IB **Ironbark Building Co.**

SCOPE OF WORKS

Generated from site walk evidence · 18 July 2026

PROJECT DOCUMENT

Scope

SOW-042

PROJECT

Marlow Bay kitchen fire reinstate

Site: 18 Foreshore Drive, Marlow Bay WA 6199

Summary: Fire and smoke damage to kitchen cabinetry, plasterboard ceiling, wall linings and electrical fittings. Reinstate to pre-loss condition.

SCOPE BY TRADE

1. Demolition & strip-out

1.1 Remove fire-damaged kitchen cabinetry

Strip upper and lower units, benchtop and splashback. Bag and dispose via skip.

1.2 Strip smoke-affected plasterboard

Ceiling and east wall linings within kitchen footprint. Protect adjoining living room finishes.

1.3 Make safe electrical points

Isolate circuits feeding damaged fittings prior to strip-out. Tag and leave ready for electrician.

2. Carpentry

2.1 Supply and install replacement cabinetry

Like-for-like laminate cabinets to match remaining dwelling joinery. Include soft-close hinges.

2.2 Install new laminate benchtop

PC allowance for 40mm laminated top with post-formed edge. Cut-outs for sink and cooktop by others.

3. Plastering & rendering

3.1 Re-sheet kitchen ceiling and east wall

10mm plasterboard, set flush to adjoining surfaces. Sand ready for paint.

3.2 Patch hallway smoke staining

Local plaster repairs where smoke tracking is visible on corridor ceiling.

4. Electrical

4.1 Replace damaged light fittings and GPOs

Supply and install LED downlights (×4) and double GPOs (×3). Test and tag circuits.

4.2 Recommission rangehood circuit

Verify isolator and reconnect client-supplied rangehood on completion.

5. Painting

5.1 Seal and repaint kitchen & hallway

Stain-block sealer plus two coats low-VOC acrylic to ceiling and walls. Colour match existing.

ASSUMPTIONS

- No structural framing replacement required beyond plasterboard substrate
- Client appliances reused where undamaged