

APPENDIX A:

Minimum requirements and Specifications for the housing units

Introduction:

These minimum requirements are given as a guideline to the developer. Developer could choose to make improvements on the requirements and specifications provided below. The proposal shall consist of description of specifications to the level given below with modifications / improvements proposed by the proponent, if any.

Types of housing

- 1- Row Houses
- 2- Semi-detached houses
- 3- Three story walk-up flats

Specific Notes:

- Monthly material testing and quality monitoring must be carried out by the contractor, and this information shall be provided accordingly, including concrete compression tests.
- A monthly progress report (sample provided) shall be submitted by the contractor.

Minimum requirements/ specifications for the housing units

- Materials, fixtures and fitting used on exterior wall and surfaces shall be weather proof external finishing materials including fixtures and fittings.
- All the major materials, fixtures and fittings with their specification shall be approved prior to installation/application.

Additional Facilities

The details of the various packages including the names of the islands in the Atoll where the housing will be developed, the number of housing units to be developed in each of the islands and the minimum required social infrastructure to be developed on the island are attached in Annex 1.

As stated in Section 4 of this document, additional points will be awarded for proposals that offer to develop additional facilities on the islands where the housing units are built. Therefore, it is required that the proponents state in their proposals any additional facilities he/she proposes to develop along with the housing units and the required social infrastructure. The proponent may choose additional facilities from the following list.

- a. Community centre with a library, meeting hall, small café, postal service, public toilets etc.
- b. Fish market

- c. Market for local produce
- d. Additional class rooms and a library for the primary/secondary school
- e. Additional 12-bed ward (with a nurse's station) to the existing Health Centre or Hospital
- f. Outdoor sports arena with basketball court, volleyball court, tennis court, soccer field, changing rooms, toilets, spectator stands, etc.
- g. Commercial area with shop space, pedestrian walkways, children's play area, outdoor seating, green landscaping, etc.

The proponent must understand that an item in the above list may not be needed on a certain island, while it may be very desirable on another. Hence, any additional facility proposed will be confirmed at the negotiation stage and in discussion with the island community.

Description of minimum requirements

Type of House	Bedroom(s)	Toilet(s)	Sitting, Kitchen and Dining	Laundry Space
<p>1. Row House</p> <p>These row houses shall consist of two floors (ground and first floor) plus a roof.</p> <p><u>Ground floor</u></p> <ul style="list-style-type: none"> • Sitting, Dining, Kitchen and laundry area. <p><u>First floor</u></p> <ul style="list-style-type: none"> • 03 bedrooms (one master room & two small rooms) • 02 toilets (one attached & one common). <p><u>Roof</u></p> <p>A Timber framed pitched roof shall be provided with lysaght or equivalent profiled covering.</p> <ul style="list-style-type: none"> - Minimum total floor area for the entire house shall be 80 sqm. - There shall be specified setbacks provided at the front and at the back of the house. 	<p><u>Area & dimensions:</u></p> <ul style="list-style-type: none"> • Minimum size of a bedroom shall be 11 - 12 sqm. • Minimum clear height (floor o ceiling height) for all areas shall be 2.7m. <p><u>Finishes:</u></p> <ul style="list-style-type: none"> • Walls shall have preparatory sealer and two coats of emulsion paint finish as specified by the manufacturer. • Ceiling shall be smoothed and finished with preparatory sealer and two coat of emulsion paint as specified by the manufacturer. • Floors shall be of ceramic tile finish. 	<p><u>Area & dimensions:</u></p> <ul style="list-style-type: none"> • Minimum size of a toilet shall be 2.2 sqm (approximately 1.2mx1.8m inside) • Minimum clear height (floor to ceiling height) for shall be 2.4m. <p><u>Finishes:</u></p> <ul style="list-style-type: none"> • Interior of walls shall have ceramic wall tiling up to 1.8m high from floor finish level. The rest of the walls may be paint finished with preparatory sealer and two coats emulsion paint finish as specified by the manufacturer. • A suspended ceiling, concealing the plumbing pipeline shall be smoothed and finished with preparatory sealer and two coats emulsion paint as specified by the manufacturer. • Floors shall be of ceramic tile finish. 	<p><u>Area & dimensions:</u></p> <ul style="list-style-type: none"> • Ground floor must consist of Sitting, Kitchen and Dining • Minimum floor area for sitting area shall be 9 sqm. • Minimum area for Kitchen & Dining shall be 12 sqm. (Preferably two areas separated area for Kitchen & Dining) • Minimum clear height (floor to ceiling height) for shall be 2.7m. <p><u>Finishes:</u></p> <ul style="list-style-type: none"> • Walls shall have preparatory sealer and two coats of emulsion paint finish as specified by the manufacturer. • Ceiling shall be smoothed and finished with preparatory sealer and two coat of emulsion paint as specified by the manufacturer. • Floors shall be of ceramic tile finish. 	<p><u>Area & dimensions:</u></p> <ul style="list-style-type: none"> • Laundry space shall be provided to accommodate one washing machine. • Minimum clear height (floor to ceiling height) for shall be 2.4m. <p><u>Finishes:</u></p> <ul style="list-style-type: none"> • Walls shall have ceramic wall tiling up to 1.8m high from floor finish level. The rest of the walls may be paint finished with preparatory sealer and two coat emulsion paint finish as specified by the manufacturer. • A suspended ceiling, concealing the plumbing pipeline shall be smoothed and finished with preparatory sealer and two coats emulsion paint as specified by the manufacturer. • Floor shall be of ceramic tile finish.

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	<p><u>Services:</u></p> <ul style="list-style-type: none"> • Adequate lighting must be provided for each room. (preferably two light points) • A fan and three socket outlets shall be provided for each room (one 15A socket shall be provided at 2.4m height for possible future air-conditioning need). <p><u>Ventilation:</u></p> <ul style="list-style-type: none"> • Each room shall have window(s), with the opening area equal to 15% of the floor area of the room. • In places where balcony is used, doors for balcony access may be considered as opening for ventilation. 	<p><u>Services:</u></p> <ul style="list-style-type: none"> • Adequate lighting must be provided for each toilet (minimum one light point). • All relevant fixtures (WC, wash basin, muslim shower, water tap, etc.) must be provided. • Water connection must be provided to relevant toilet fixtures. <p><u>Ventilation:</u></p> <ul style="list-style-type: none"> • Each toilet shall have window(s), with the opening area equal to 10% of the floor area of the toilet. 	<p><u>Services:</u></p> <ul style="list-style-type: none"> • Adequate lighting must be provided for the entire area. • Fans and sockets outlets at relevant location shall be provided for the general home appliances at sitting, kitchen and dining area. • Kitchen fixtures, such as sink, bench, cupboards, etc. must be provided. • Water connection must be provided to relevant kitchen fixtures. <p><u>Ventilation:</u></p> <ul style="list-style-type: none"> • Each space shall have window(s), with the opening area equal to 15% of the floor area of that space 	<p><u>Services:</u></p> <ul style="list-style-type: none"> • Adequate lighting must be provided (minimum one light point). • Water connection shall be provided and provision for fresh water connection shall be provided. • Weather proof two socket outlets (13A) shall be provided.
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<p>2. Semi-Detached House:</p> <p>These semi-detached houses shall be of double floor and a roof.</p> <p><u>Floor</u></p> <ul style="list-style-type: none"> • Sitting, Dining, Kitchen and laundry area. • 03 bedrooms (one master room & two small room). • 02 toilets (one attached & one common). <p><u>Roof</u></p> <ul style="list-style-type: none"> • A Timber framed sloped roof shall be provided with lysaght or equivalent profiled covering. • Minimum total floor area shall be 90 sqm. • There must be specified setbacks provided at the front and rear side. 	<p><u>Area & dimensions:</u></p> <ul style="list-style-type: none"> • Minimum size of a bedroom shall be 10 - 11 sqm. • Minimum clear height (floor to ceiling height) for all areas shall be 2.7m. <p><u>Finishes:</u></p> <ul style="list-style-type: none"> • Walls shall have preparatory sealer and two coats of emulsion paint finish as specified by the manufacturer. • Ceiling shall be smoothed and finished with preparatory sealer and two coat of emulsion paint as specified by the manufacturer. • Floors shall be of ceramic Tile finish. 	<p><u>Area & dimensions:</u></p> <ul style="list-style-type: none"> • Minimum size of a toilet shall be 2.2 sqm. (approximately 1.2mx1.8m inside) • Minimum clear height (floor to ceiling height) for toilets shall be 2.4m. <p><u>Finishes:</u></p> <ul style="list-style-type: none"> • Interior of walls shall have ceramic wall tiling up to 1.8m high from floor fish level. The rest of the walls may be paint finished with preparatory sealer and two coats emulsion paint finish as specified by the manufacture. • A suspended ceiling, concealing the plumbing pipeline shall be smoothed and finished with preparatory sealer and two coats emulsion paint as specified by the manufacturer. • Floors shall be of ceramic tile finish. 	<p><u>Area & dimensions:</u></p> <ul style="list-style-type: none"> • Sitting, Kitchen, and Dining & laundry area must be placed in ground floor • Minimum area for sitting area shall be 9 sqm. • Minimum clear height for shall be 2.7m. • Minimum area for Kitchen & Dining shall be 12 sqm. (Preferably separated area for Kitchen) <p><u>Finishes:</u></p> <ul style="list-style-type: none"> • Walls shall have preparatory sealer and two coats of emulsion paint finish as specified by the manufacturer. • Ceiling shall be smoothed and finished with preparatory sealer and two coat of emulsion paint and as specified by the manufacturer. • Floors shall be of ceramic tile finish. 	<p><u>Area & dimensions:</u></p> <ul style="list-style-type: none"> • Laundry space shall be provided to accommodate one washing machine and ironing space. • Minimum clear height (floor to ceiling height) for shall be 2.4m. <p><u>Finishes:</u></p> <ul style="list-style-type: none"> • Walls shall have ceramic wall tiling up to 1.8m high from floor finish level. The rest of the walls may be paint finished with preparatory sealer and two coats emulsion paint finish as specified by the manufacturer. • A suspended ceiling, concealing the plumbing pipeline shall be smoothed and finished with preparatory sealer and two coats emulsion paint as specified by the manufacturer. • Floors shall be of ceramic tile finish.
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	<p><u>Services:</u></p> <ul style="list-style-type: none"> • Adequate lighting must be provided for each room. (preferably two light points) • A fan and three socket outlets shall be provided for each room (one 15A socket shall be provided at 2.4m height for possible future air-conditioning need). <p><u>Ventilation:</u></p> <ul style="list-style-type: none"> • Each room shall have window(s), with the opening area equal to 15% of the floor area of the room. • In places where balcony is used, doors for balcony access must be considered as opening for ventilation. 	<p><u>Services:</u></p> <ul style="list-style-type: none"> • Adequate lighting must be provided for each toilet (preferably one light point). • All relevant fixtures (WC, wash basin, muslim shower, water tap, etc.) must be provided. • Water connection must be provided to relevant toilet fixtures. <p><u>Ventilation:</u></p> <ul style="list-style-type: none"> • Each toilet shall have window(s), with the opening area equal to 10% of the floor area of the toilet. 	<p><u>Services:</u></p> <ul style="list-style-type: none"> • Adequate lighting must be provided for the entire area. • Fans and sockets outlets at relevant location shall be provided for the general home appliances at sitting, kitchen and dining area. • Kitchen fixtures, such as sink, bench, cupboards, etc. must be provided. • Water connection must be provided to relevant kitchen fixtures. <p><u>Ventilation:</u></p> <ul style="list-style-type: none"> • Each space shall have window(s), with the opening area equal to 15% of the floor area of that space 	<p><u>Services:</u></p> <ul style="list-style-type: none"> • Adequate lighting must be provided (minimum one light point). • Ground water connection shall be provided • Weather proof two socket outlets (13A) shall be provided. <p><u>Ventilation:</u></p> <ul style="list-style-type: none"> • Laundry space shall have window(s), with the opening area equal to 10% of the floor area.
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<p>3. <u>Three Storey walk-up Flats:</u></p> <p>Three to four storey walk-up flats. Two flats on each floor and six to eight flats in a building with a minimum of one staircase.</p> <p><u>Flat</u></p> <ul style="list-style-type: none"> • Sitting, Dining, Kitchen and laundry area. • 03 bedrooms (one master room & two small room). • 02 toilets (one attached & one common). <p><u>Roof of the building</u></p> <ul style="list-style-type: none"> • A Timber framed sloped roof shall be provided. • Minimum area for each flat shall be 80 sqm. • There shall be specified setbacks provided at the front and rear sides. 	<p><u>Area & dimensions:</u></p> <ul style="list-style-type: none"> • Minimum size of a bedroom shall be 11 - 12 sqm. • Minimum clear height (floor to ceiling height) for all areas (except toilets) shall be 2.7m. <p><u>Finishes:</u></p> <ul style="list-style-type: none"> • Walls shall have preparatory sealer and two coats of emulsion paint finish as specified by the manufacturer. • Ceiling shall be smoothed and finished with preparatory sealer and two coats of emulsion paint as specified by the manufacturer. • Floors shall be of ceramic tile finish. 	<p><u>Area & dimensions:</u></p> <ul style="list-style-type: none"> • Minimum size of a toilet shall be 2.2 sqm. (approximately 1.2mx1.8m inside) • Minimum clear height (floor to ceiling height) for toilets shall be 2.4m. <p><u>Finishes:</u></p> <ul style="list-style-type: none"> • Interior of walls shall have ceramic wall tiling up to 1.8m high from floor fish level. The rest of the walls may be paint finished with preparatory sealer and two coats emulsion paint finish as specified by the manufacture. • A suspended ceiling, concealing the plumbing pipeline shall be smoothed and finished with preparatory sealer and two coats emulsion paint as specified by the manufacturer. • Floors shall be of ceramic tile finish. 	<p><u>Area & dimensions:</u></p> <ul style="list-style-type: none"> • Minimum area for sitting area shall be 9 sqm. • Minimum area for Kitchen & Dining shall be 12 sqm. (Preferably separated area for Kitchen) • Minimum clear height for shall be 2.7m (floor to ceiling eight). <p><u>Finishes:</u></p> <ul style="list-style-type: none"> • Walls shall have preparatory sealer and two coats of emulsion paint finish as specified by the manufacturer. • Ceiling shall be smoothed and finished with preparatory sealer and two coat of emulsion paint as specified by the manufacturer. • Floors shall be of ceramic tile finish. 	<p><u>Area & dimensions:</u></p> <ul style="list-style-type: none"> • Washing space shall be provided to accommodate one washing machine. • Minimum clear height for shall be 2.4m. <p><u>Finishes:</u></p> <ul style="list-style-type: none"> • Walls shall have ceramic wall tiling upto 1.8m high from floor finish level. The rest of the walls may be paint finished with preparatory sealer and two coats of emulsion paint as specified by the manufacturer. • A suspended ceiling, concealing the plumbing pipeline shall be smoothed and finished with preparatory sealer and two coat emulsion paint and as specified by the manufacturer. • Floors shall be of ceramic tile finish.
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