



# Standard (Roof Tiles)

## ELEVATION

- Original Ground level to Finish level = 1.5 feet.
- Finish floor level to roof level = 11 feet.

## PILING WORKS

- Bakau Piles (5x3).
- 3.5' x 3.5' x 6" 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.
- 1inch 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 to 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 Batten.
- **MONIER** (330mm x 420mm).
- PRIMA PLANK fascia.
- Half round brown PVC for Rainwater Gutter.

## CEILING

- TWO (2) 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 RM12.00).
- Waterproofing for bathroom's tile.

## WALL FINISHES

- 1' x 2' tiles laid to wall of bathroom including waterproofing. (Max RM6.00)
- 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 (NIPPON PAINT / DULUX)

## TABLE TOP

- 12' X 2' Table top (sink & tap included).
- 800mm x 480mm x 220mm Tabletop Sink. (Max RM180)
- 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 RM1,500)
- Solid door to back of the house. (Max RM300)
- Timber flush door internally. (Max RM170)
- Aluminium (folding) door per bathroom. (Max RM340)
- 6'x8' Sliding Door maximum 1 unit (Max RM1,200)

## SANITARY FITTINGS

- Water closet. (Max RM250)
- Hand bidet. (Max RM25)
- Bib tap. (Max RM20)
- Facewash sink. (Max RM90)
- Shower head. (Max RM25)

## 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

- Standard 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 (addequate).

| SWITCH PLUG POINT ALLOCATION  |                           |
|-------------------------------|---------------------------|
| 2 nos for each room           | 1 nos for washing machine |
| 3 nos for kitchen             | 1 nos for waterpump       |
| 3 nos for living room         | 1 nos for unifi / astro   |
| 1 nos for fridge              | 2 nos for aircond         |
| Water heater for all bathroom |                           |

### 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 |
| <b>TOTAL RM 1,500</b> | <b>Total &lt;RM 2,000</b> |          |

\*Price for **REFERENCES**.