

SANDELWOOD COURT – WILLIAMS - SPECIFICATION & ADDENDA

General

All work shall be carried out in a tradesperson like manner. Consideration shall be given to the residents as each unit is refurbished.

The successful tenderer shall give each tenant sufficient notice so that they can be housed elsewhere during the refurbishment.

Consideration shall be given to the movement of pedestrians and vehicles within the complex during the refurbishment of each unit.

Work shall not commence prior to 7am and must cease by 5pm Monday to Saturday. Noise is to be kept to a minimum.

All existing furniture, window treatments and carpets shall be covered before and during the refurbishment. The successful tenderer shall be responsible for ensuring that each unit is carefully cleaned and the units returned to their original state upon completion of the refurbishment. This includes all existing fittings and furniture.

Because of dust it is advisable to tape up the rooms not to be affected by this refurbishment to keep the movement of dust to a minimum.

The successful tenderer shall be responsible for the disposal of all refuse from the refurbishment and pay all fees to the relevant authorities for the disposal of such refuse.

The successful tenderer shall be fully insured for public liability and damage to any of the units which may occur during the refurbishment.

The successful tenderer shall fully inspect and photograph the complex internally and externally for any damage, cracking or the like to the existing structures. A copy of this inspection shall be provided to the owner prior to commencement.

Demolition

Prior to the commencement of any work, the contractor shall disconnect all services to the unit.

Should any of the complex services need to be shut off during the refurbishment, 3 days' notice shall be given to all of the units' residences. All such work shall be carried out by a qualified tradesperson of the particular service.

The kitchen, laundry and bathroom shall be fully gutted including, but not limited to all the fittings and fixtures, the cupboards, wall and floor tiles. Wall and floor tiles shall be removed from the WC.

During this demolition dust shall be kept to a minimum within the unit and the complex as a whole.

Refurbishment

All work shall be performed by qualified tradesperson's trained in the particular discipline and with all the required tickets to perform such work.

All work shall be in accordance with current AS/NZ standards. Work which needs to be altered shall be in accordance with current AS/NZ standards.

Refurbish the kitchen, laundry, bath and WC as per the drawings attached.

SANDALWOOD COURT GROWSE STREET WILLIAMS

All new work shall be carried out by a qualified tradesperson in a trade like manner in accordance with the relevant Australian Standards, this specification and the attached set of drawings.

Modified existing work shall be made good to line & match with existing.

Repair, prepare and paint ceilings to match with existing. 2 coats in accordance with manufacturer's instructions.

Repair, prepare and paint walls, including existing lounge, dining & passage, to match with existing. 2 coats in accordance with manufacturer's instructions.

ADDENDA

TILES

FLOOR TILES LC ASHWOOD 150 x 800 WITH FSDD GROUT 395 OLIVE

WALL TILES LC GLOSS WHITE PRESSED EDGE 1mm GROUT FSDD 390 ULTRA WHITE

LAMINATES

CUPBOARD FACE LAMINEX POLAR WHITE SILK FINISH

BENCHTOP CAESARSTONE NOUGAT 20mm

OVERHEAD CUPBOARDS LAMINEX SILVER ASH NATURAL FINISH

HANDLES CHROME SQUARE EDGE BAR HANDLES

PAINT

CEILING PAINT – CEILING WHITE

WALL PAINT – TAUBMANS CHALK WASH HALF STRENGTH

STOVES

STOVE TOP & UNDERBENCH OVEN – BOSCH MULTIFUNCTION SERIES 2 CERAMIC COOKTOP AND BOSCH SERIES 2 MULTIFUNCTION BUILT IN OVEN

RANGEHOOD

BOSCH SERIE 8 IINTEGRATED 86cm SS

TAPWARE

SHOWER – CAROMA PLUS STARSAFE 11 INVERTED T ACCESSIBLE SHOWER SET

VANITY – PHEONIX RADII BASIN MIXER

TOWEL RAIL – PHEONIX RADII SS 316 DOUBLE TOWEL RAIL 800 LONG

KITCHEN & LAUNDRY -PHEONIX IVY MK11 EXTENDED HANDLE SWIVEL SINK MIXER

LAUNDRY – PHEONIX RADII WASHING MACHINE STOPS

- PHEONIX RADII SS 316 HAND TOWEL HOLDER ROUND PLATE

SANDALWOOD COURT GROWSE STREET WILLIAMS

SCREENS

SHOWER SCREEN FULLY FRAMED CLEAR GLAZED. CHROME FRAME

MIRROR

MIRROR FULLY FRAMED CHROME FRAME

SINKS

KITCHEN – OLIVERI SS 1³/₄ SINK WITH DESIGNER WASTE 1080 x 480

LAUNDRY – ABBEY 30lt INSERT “THE HUNTER” 406 x 466

CABINETS

HAFELE DISPENSA 300/400

BATHROOM VANITY – 1200 FORME PARCLADE MONT ALBERT WALL HUNG PREFABRICATED VANITY UNIT – LIGHT ASH - WITH PORCELAIN BENCHTOP & BASIN – BLANC STONE

ELECTRICAL

BATHROOM EXHAUST – COMBINATION FAN, LIGHT EXHAUST FLUED

LAUNDRY & WC – EXHAUST FAN /LIGHT FLUED

FW

CHROME SQUARE

WC

WALL FACES TOILET SUITE WITH SOFT CLOSE SEAT. CERAMIC PAN & CISTERN WITH DUROPLAST SEAT - WHITE

CHROME 90 WALL HAND RAIL

PHOENIX RADII TOILET PAPER HOLDER ROUND PLATE

SHIRE OF WILLIAMS

SANDALWOOD COURT GROWSE STREET WILLIAMS

SHIRE OF WILLIAMS