



Premium (Roof Tiles)

ELEVATION

- Original Ground level to Finish level = 2 feet.
- Finish floor level to roof level = 12 feet.

PILING WORKS

- Bakau Piles (5x3).
- 4' x 4' x 1' Concrete G25 pile cap.
- 12mm Diameter High Tensile bar as main bar (SIRIM).
- 5mm Diameter Mild Steel bar as link (SIRIM).

GROUND BEAM

- Concrete IN-SITU G25 for ground beam.
- 12mm Diameter High Tensile bar as main bar (SIRIM).
- 5mm Diameter Mild Steel bar as link (SIRIM).

GROUND SLAB

- 4 inch Concrete G25 for ground slab.
- BRC A7 Full Spec (SIRIM).
- LDPE waterproofing sheet.
- 1 inch thick cement and sand render.

FRAME

- [COLUMN] Concrete IN-SITU G25 for column.
- [COLUMN] 10mm Diameter High Tensile bar as main bar (SIRIM).
- [COLUMN] 5mm Diameter Mild Steel bar as link (SIRIM).
- [ROOF BEAM] Concrete IN-SITU G25 for roof beam.
- [ROOF BEAM] 10mm Diameter High Tensile bar as main bar (SIRIM).
- [ROOF BEAM] 5mm Diameter Mild Steel bar as link (SIRIM).

BRICKWORKS

- Sand brick

ROOF

- 0.75mm Aluzinc Blue Channel as roof trusses.
- 0.42mm thick Aluzinc Blue Battern.
- **MONIER** (330mm x 420mm).
- PRIMA PLANK fascia.
- Half round brown PVC for Rainwater Gutter.

CEILING

- THREE (3) area of **DECORATIVE** design (L-Box & Cornice).
- 9mm thick UEC Plasterboard ceiling.
- Astro small C-Purlin

SEWERAGE

- 3 feet Diameter x 7 feet deep round culvert septic tank.
- **Manhole** total bathroom.

FLOOR FINISHES

- 2' x 2' tiles laid to floor except apron. (Max RM14.00)
- Waterproofing for bathroom's tile.

WALL FINISHES

- 1' x 2' tiles laid to wall of bathroom including waterproofing. (Max RM7.00)
- 12mm thick **EXTERNAL** plastering (TOP SKIM COAT).
- 12mm thick **INTERNAL** plastering (TOP ASG COAT).
- 1 layer of undercoat and 2 layer of finishing paintings to wall both internal and externally (JOTUN)

TABLE TOP

- 15' X 2' Table top (sink & tap included).
- 1' x 2' x 2.5' high tiles laid to wall of tabletop. (Max RM6.00)
- 2' x 2' tiles laid on table top. (Max RM20.00)

WINDOWS

- Aluminium casement window Medium Bronze (MB) coloured.
- 5mm thick dark grey annealed glass 5' tall.

DOOR

- 2 leaf timber solid door for main door. (Max RM2,000)
- Solid door to back of the house. (Max RM300)
- Timber flush door internally. (Max RM170)
- 1x unit Aluminium (folding) door per bathroom. (Max RM340)
- 6' x 8' Sliding Door maximum 1 unit (Max RM1,200)

SANITARY FITTINGS

- Water closet. (Max RM250)
- Hand bidet. (Max RM50)
- Bib tap. (Max RM30)
- Facewash sink. (Max RM90)
- Shower head. (Max RM50)

COLD WATER SUPPLY

- 250 gallon poly water
 - > 2 nos for cws point to external tap.
 - > 1 nos for cws point to washing machine.
 - > 1 nos for cws point to waterpump.

LOCK SET

- Premium quality

EXTERIOR FINISHES

- Column 1' x 1' - Coping 3''



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ELECTRICAL WORKS

- Meter installation **3 PHASE**.
- Supply and install **DISTRIBUTION BOARD**.
- Switch :
 - > **BRAND = SIMON WHITE.**
 - > **HEIGHT = 5 FEET HIGH FROM FLOOR.**
- Plug Socket :
 - > **BRAND = SIMON WHITE.**
 - > **HEIGHT = STANDARD HEIGHT (1.5 FEET FROM FLOOR).**
- **COMPLEMENTARY** 4 inch LED downlight.
- Ceiling fan **ELECTRICAL POINT ONLY (FAN ARE NOT PROVIDED).**
- **EXTERNAL** pendaflour light (adequate).

SWITCH PLUG POINT ALLOCATION

2 nos for each room	1 nos for washing machine
3 nos for master bedroom	1 nos for waterpump
4 nos for kitchen	4 nos for living room
1 nos for fridge	1 nos for unifi / astro
Water heater for all bathroom	3 nos for aircond

SYABAS & TNB

- For the SYABAS & TNB Application, must be applied by the owner themself.
- Estimation fee for SYABAS & TNB application.

SYABAS	TNB	
CC RM1,000	Three Phase	
SD RM200	Connection Charges	< RM1000
SKP RM300	Security Deposit	< RM1000
TOTAL RM 1,500	Total <RM 2,000	

*Price for **REFERENCES**.