

SPECIFICATIONS, MATERIAL AND LABOUR INCLUSIVE

RESIDENTIAL UNIT

1. **WALLS:** In natural masonry stone or hollow concrete blocks. Finished externally in 'fuq il-fil'/wire brush' plastering or painted 'frakass'/tberfil/or graffiato. Choice on internal walls of 'fuq il-fil'/wire brush' plastering or white painted plastered gypsum
2. **CEILING:** Cast in-situ reinforced concrete or pre-stressed concrete. Finished in white painted plastered gypsum/ fine 'frakass'
3. **PLUMBING, ELECTRICITY, COMMUNICATIONS:** Water tank (500ltr), one distribution box (with salvavita and six MCBs); one distribution box (with salvavita and mainswitch) where indicated by the electricity supplier. Choice of positioning:
 - a) kitchen/living/dining combined: six double plugs, cooker plug, two two-way lighting points, one aircondition point with drain, sink hot and cold water outlet and drain, TV point, telephone point, gas pipe conduit, video intercom (except own entrance ground floor units),
 - b) each bedroom: two double plugs, one two-way lighting point, one aircondition point with drain and one TV or telephone point,
 - c) each bathroom: two one-way lighting points, sink and shower or bath hot and cold water outlets and drain points, flushing cold water outlet and toilet drainage, electrical water heater (80 litres),
 - d) yard and or large terrace if any: one one way lighting point and one rainwater floor-drain,
 - e) any other room if any: one one-way lighting point,
 - f) corridor and or hall if any: one two way lighting point, one double plug (in corridor only if it exceeds six meters in length),
4. **APERTURES:** External apertures in aluminium with double-glazed glass. Internal doors in solid wood
5. **TILING:** Balconies, terraces and yards in non-slip ceramic tiles. Choice of ceramic floor, skirting and bathroom tiles (seven courses height) from the contractor's supplier only
6. **SANITARY WARE:** Shower (tray, cubicle, adjustable shower rail) or bath tub, chrome plated single lever shower and sink mixer, toilet complete with flushing and plastic seat, sink, toilet paper holder, shower and sink towel and soap holders and mirror
7. **OTHERS:** Balconies and terraces rustproof railings, and membrane under tiles of terraces and yards
8. **Airconditioning:** One aircondition installed not less than 500 BTU / m² in the kitchen/living/dining and one in each bedroom

COMMON AREAS OF THE RESIDENTIAL BLOCK

1. **WALLS AND CEILINGS:** Walls in natural masonry stone or hollow concrete blocks, ceiling in cast in-situ reinforced concrete or pre-stressed concrete. Finished in 'fuq il-fil'/wire brush' plastering or painted plastered 'frakass'/tberfil'/gypsum
2. **LIGHTING:** Electricity supplier main (three phase), one distribution box (with salvavita and MCB), light fitting with sensor or timer switching on each landing.
3. **APERTURES:** All windows and doors in aluminium. Common entrance door (with intercom operated opening device)
4. **FLOORING:** Stairs in cast in-situ reinforced concrete or in natural masonry stone finished in marble, corridors and landings in ceramic tiles or marble
5. **PLUMBING:** Common drainage pipe connected with government system, rain water pipe
6. **OTHERS:** Staircase railings, video intercom, notice board, elevator (four person capacity)