



OUTLINE CONSTRUCTION SPECIFICATIONS

FAIRWAY VILLAS

Date: February 2023
Rev: 2

1. STRUCTURES

- 1.1. The building foundations and structures will be in reinforced concrete, blockwork and in metal where applicable as per the Architect's and Structural Engineer's design.
- 1.2. Anti-termite treatment will be applied under the surface bed or to the perimeter of the foundations and as per the recommendations of the Architect and Specialist for the issue of a 10-year warranty certificate.

2. WALLS

- 2.1 Concrete blockwork of dimensions varying from 200mm, 150mm and 100mm will be used for the external and internal walls as per the Architect's specifications.
- 2.2 External façade walls will be rendered, painted and tiled as per the design and specifications of the Architect.
- 2.3 Internal walls will be smooth rendered and painted.

3. INTERNAL FLOORS

- 3.1 Internal floors will be in reinforced concrete slabs and cement screed.
- 3.2 Internal Floors will be finished with 'Grade A' ceramic or porcelain tiles as per the Architect's specifications with matching skirtings in ceramic or porcelain tiles.
- 3.3 All wet areas will have a waterproofing treatment as per the specifications approved by the Architect to receive 10-year warranty from the specialists.

4. EXTERNAL FLOORS

- 4.1 External floors will be in concrete slabs and cement screed.
- 4.2 External floors will be finished with 'Grade A' non-slip ceramic or porcelain tiles as per the Architect's specifications.
- 4.3 External areas will be finished with concrete power floated finish, paving bricks or paving slab.
- 4.4 The balconies floors will have a waterproofing treatment as per the specifications approved by the Architect.

4.5 Floors will be finished with 'Grade A' ceramic or porcelain tiles as per the Architect's specifications with matching skirtings in ceramic or porcelain tiles.

5. CEILINGS

5.1 Concrete soffit with smooth rendering and paint where applicable as per the Architect's design.

5.2 Internal false ceilings will be in gypsum plastered finish and painted.

5.3 Moisture resistant false ceilings will be provided in bathrooms and humid areas.

5.4 Bulkheads will be painted as per the Architect's design and specifications.

5.5 Curtain Pelmet facing external openings will be provided to conceal the curtain rail.

6. THE ROOFS

6.1 A mix of pitched reinforced concrete roofs with slate tiles coverings and flat reinforced concrete roof with waterproofing treatment as per the specifications approved by the Architect to receive a 10-year warranty from the Specialists.

6.2 Metal roof structure as per the Architect's and Structural Engineer's design.

7. DOORS

7.1 Entrance doors and frames will be in solid core timber including quality ironmongeries.

7.2 Internal doors will be in semi-solid timber with frames including quality ironmongeries.

7.3 Sliding doors and frames facing external will be in glazed aluminium as per the specifications of the Architect and the Structural Engineer and shall be suitably sized to sustain cyclonic wind load up to 280km/h as per the structural norms to receive 10-year warranty from the Specialists.

8. WINDOWS

8.1 Glazed aluminium windows and frames facing external shall be suitably sized according to the specifications of the Architect and the Structural Engineer to sustain cyclonic wind load up to 280km/h as per the structural norms to receive 10-year warranty from the Specialists.

9. KITCHEN

- 9.1 Modern European standard kitchens with quartz top and splashback.
- 9.2 Kitchens will be equipped with sink, sink mixer, plumbing and drainage fittings and accessories and associated electrical points.
- 9.3 Standalone smoke detectors will be installed in kitchens.

10. KITCHEN APPLIANCES

10.1 The following kitchen appliances of European standard will be included:

- o Electric oven
- o Induction hob
- o Extractor hood

All other equipment will be part of the Deco Pack where applicable.

11. BATHROOMS

11.1 Flooring

- o Floors will be finished with 'Grade A' ceramic or porcelain tiles as per the Architect's specifications with matching skirtings in ceramic or porcelain tiles.
- o Shower floors will be finished with 'Grade A' non-slip ceramic or porcelain tiles or mosaic tiles as per the Architect's specifications.

11.2 Walls

- o Shower walls will have a waterproofing treatment as per the specifications approved by the Architect to receive 10-year warranty from the Specialists.
- o Bathroom and shower walls will be finished with smooth rendering and paint or tiled where applicable as per the Architect's design.

11.3 Sanitary Wares, Tap Wares and Accessories

- Sanitary wares of high-quality standard and as approved by the Architect will be installed.
- Tap wares and accessories of high-quality standard and as approved by the Architect will be installed.

11.4 Bathroom Doors

- Glazed shower door without frame or partly with frame where applicable will be installed as per the Architect's specifications.
- Swing or sliding doors will be in semi-solid timber with frames including quality ironmongeries as per the Architect's design and specifications.

12. BEDROOMS

12.1 All bedrooms will include a built-in cupboard or wardrobe in timber finish as per the Architect's and Interior Designer's design.

12.2 Curtain Pelmet facing external openings will be provided to conceal the curtain rail.

13. INTERNAL STAIRCASE

13.1 Internal staircase, where applicable, will be in metal structure to receive timber tread as per the Architect's design and specifications.

14. SERVICES

14.1 Hot Water

- Solar water heaters will be installed with a backup electric module as per the Mechanical & Electrical Engineer's specifications.

14.2 Electricity Networks

- The electricity conduits and cables will be concealed.

- The lighting positions and selections will be as per the specifications of the Interior Designer or Lighting Designer and in line with supporting green technologies. LED lights/bulbs will be favoured to optimise electricity consumption.
- The light fittings will be a mix of recessed mounted and surface mounted as per the Interior Designer's design and selection.
- The switching and circuits will be as per the Architect's, Interior Designer's and Electrical Engineer's design.

14.3 Doorbell

- Door bell will be installed at the entrance door of villas. The exact location and specifications will be according to the recommendations of the specialists.

14.4 Air Conditioning and Ventilation

- All bedrooms will be fitted with wall mounted split type air conditioning system fixed on the wall or to the side of the false ceiling as per the Engineer's and Interior Designer's specification and design.
- Bedrooms and living room will be fitted with ceiling fans in accordance with the design of the Architect and Interior Designer.

14.5 Telecommunication

- Internal network for internet and telephone will be provided.
- Subscription with the service providers for internet and telephone will have to be made by the homeowner directly.

14.6 TV

- Provisions for TV connections for satellite channels will be made.
- The selection of the service provider and subscription will be to the choice of the homeowner.
- TV sockets will be provided for the homeowner to connect the decoder of the satellite dish.

14.7 CCTV

- CCTV cameras will be provided to the external communal areas of Mont Choisy La Reserve.

14.8 Potable Water

- The Central Water Authority (CWA), a government entity, is the sole distributor of potable water. The CWA network will be connected to the Mont Choisy La Reserve development and with potable water tanks back-up and to be monitored by the syndic.
- Individual water meters will be installed for each residential unit and consumption will be recorded and invoiced accordingly.

14.9 Water Tank

- Centralised potable water tanks will be installed in predefined technical areas, in accordance with the design specifications of the Engineers.

14.10 Electricity

- The electricity network of the development will be supplied by the Central Electricity Board (CEB) which is the sole government supplier of electricity in Mauritius.
- Individual electricity meters will be installed and consumption will be recorded and invoiced accordingly.
- The common areas electricity consumption will be shared.

14.11 Back-up Generator

- Back-up generators will be installed in the technical areas to cater for the eventuality of any power cuts from the CEB network.

14.12 Lift

- Not Applicable.

14.13 Lighting Protection

- Not Applicable

15. EXTERNAL AREAS

15.1 Parking

- **Owner's Vehicle:**
 - Garage is included as per the Architect's Layout and type of villas.

- **Buggy:**
 - As per the unit plan and type of villas, an uncovered dedicated area for Buggy cart will be provided for parking.

- **Visitors Parking:**
 - Visitors parking will be provided around the development according to the layout of the Architect.

15.2 Gardens

- The Gardens for the exclusive use of the villas will be landscaped according to the concept design of the Architect and Landscape Architect.

15.3 Pool

- Individual swimming pool with complete set of water treatment equipment as per the Architect's and Engineer's design and specifications.
- A combination of tiles and timber decking at Pool beach will be provided.
- The Swimming Pool finishes will be in tiles as per the design and specifications of the Architect.

15.4 Irrigation

- Automatic irrigation will be provided to the landscaped gardens as per the Landscape Architect and Irrigation Specialist's design.
- Grey water will be treated and reutilised.

16. BOUNDARY WALLS

16.1 Not Applicable.

17. DRAINAGE AND PIPES

17.1 Rainwater Pipes

- All rainwater pipes will be in PVC and located as per the Architect's and Engineer's design and specifications.

17.2 Used water network and connection to sewerage treatment plant

- Used water will be connected to the sewerage treatment plan of the individual villas.