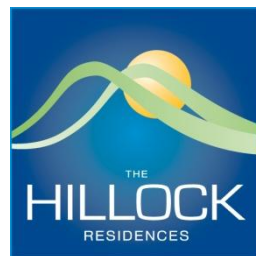
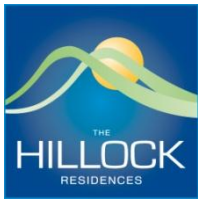

Turnkey Projects, Conversions, Restorations & Property Management



Marsalforn - Gozo

APARTMENT FINISHING

EXCLUSIVE PACKAGE



Exclusive Finishing Package

Re: Estimate and specifications for finishing of typical Apartment at The Hillock Residences, Marsalforn GOZO.

Plastering Works

- Cleaning of all joints internally.
- All walls will be rendered in Gypsum finish.
- All ceilings in apartment will have drop down false ceiling-soffit constructed in dry gypsum boards with metal structure.
- Two coats painting to all walls and ceilings internally in white colour or as agreed.
- Leveling of all floors and lay floor tiles internally and grouting of same.
- Lay bathroom / shower floor and wall tiles up to 8 courses
- Fixing of all sanitary ware and accessories in shower and bathroom
- Laying of all waste drain from shower / bathrooms to the main shaft.
- Cleaning of debris from site after all works had been done.

Note:

- *All internal floors, bathroom / showers floors and walls are calculated for the normal square laying. If owner wishes to lay or fix diamond design this has to be charged extra from the quote.*

Total cost for the plastering works is € 9,199.00.

Supply of ceramic tiles and sanitary ware / Accessories

- Supply of all ceramic floor tiles for apartment.
- Supply of floor and wall ceramic tiles for shower / bathroom.
- Supply of sanitary ware and accessories

Total for supply ceramic tiles and sanitary ware/ accessories is € 13,428.00.

Apertures Works

- This quote includes the following apertures, which are to be newly manufactured and fixed respectively:
6 in No. single leaf, side hung, 45mm thick solid core flap, covered in Wenge veneer with Wenge lipping all around. Door complete with 175mm thick door jambs and architraves in multi-laminar covered in Wenge veneer, or similar finish. Solid satin chrome door fittings and door lock. (Walnut Option available at same price).

Total cost for the apertures works is € 3,980.00.

Electrical Low Voltage Installation

The electrical installation shall consist of a three phase consumer unit complete with switchgear in the meter room, supply cable to the apartment and a three phase distribution board in the apartment. The apartment distribution board shall include a four pole switch disconnector and residual current device plus circuit breakers to all outgoing circuits.

The following are all the points included in the layout (a layout plan of these points is available upon request):

- Preparation for three phase electrical mains supply for connection with the local service provider, one consumer unit in meter room and one distribution board in apartment complete with the required switchgear for outgoing circuits.
- Five double socket outlets and power outlets for air conditioning unit and under floor heating system in main bedroom.
- Three double socket outlet and power outlets for air conditioning unit and under floor heating system in bedroom 2.
- Two double socket outlet and power outlets for air conditioning unit and under floor heating system in single bedroom.
- Nine double socket outlets, one single socket outlet, and power outlets for dishwasher, cooker unit, hood extractor, water heater and under floor heating and supplied complete with 10 litre water heaters in kitchen.
- Power outlets for washing machine.
- Power outlets for under floor heating and heated towel rail supplied complete with a heated towel rail unit for the main bathroom.
- Power outlets for under floor heating and heated towel rail supplied complete with a heated towel rail for the en suite bathrooms.
- Five double socket outlets, one single socket outlet, and power outlets for air conditioning unit, curtain motor points, and under floor heating in living/ dining area.
- Three single socket outlet and power outlet for under floor heating in corridor.
- Preparation of cable for air conditioning outdoor unit and associated switchgear.
- Preparation of cable for pressure booster pump and associated switchgear (for upper levels only).
- Seven ceiling light points in main bedroom.
- Four ceiling light points and two wall light points in single bedroom.
- Five ceiling light points in bedroom 2.
- Two ceiling light points, one wall light point, one shaver unit and one extractor fan in en suite bathrooms.
- Four ceiling light points, one wall light point, one shaver unit and one extractor fan in main bathroom.
- Three ceiling light points in kitchen.
- One ceiling light point and one wall light point in dining area.
- Eight ceiling light points and one wall light points in living area.
- Twelve four wall light points in corridor.
- One door chime point supplied complete with door chime unit.
- Two emergency light points.
- Intelligent Lighting System complete with lighting control panel with dimming, curtain motor control and light switching functions supplied complete with twelve (9 button) control switches.

Note that any additional power and / or light points requested by the Client will be charged extra on the above specifications. Also the Client may opt to change the layout of the said installation prior to start of works at no extra cost however subject to the condition that if there are any increased changes in the original estimate then the Client would have to bear any difference in cost for the said works.

Regulations and Standards

The electrical installation shall conform to the following regulations and standards:

- Electricity Supply Regulations issued by Enemalta Corporation and including amendment.
- IEE Wiring Regulations “Requirements for Electrical Installations” - 17th Edition including amendments.

Application for the provision of electrical supply

The application for the provision of an electricity meter and services, and associated fees shall be under the responsibility of the purchaser. The vendor company shall provide a Malta Environment and Planning Authority (MEPA) compliance certificate that is required for the submission of application to the electricity service provider (Enemalta Corporation).

Total cost for the electrical low voltage installation is €12,045.50

Extra Low Voltage (ELV) Installations

Audio/ video hall porter system

The answering station in the apartment shall consist of an electronic, wall mounted house phone with handset, door release key and a call buzzer. The answering station in the apartment will be audio type only unless the client requests for an upgrade to an audio and video answering station.

Telephone and network system installation

The work comprises the installation of telephone points in living room and all three bedrooms and networks points to allow interfacing of building services to the home automation system. The application for the provision of a telephone and internet services, and associated fees shall be under the responsibility of the purchaser.

Total for telephone and network system installation is € 1,271.00

Television system installation

The work comprises the installation of the television points complete with cable in living room and all bedrooms in preparation for the integrated multi-room distributed video system. (The cost for the latter system is given in the integrated multi-room distributed video section). The application for the provision of a digital terrestrial and/ or cable television services, and associated fees shall be under the responsibility of the purchaser.

Total for television system installation is € 465.00.

Integrated multi-room distributed video

The system shall provide high definition television video throughout the apartment. The system will be installed to provide video in four locations within the apartment. The system can take up to 4 different HDTV video sources. The system also includes integration to the home automation system. Four video ports shall be installed in four selected rooms to allow separate control of the video sources.

Total the cost for the provision of integrated multi-room distributed video in the apartment is € 5,251.00.

Fire detection and alarm system

The fire detection and alarm system continuously monitor the apartment for any fire conditions through several detectors strategically located in each room (except bathrooms). The system shall also provide an audible warning in time for occupants to escape should the fire detection system be triggered. The system shall be linked with the common parts fire detection system.

Total the cost for the provision of a fire detection and alarm system in the apartment is € 1,654.00

Intruder alarm system

The system shall provide security for the apartment when unoccupied. Should any unauthorized intrusion occur the system shall be triggered to give an alarm. For this purpose the apartment shall be fitted with five soffit mounted occupancy detectors and sensors switches for doors and windows.

The system shall also serve as an energy conservation system when the apartment is occupied by the owner. This will allow switching on or off lighting in rooms when occupied/unoccupied.

Total the cost for the provision of an intrusion alarm system in the apartment is € 1,594.00

Integrated multi-room distributed audio system

The system includes provision of a sound system which allows connection of four audio sources and distributed to four different rooms each controlled by a 50Watt 2 channel LCD keypad. Each room (total four rooms) will be installed with 2 high performance speakers. The kitchen controller shall be installed with a digital FM tuner card for local playing.

Total the cost for the provision of an integrated multi-room distributed audio system in the apartment is € 5,329.50

Audio Surround system for living room

The system shall provide an audio surround system using latest technology single speaker surround sound. The system comes complete with a digital processor which includes a DVD/CD player.

Total the cost for the provision of an audio surround system is € 1,705.00

Cable management system

The cable management system shall provide routes for installation of cable to provide several services indicated above. This item is not an optional.

Total the cost for the provision of cable management system is € 1,298.00

Plumbing System Installation

The plumbing system installation shall include for the provision of fresh water supply pipe work from the mains water meter room at basement level up to the area reserved for water tanks at roof level. The supply pipe work shall include a tee off for the supply of fresh water to the kitchen sink.

Roof water storage tanks shall be provided and installed and the capacity of the installed tanks shall not exceed 1000 liters.

The installation shall also include pipe work from the area reserved for the water tanks at roof level down to the apartment and distribution pipe work in shaft or shafts.

A pressure booster pump for apartments/penthouses situated on the 5th and 4th floor shall form part of the installation.

Plumbing installation shall be carried out in all en suites, bathrooms and kitchen, together with all necessary drains as required. The plumbing system also includes the provision for the fixing of sanitary ware in en suites and bathrooms, and kitchen sink. The plumbing also includes the supply and installation of two in number, 100litres water heaters to supply en suites and main bathroom and a 10 litre water heater under kitchen sink to supply the kitchen basin.

The application for the provision of a water supply meter and service, and associated fees shall be under the responsibility of the purchaser. The compliance certificate that is required for the submission of the Water Services Corporation application shall be provided by the vendor company.

Total cost for the plumbing system installation is € 1,937.00

Air-Conditioning System

The work comprises the supply and installation of a packaged type VRF air conditioning system. The air conditioning system shall provide cooling to the kitchen/living/dining room and the two bedrooms. The system shall include air-conditioning units (outdoor and indoor units), phenolic ducting, flexible ducting, supply and return grilles for concealed units, refrigerant pipe work and insulation, preparation of draining system of water from air-conditioning indoor units.

The indoor units shall be of the concealed type and shall be installed above the soffit. The outdoor unit shall be located either at roof level or in the apartment's balcony.

The works include the preparation of draining system of water from air-conditioning indoor units, using u PVC pipe work from each indoor unit to the nearest gully.

Total cost for the air-conditioning system installation is € 9,660.00

Electrical under floor heating system

The system shall consist of a complete and functional electric under-floor heating system, to cover all floor area, with the exception of the following areas: 10-20cm from walls, under kitchen counter, under fridge/freezer, under bulky fixed furniture, under beds, under bath tub and under the shower tray. The system shall be installed with a room thermostat including a 7-day x 24 hour timer, in 15 minute intervals, and all wiring and conduits. Circuits shall be protected against electrical hazards.

Total cost for the under floor heating system installation is € 8,027.00

Ventilation System

Kitchen - The installation shall consist of square or circular stainless steel ducting in order to transfer extracted air from the cooker hood. The duct shall be terminated in the shaft and shall be fitted with an external weather louver.

Bathrooms - The installation shall consist of square or circular stainless steel ducting above the bathroom and walk in wardrobe soffit. The extractor fans shall be installed complete with sound attenuators and provide an extraction system in both bathrooms and built in wardrobe. The fans will be adequately sized to provide the required extraction. An air valve shall be installed in the soffit of each bathroom and in the walk-in wardrobe. The duct shall terminate in the shaft and shall be fitted with an external weather louver.

Total cost for the ventilation system installation is € 1,425.00

OPTIONAL ITEM - Closed circuit television (CCTV) system

The CCTV system shall provide monitoring of designated areas and record of activities from all cameras connected to the system. In addition the CCTV system shall enable general surveillance of the apartment and provide an organized and reliable archive of digitally recorded images. The work shall comprise the installation of two cameras (one external and one internal) and a digital video recorder with capability of taking four cameras and storage facility of 250GB for camera video recording and playback. The system shall included software and integration to the home automation system

Total cost for the provision of CCTV system in the apartment is € 4,437.00

Grand total for the above mentioned works is € 78,269.00

Notes:

- Works will only be undertaken on receipt of signed copy of these specifications and other related documents, together with a 30% deposit on total amount.
- VAT is not included in the above quote.
- Supply of water and electricity mains are to be paid directly by client.

Duration of Works:

- Not more than six months from date of starting of said works or as otherwise agreed.

Sign:



North Block



South Block







