CEILING | 10mm Aquacheck |  | 6.3 M2 |
| WALL TILES | 200x200 Ceramic |  | 1.2 L/M |
| SKIRTING TILES | 200x200 Ceramic | 6.4 L/M |  |
| CORNICE | 75mm Cove |  | 10.5 L/M |
| DOOR | 870mm |  | 1 |
| FRAME | Metal split welded |  | 1 |
| SECURITY SCREEN | Crimsafe |  | 1 |
| FITTINGS AND FIXINGS | | | |
| MANUFACTURER | DESCRIPTION |  |  |
|  | Laundry Trough + tap | 45 LTR | 1 |
|  | Washing machine Taps |  | 1 Set |

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| INTERIOR |  |
| TOILET 1 | Electrician to remove all light fittings, extractor fans, and switch.  *REMOVE AND DISPOSE OF THE FOLLOWING:*  All floor and wall tiling.  Fixtures and fittings complete.  Ceiling and cornice complete (ACM) in accordance with regulations.  Snap vents to wall and ceiling.  All door, and window architraves, frames and sills.  All internal wall linings. (ACM) in accordance with regulations.  Floor coverings. (Adhesive may contain asbestos).  Door and Frame.  Window.  *REFURBISH AS FOLLOWS:*  Check walls for integrity.  Check walls are straight and plumb.  Allow to prop as necessary to ensure the integrity of the remaining building.  Resize openings for new door frames.  Supply and install new wiring to move light switches from door architraves to adjacent walls.  Supply and install new wiring for ceiling extractor fan/light, unit and control.  All wiring to be installed in wall cavity or chased into brick wall.  Supply and install extra noggins to support grab rail as per architectural drawings.  Supply and install new 10 mm Gyprock Aquacheck (or equivalent) ceiling linings in all new openings and those removed under demolition. Flush, sand, and seal and leave ready for painting.  Supply and install new 6mm recessed edge villaboard (or equivalent) wall lining, flush joints sand, and seal and leave ready for painting.  Supply and install new standard cove cornice, seal and leave ready for painting.  Install reveals to all windows with x-angle corners.  Waterproof wet areas as per detail.  Supply and install wall tiling and R11 nonslip floor tiling as per architectural drawings.  Supply and install new extractor fan, LED light unit, externally vented.  Paint all surfaces.  Electrician to install new light fittings, and switch.  Supply and install new grab rail as per architectural drawings. |
| INTERNAL DOORS | Supply and install new 720mm (unless otherwise stated) split welded metal door frames (JDS or equivalent), with lift off hinges. Allow to resize openings to accommodate new door frames.  Supply and install new 720mm door (unless otherwise stated) with lever style handset with privacy lock. (900mm-1100mm above floor level) |
| WINDOWS | Supply and install new aluminium Permavent window. |

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| TOILET INTERIOR | | | |
|  | MATERIAL | NET AREA | GROSS AREA/LENGTH |
| WALLS | 6mm Recessed Edge Villaboard | 12 M2 | 14.7 M2 |
| FLOOR COVERING | R11 Nonslip ceramic tiles | 1.6 M2 |  |
| CEILING | 10mm Aquacheck |  | 2.1 M2 |
| SKIRTING TILES | 200x200 Ceramic | 4.6 L/M |  |
| CORNICE | 75mm Cove |  | 6 L/M |
| DOOR | 720mm |  | 1 |
| FRAME | Metal split welded |  | 1 |
| WINDOW | Permavent |  | 1 |
| FITTINGS AND FIXINGS | | | |
| MANUFACTURER | DESCRIPTION |  |  |
|  | Grab rail |  | 450mm (1) |

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| EXTERIOR |  |
| LOT |  |
| FRONT FENCE | NONE |
| GATES | LH side requires minor repairs. |
| LH SIDE REAR GARDEN FENCE | Colorbond in good condition. Hardifence in poor condition.  Requires removal and replacement with colorbond fencing to match existing. (Allow to prune or remove trees). |
| APRON | Supply and install new concrete apron. |
| CROSSOVER | Supply and install new concrete crossover. |
| DRIVEWAY | Supply and install new concrete driveway as per architectural drawings. |
| STORM WATER DRAINAGE | Supply and install new drainage system as per engineer’s detail. |
| FRONT FOOTPATH | Remove and dispose of front footpath.  Supply and install new concrete footpath as per architectural drawings. |
| REAR FOOTPATH | Supply and install new concrete foot path as per architectural drawings. |
| LETTERBOX | Supply and install new letterbox. |
| OTHER | Remove and dispose of car. |

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| HEATING AND COOLING | Remove and dispose of wood burner fire, hearth, flue, and heat shield.  Make good all ceilings, walls and floors.  All plaster work to be level 4 as per AS2589 as a minimum standard. |
|  | Remove and dispose of brick fireplace, hearth, chimney breast, and chimney. Make good all walls, ceilings, and floors. All plaster work to comply with HB161 2005. (Allow to make good fireplace and chimney breast in 49b as required. |

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| SERVICES | Smoke alarm to be replaced with ceiling reline.  Replace ACM switchboard. |
| HOT WATER SYSTEM | Remove and dispose of all gas hot water systems and related plumbing and wiring.  Supply and install new Solahart hot water system with new wiring, switch, and circuit breaker, along with any extra roof frame supports required as per manufacturers specifications. |

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| **Is Asbestos removal required to complete the above works?** | **YES** |  | **NO** |  |

**Department of Communities Representative:**

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| --- | --- | --- |
| Name  VICKY HOLDING | Signature | Date |