

TA' MARZEPP RESIDENCES

QALA

ELZAN
PROPERTIES

www.elzanproperties.com | admin@elzanproperties.com

Address

Triq Wied Simar Qala

Features

- Large 2 & 3 Bedroom Apartments
 - Front & Back Balcony
 - Optional Garages
-

Block of :

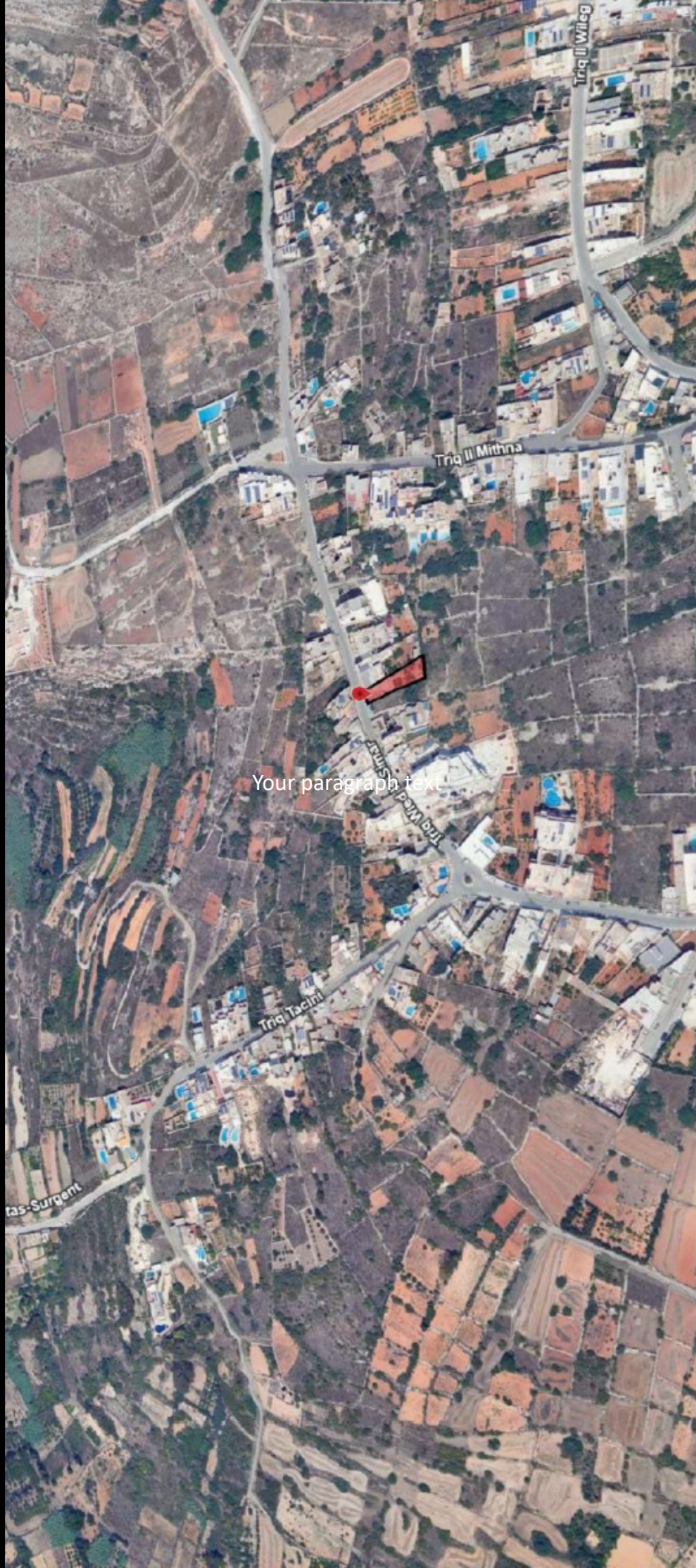
- 1 Maisonette
 - 6 Apartments
 - 2 Penthouses
-











Your paragraph text

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Document S1

Common Area Specification List

1. General Notes

1.1 In this document the term 'contractor' will refer to the contractor and/or any subcontractors undertaking the works as selected by the vendor.

1.2 In this document the term 'works' or 'scope of work' will refer to totality of specifications as listed in this document as applicable to the property.

1.3 This document does not preclude the client from procuring additional finishing or improvements from the same vendor, however prices for any additional finishings or improvements are to be priced and charged separately by the vendor or a contractor as selected by the vendor.

1.4 The works include the application and procurement of the compliance certificate for the property common parts only.

1.5 The works exclude the application and procurement of the compliance certificate specific apartments, penthouses, maisonettes or garages. For clarity, these are to be applied for and procured by the client.

1.6 While the works are ongoing, the client may visit the property after informing the vendor or contractor but in doing so, must abide with the Health & Safety regulations of the site as prescribed by the contractor

2. Scope of works

2.1 Block – External Areas & Service Shafts

This section of the scope of work is limited to the parts of the property referred to as external areas and service shafts.

2.1.1 Pointing and plastering of Façade rendered by the contractor as per Architect's approved drawings excluding penthouse terraces and back Façade.

2.1.2 Plastering of yards, service shafts, and external party walls as per Architect's approved drawings.

2.1.3 Provision and installation of main drainage stack in shafts, including connection to main sewers.

2.1.4 'Kontra bejt' as per contractor's chosen standard of finish.

2.2 Block – Common Entrance & Staircases

This section of scope of works is limited to parts of the property referred to as common entrance and staircases excluding the garage area.

2.2.1 Plastering and painting of internal walls and ceilings of common entrance and staircase, painted in white as per contractor's chosen standard of finish.

2.2.2 Electrical works in common entrance and staircase.

2.2.2.1 PVC conduit up to each apartment within one (1) meter from the main door of the apartment.

2.2.2.2 Intercom cabling up to each apartment within one (1) meter from the main door of the apartment.

2.2.2.3 Common parts electrical distribution box.

2.2.3 Passenger elevator lift, of which brand and type will be selected by the contractor.

2.2.4 Common entrance and staircase flooring as per contractor's chosen standard of finish.

2.2.5 Intercom

2.2.6 Provision and installation of staircase railings.

2.2.7 Meter cabinets to enclose property water and electrical meters.

2.2.8 Mailboxes for the property.

2.2.9 External block name plaque as per contractor's choice.

2.2.10 Provision and installation of common part door, i.e. the main entrance door to the block.

2.3 Block - Garage area

2.3.1 Plastering of garage common areas to contractor's chosen standard of finish.

2.3.2 Lighting of garage common areas.

2.3.3 Main up and over garage door for the main garage complex entrance.

2.3.4 Concrete power floated flooring.