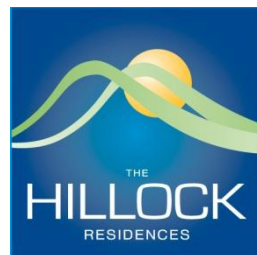
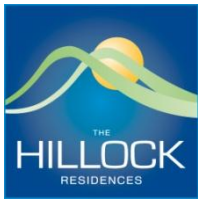

Turnkey Projects, Conversions, Restorations & Property Management



Marsalforn - Gozo

APARTMENT FINISHING

STANDARD PACKAGE



Standard 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 and ceilings will be rendered in Gypsum finish.
- Two coats painting to all walls and ceilings internally in white colour.
- 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 sanitary ware and accessories in bathroom / showers
- Laying of all waste drain from shower / bathrooms to the main shaft.
- Cleaning of debris from site after all works had been finished.

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 or any other design layout, this will be charged extra on the quote.*

Total for plastering works is € 6,850.00.

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 € 2,342.50.

INTERNAL AND EXTERNAL APERTURE WORKS

- This quote includes the following apertures, which are to be newly manufactured and fixed respectively:

5 in No. single leaf, side hung, 45mm thick solid core flap, covered in Walnut veneer with walnut lipping all around. Door complete with 175mm thick door jambs and architraves in multi-laminar covered in walnut veneer, or similar finish. Solid satin chrome door fittings and door lock (Natural walnut model).

Note:

- Bathroom / showers apertures will have frosted glass panels.
- Double glazing coloured anodized aluminum on all external apertures, as per artistic impression.
- Insect screens are not included in the price quoted.

Total for internal and external apertures is € 3,100.00.

ELECTRICAL & PLUMBING INSTALLATION**Electrical Installation**

The electrical installation shall consist of a single phase consumer unit complete with switchgear in meter room, supply cable to apartment and a single phase distribution board in apartment. The apartment distribution board shall include only a two pole switch disconnecter and an RCD (*salva-vita*) plus circuit breakers to all outgoing circuits.

The consumer unit, supply cable and distribution board shall be sized such that the purchaser would be able to upgrade the system to three phase (40A per phase max) should this be required.

The electrical installation within the apartment, shall include:

- All electrical installation will be carried out with plastic conduits hidden in wall cavity, with 2.5mm wiring (live, neutral and earth) for the power installation and 1.5mm for the lighting.
- All power circuits are to be on a ring main system, with 13 Amp. Power point, supplied on a 32 Amp. Miniature circuit breaker.
- The following is a list of light and power points (a plan with these points marked is available on request):
 - 3 double power points in each room except bathrooms and storage / linen rooms.
 - 1 telephone point in all bedrooms and sitting / living room.
 - 1 television point in all bedrooms and sitting / living room
 - 2 wall lights + 1 ceiling light in twin bedroom
 - 1 wall light + 1 ceiling light in spare bedroom.
 - 1 ceiling light in master bedroom.
 - 4 ceiling lights + 1 wall light in main bathroom.
 - 1 wall + 1 ceiling light in en-suite.
 - 1 ceiling light in washroom.
 - 4 wall lights in corridor.
 - 2 floor lights in corridor.
 - 9 ceiling lights + 2 wall lights in kitchen, dining and living.
 - Supply of 1 distribution and single-phase government mains, including of earth leakage circuit breaker.

Regulations and standards

The installation shall conform to the following regulations and standards:

- Electricity Supply Regulations issued by Enemalta Corporation including amendments.
- IEE Wiring Regulations "Requirements for Electrical Installations" – 16th Edition including amendments.

Application for the provision of electrical supply

The application for the provision of an electricity 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 Enemalta application shall be provided by the vendor company.

Extra Low Voltage (ELV) Systems

Audio / Video Hall porter system.

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

Preparation for telephone installation

The work comprises the installation of telephone points in the living room and all three bedroom together with the cable management and wiring system throughout the apartment.

Preparation for Cable TV

The work comprises the installation of the first fix for points in the living room and all bedrooms. TV service provider are to install the wiring system in the apartment.

Note:

- *Any additional power and/or lighting points will be charged extra on the above specs.*
- *A plan layout for the above installation will be handed on to you for your approval.*

Mechanical Systems

Plumbing system

Provision of supply pipe work from the mains water meter room at basement / semi 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 500 liters.

Provision of 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.

Provision of plumbing installation in all showers and kitchen, together with all necessary drains as required.

Application for the provision of a water supply:

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.

Supply and fix 2 in no. 50 litres water heaters, to supply all showers.

Total for mechanical and electrical works is € 8,200.00.

Grand total for the above mentioned works is €20,500.00

Notes:

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

Duration of Works:

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

Sign:



North Block



South Block



