

ANNEXURE I

GENERAL SPECIFICATION



Eden Island
SEYCHELLES

FOUNDATIONS AND STRUCTURE	<ul style="list-style-type: none"> • Foundations will either be raft, piled raft or strip footings. A comprehensive geotechnical report has been compiled and is available on request. The foundation design shall be at the discretion of the professional engineer to suit unit specific ground conditions. • Structure will be load bearing block-work, reinforced concrete slabs, beams & columns.
WALL CONSTRUCTION	<ul style="list-style-type: none"> • External walls shall be block-work. • Internal division walls shall be block-work and combination block-work/dry walling for lofts. • Division walls between units shall be cavity block-work. • Fire walls shall be in accordance with planning authority requirements.
WALL FINISHES	<ul style="list-style-type: none"> • External walls shall be painted smooth plaster or painted fibre cement lapboard. • Internal walls shall be painted smooth plaster or ceramic tiled from sample selection.
DOORS	<ul style="list-style-type: none"> • External doors & frames shall be painted or varnished, solid hardwood. • Internal doors shall be painted, hollow-core in a timber frame with timber architraves. • Ironmongery shall be brushed stainless steel.
BALUSTRADES	<ul style="list-style-type: none"> • Balustrades shall be hardwood or cast iron.
WINDOWS	<ul style="list-style-type: none"> • Windows shall be painted or varnished hardwood, generally sliding sash or casement. • Shutters (where applicable) shall be painted hardwood.
ROOF	<ul style="list-style-type: none"> • Roof covering shall pre-painted corrugated steel. • Insulation shall be provided. • Fascias and bargeboard shall be painted timber. • No guttering shall be fitted.
CEILINGS	<ul style="list-style-type: none"> • Internal ceilings shall be either painted skimmed plasterboard or painted skimmed plaster. • External ceilings shall be painted timber.
FLOOR COVERING	<ul style="list-style-type: none"> • Floor coverings shall be selected from the range of timber (maximum 50% of floor area) and ceramic tiles in the sample selection provided. • The floor covering on the Veranda shall be sandstone tiles. • Skirtings shall be generally painted or varnished hardwood.
SANITARY WARE	<ul style="list-style-type: none"> • Bath shall be pressed steel size: 1700mm x 70mm. • Basins and bidets(where applicable) shall be porcelain. • Toilets shall be close coupled porcelain. • Shower screens shall be glazed. • Bathroom accessories shall be chrome plated.
BRASSWARE	<ul style="list-style-type: none"> • Taps and mixers shall be high quality chrome-plated.
ELECTRICAL	<ul style="list-style-type: none"> • Socket outlets, light switches and sundries shall be from a high quality range. • Light fittings shall be provided. • Extractor fans shall be provided in bathrooms which do not have windows.
TELECOM, TV & INTERNET	<ul style="list-style-type: none"> • Television connection point shall be provided in living room. • Telephone points shall be provided. • Wireless internet connectivity shall be provided on a 'pay-as-you-use' basis.
SECURITY SYSTEMS	<ul style="list-style-type: none"> • The residential complex shall be gated and security controlled. • Residential units shall be linked to Security Control Centre by communication link. • A security alarm system will be provided **
JOINERY	<ul style="list-style-type: none"> • Bedroom & kitchen cupboards shall be painted, varnished or lime washed solid hardwood.
AIR-CONDITIONING	<ul style="list-style-type: none"> • Air conditioning shall be provided to bedrooms and living room.
APPLIANCES	<ul style="list-style-type: none"> • The following appliances (of a high quality) shall be included: Oven; Hob; Fridge; Washing Machine; Tumble drier & Dishwasher. • A gas barbeque shall be provided for use on the veranda.
**	Please note that this only applies to Apartments blocks P148 onwards and Maisons P151 onwards



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