

A CRAFT. THE MASTERPIECE



AETAS™
SEPUTEH

THE TEAM BEHIND

AYALA LAND

AVALAND

YHSA



AYALA GROUP OF COMPANIES



Real Estate



51.0%

The largest property developer in the Philippines with a solid track record in developing large-scale, integrated, mixed-use, sustainable estates

Financial Services



48.6%

Pioneering financial institution and one of the most profitable banks in the country

Telecommunications



30.8%

Leading digital lifestyle and content producer, supported by a robust telecom platform

Water Utilities



30.1%

Regional player in water infrastructure services and development

Power and Infrastructure



65.0%

A fast-growing regional energy platform with investments in renewable and conventional power assets and development, operations and retail supply capabilities



100.0%

Growing portfolio of key transport infrastructure public-private-partnerships (PPPs) in the Philippines

Industrial Technologies



52.3%

Global footprint with a focus on automotive and industrial EMS; among top 10 automotive EMS companies in the world



100.0%

Key player in Philippine automotive distribution and dealership with Honda, Isuzu, and Volkswagen

Social Infrastructure



100.0%

New investments in educational institutions delivering affordable high quality education to improve outcomes and employability



100.0%

Developing a portfolio of businesses focused on affordable medicine and primary health care services

THE DEVELOPER (AYALA LAND)



Bonifacio Global City



Ayala Triangle Gardens



Makati Central Business District

Vertis North

Ayala Land is the largest and most established property developer in the Philippines. It is a publicly listed company with more than 12,000 hectares of land bank and a solid track record in developing large-scale, integrated, mixed-use, and sustainable estates.

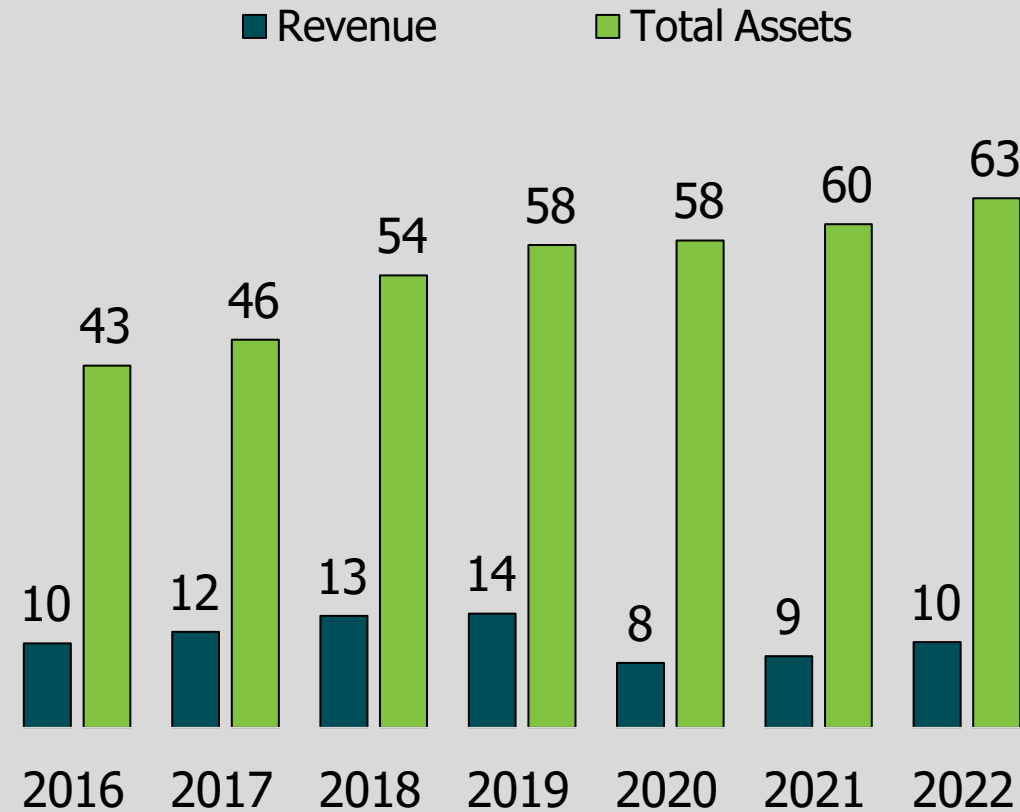
Following the success of the Makati Central Business District (Makati CBD), Ayala Alabang, Cebu Park District, Bonifacio Global City (BGC) ,and NUVALI in the Philippines, Ayala Land pioneers' sustainability standards and practices in all its developments and acts with integrity, foresight, and prudence as a responsible corporate citizen. Ayala Land currently owns the majority shareholder of Avaland Berhad.



THE DEVELOPER (AYALA LAND)

- **Largest** property developer in Philippines
- **> 30,000** acres of landbank
- **52 estates** across Philippines
- **Diversified** property portfolio

Revenue and Total Assets (RM' billion)



THE DEVELOPER (AYALA LAND)

Well-diversified portfolio provides the advantage to capitalize on various opportunities and mitigate risks.

Estate Development	Property Development	Commercial Leasing	Service Businesses	Strategic Investments
<p>32 Integrated Mixed-Use Estates across the Philippines</p> <ul style="list-style-type: none"> • Metro Manila 11 • Luzon 8 • Vis-Min 11 • Tourism Estates 2 <p>5 Industrial Estates (via ALLHC)</p> <ul style="list-style-type: none"> • Laguna Technopark • Cavite Technopark • Alviaera Indl Park • Laguindingan Technopark • Pampanga Technopark 	<p>6 Residential Brands</p> <ul style="list-style-type: none"> • Ayalaland Premier (Luxury) • ALVEO (Upscale) • AVIDA (Middle-Income) • Amaia (Economic) • BellaVita (Socialized) • Avaland (AVALuxe, AVAPrime & AVARia) <p>Products for Sale</p> <ul style="list-style-type: none"> • Residential Lots, H&L and Condo Units • Office Units • Commercial Lots • Industrial Lots 	<p>Malls</p> <ul style="list-style-type: none"> • 32 Malls, 63 Amenity Retail • 2.12 million sqm GLA <p>Offices</p> <ul style="list-style-type: none"> • 64 BPOs, 8 HQ • 1.36 million sqm GLA <p>Hotels and Resorts</p> <ul style="list-style-type: none"> • 4,028 Rooms • Fairmont-Raffles and Holiday Inn • 11 SEDA Hotels • 3 Resorts: El Nido, Lio, Sicogon <p>New Formats</p> <ul style="list-style-type: none"> • 7 SFBs/WHs • Cold Storage • 2 The Flats Dorms • 7 Clock-In Co-working 	<p>Construction</p> <ul style="list-style-type: none"> • 171 projects under Makati Development Corporation <p>Property Management</p> <ul style="list-style-type: none"> • 261 properties managed by APMC <p>Power Supply</p> <ul style="list-style-type: none"> • Retail Electricity Supply through DPSI, EPMI and PIES <p>Airline</p> <ul style="list-style-type: none"> • Service for resorts via AirSWIFT 	<p>Philippines</p> <ul style="list-style-type: none"> • AREIT 66.1% • ALLHC 71.7% • Ortigas Land 21.0% • Merkado Supermarket 50.0% <p>Malaysia</p> <ul style="list-style-type: none"> • Avaland Bhd. 66.3%

AYALA CORPORATION

DIVERSIFIED PRODUCTLINE ADDRESS VARIOUS BUSINESS SEGMENTS

Property Development



Residential Brands
 Ayalaland Premier (Luxury)
 ALVEO (Upscale)
 AVIDA (Middle-Income) Amaia (Economic) BellaVita (Socialized)
 Avaland (AvaLuxe, AvaPrime, Ava Ria)

Office for Sale
 Makati, BGC
 And Vertis North

Commercial and Industrial Lots
 Arca South
 Alviera
 Nuvali
 Laguna and Cavite

Commercial Leasing



Malls 2.12m sqm GLA
 32 Malls (2.01M GLA)
 63 Amenity retail (108K GLA)

Offices 1.17M sqm GLA
 61 BPO (1.06M GLA)
 7HQ (104k GLA)

Hotels Resorts 3,705 Rooms

- 2 Branded Hotels (660): Fairmont-Raffles (312) Holiday Inn (348)
- 10 SEDA Hotels (2,238 rooms): Vertis North (438), BGC (468), Cebu (301), Abreeza (186), Capitol Central (154), Lio (153), Atria (152), Centrio (150), Nuvali (150) Ayala North Exchange (215)
- 3 Resorts (465 rooms): El Nido (193), Lio (152) and Sicogon (78)
- 1 Serviced Residence: Circuit Makati (255)

Other Leasing Formats

- Factory Buildings and Warehouses (175K GLA)
- 2 The Flats Dormitories (2,044 beds)
- 7 Clock-in-co-working spaces (1,404 seats)

Services



Makati Development Corporation (Construction)
 189 projects
 P107.6B net order book (96% ALI)

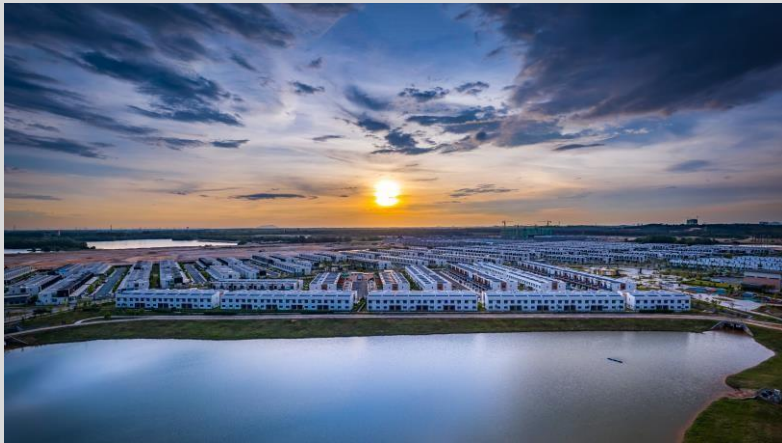
Ayala Property Management (Property Management)
 256 managed properties
 P1.6B contract value (97% ALI)

AirSWIFT
 Airline for Resorts
 4 ATR aircrafts:
 2 (42-600), 2 (72-600)

Aetas Damansara



Cybersouth



Lakefront Cyberjaya



THE DEVELOPER (AVALAND BERHAD)

Listed on the Main Market of Bursa Malaysia Securities Berhad since 6 April 2015, Avaland Berhad (“Avaland”) (formerly known as MCT Berhad) is fast emerging to be one of the leading property developers in Malaysia. Avaland specialises in crafting a diverse portfolio of properties, catering to every market segment with a seamless range, from affordable (Ava Ria) and mid-range (Ava Prime) residences to luxurious premium (Ava Luxe) properties.

Avaland’s developments include Cybersouth, a township covering over 400 acres in Dengkil as well as various high-rise developments at Cyberjaya, Petaling Jaya and Subang Jaya.

In February 2018, Avaland became a subsidiary of Ayala Land Inc. and has since expanded its product offerings to include luxury residences with its development of Aetas Damansara in Petaling Jaya as well as resort living residences, Alira Subang Jaya.

Avaland has also actively expanded its land bank with the acquisition of a 4.02-acre land at Bangi in 2022, while making its first foray in Kuala Lumpur with the acquisition of a 1.57-acre land in Seputeh and subsequently a 3.9-acre land in Taman Desa in 2023.

Avaland holds strong to its vision of being an Innovative and Timeless Value Creator, underscoring the Group’s relentless pursuit of groundbreaking solutions and creative approaches while integrating innovation into every facet of its operations. Its brand purpose of ‘Rediscovering Possibilities’ is about bringing a positive change by creating communities and enhancing lives for generations where people enjoy a complete lifestyle experience.

THE DEVELOPER (AVALAND BERHAD)

1999

Established as Modular Construction Technology Sdn Bhd as a construction and property developer

2015

Listed on the Main Market of Bursa Malaysia Securities Berhad Ayala Land Inc's first entry as our shareholder Launch of our first township, Cybersouth at Dengkil

2018

Ayala Land becomes major shareholder

2020

Launch of Aetas Damansara in Tropicana in Tropicana Damansara, our first foray into upmarket development

2021

Launch of Alira Subang Jaya

2022

Launch of Sanderling @ Lakefront Cyberjaya and Casa Embun at Cybersouth

2023

Acquired 1.6-acre land in Seputeh and 3.9-acre land in Taman Desa Renamed as Avaland Berhad

Acquired 3.9-acre land parcel in Bangi for future development

THE WINNING PROPERTY DEVELOPER

2023

AWARDS 2023 REAL ESTATE DEVELOPER	AWARDS 2023 REAL ESTATE DEVELOPER	AWARDS 2023 REAL ESTATE DEVELOPER	AWARDS 2023 REAL ESTATE DEVELOPER	AWARDS 2023 REAL ESTATE DEVELOPER	AWARDS 2023 REAL ESTATE DEVELOPER
EXCELLENCE STARPROPERTY READERS' CHOICE (Most Preferred Architectural Building)	EXCELLENCE THE SKYLINE AWARD (HIGH-RISE- LUXURY)	EXCELLENCE THE LEADING LOW-DENSITY AWARD	EXCELLENCE THE FAMILY-FRIENDLY AWARD (HIGH-RISE) - Within Greater KL	EXCELLENCE THE STARTER HOME AWARD (HIGH-RISE) - Within Greater KL	HONOURS THE LANDSCAPE DEVELOPMENT AWARD



2022

AWARDS 2022 REAL ESTATE DEVELOPER	AWARDS 2022 REAL ESTATE DEVELOPER	THE WORLD'S BEST BRANDS PROPERTY Branding AWARDS 2022 THE BRANDLAUREATE
EXCELLENCE THE PINNACLE AWARD	EXCELLENCE THE RESORT-LIVING HOME AWARD	

ASIA PACIFIC PROPERTY AWARDS DEVELOPMENT	ASIA PACIFIC PROPERTY AWARDS ARCHITECTURE
in association with	in association with
AWARD WINNER	AWARD WINNER
RESIDENTIAL HIGH RISE DEVELOPMENT MALAYSIA	RESIDENTIAL HIGH RISE ARCHITECTURE MALAYSIA
Aetas Damansara by MCT Berhad	Alira Metropark Subang by MCT Berhad
2023-2024	2023-2024

AETAS DAMANSARA



Construction Progress: 60%
Target VP: Q4 2024

Sales Status: 98%

Tuesday
09 Apr 2024

THE EDGE
MALAYSIA

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Corporate Malaysia

Avaland tops out Aetas Damansara at Persiaran Tropicana

By Priya Devan / theedgemyasia.com 26 Mar 2024, 06:44 pm

AVALAND an Aegion company **AETAS** MALAYSIA

(From left) Avaland Bhd project development director Kogeevaran Thiravaram, A+Ambia Son Bhd managing director Ben Hong, Avaland chief operating officer Ai Sei Chen, Avaland CEO Apollo Belo Tanco, Avaland chief financial officer Shirley Leong, Avaland project development director Yau Sheng Fung, H&A Architects director Chester Chen and A+Ambia executive director Tang Juang Yew at the topping-out ceremony of Aetas Damansara at Persiaran Tropicana, Persiaran Jaya on Tuesday, March 26, 2024.

KUALA LUMPUR (March 26): Avaland Bhd topped out its fully sold Aetas Damansara condominium development located at Persiaran Tropicana, Selangor on Tuesday.

In a press statement, Avaland said the development is targeted for vacant possession (VP) in 1Q2025, which is about six months ahead of schedule from its initial expected completion date in 2Q2025.

Most Read Just In

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Aetas

- The Standard of Equilibrium

It is about finding balance in the best aspects of city living, neighborhood charm, and the comforts of home — which extends beyond physical design by observing the emotional equilibrium in the living experience.





ABOUT AETAS SEPUTEH

Developer	Ardent Residence Sdn Bhd (Subsidiary Of Avaland Berhad)
Type Of Development	Luxury Condominium
Land Size	1.57 Acres
No. Of Storey	Tower A : 46 - storey Tower B : 38 - storey
Land Tenure	Freehold
Total Residential Units	126 Units Tower A: 70 Tower B: 56
Units Per Floor	2 units per floor with Private Lift Lobby
Targeted Launch	April 2024
Expected Completion	Estimate 54 Months From SPA Date
Maintenance Fee	Estimated 0.50 psf (including Sinking Fund)



Aetas Damansara



5 Stones

ARCHITECTURE BY YHSA

The foundations of yhsA were established in 2001 by Architect Yap Hock Seong. At yhsA, design is always approached in a holistic manner to ensure design innovations are aimed at enhancing and up lifting human living. This is achieved through thorough understanding of the context and the users' needs. We also strive to optimize both the functions and aesthetics within the same building, a process which we apply rigorously from concept to detail design.

Projects:

1. Aetas Damansara
2. Five Stones
3. Ameera Residences
4. Seri Ampang Hilir
5. G Residence Desa Pandan
6. Verve Suites Mont Kiara
7. Azelia Residences



Verve Suites Mont Kiara



THE NEIGHBOURHOOD

WELL ESTABLISHED COMMUNITY





LOCATION MAP

Retail:

- Mid Valley Shopping Mall – 1.7km
- NU Sentral – 1.9km
- The Gardens Mall – 2.4km
- KL Eco City Mall – 3.2km
- The Sphere – 4.1km
- Bangsar Village – 4.5km
- Bangsar Shopping Centre – 6.0km
- Suria KLCC – 8.8km

Education:

- Valley International School - 1.4 km
- SJK (C) St Teresa Brickfields - 1.9 km
- SJK (C) Kuen Cheng 2- 2.6 km
- Alice Smith School - 3.2 km
- Campus Rangers International School - 3.4 km
- ALNOOR International School - 4.1 km
- Sri Dasmesh International School - 4.1 km
- SJK (C) Kuen Cheng 1 - 4.5 km
- Kuen Cheng High School - 4.7 km
- Sri Desa International School - 5.1 km

Healthcare:

- Cardiac Vascular Sentral KL (CVSKL) - 2.4 km
- iHEAL Medical Centre, KL - 2.6 km
- KMI Taman Desa Medical Centre - 4.0 km
- Pantai Hospital KL - 4.7 km
- University Malaya Medical Centre - 5.2 km
- University Malaya Specialist Centre - 5.5 km
- Prince Court Medical Centre - 9.2 km

Recreation:

- Kuala Lumpur Bird Park – 4.5 km
- KLGCC – 8.7 km
- Royal Selangor Golf Club – 8.9 km

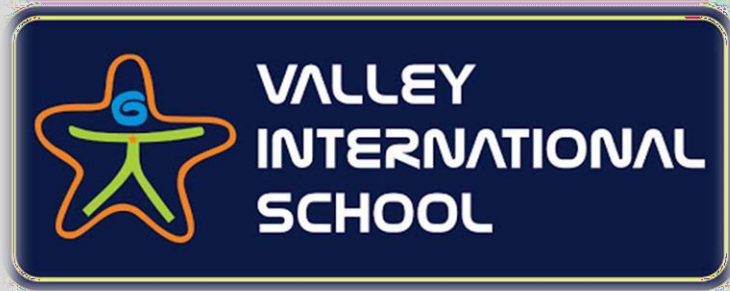
FROM PETALING JAYA / OLD KLANG ROAD



FROM KL CITY CENTER



EDUCATION



Valley International School – 1.4km



Alice Smith School – 3.2km



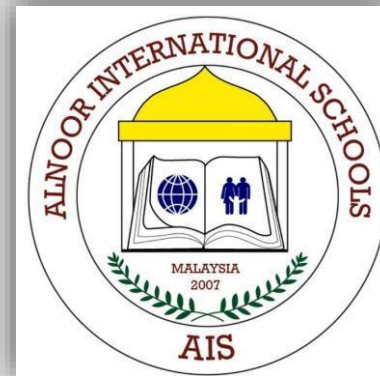
SJK © Kuen Cheng 1 – 4.5km



SJK © St Teresa
Brickfields – 1.9km



SJK © Kuen Cheng
– 2.6km



ALNOOR International School – 4.1km



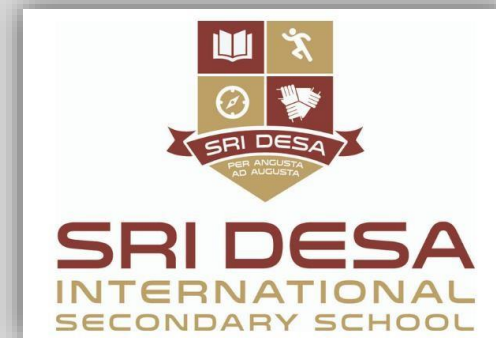
Kuen Cheng High School – 4.7km



Campus Rangers International School – 3.4km



Sri Damesh International
School – 4.1km



Sri Desa International Secondary School – 5.1km

EDUCATION – BEST INTERNATIONAL SCHOOLS IN MALAYSIA

Best international schools in Malaysia

Your guide to choosing the best international schools in Kuala Lumpur and the Klang Valley, and around Malaysia



Alice Smith School

A reputation for outstanding all-round British education and state-of-the-art facilities.

3.2km



Epsom College in Malaysia

Experience the uniqueness of British boarding school life for a well-rounded education.



Kolej Tuanku Ja'afar

An award-winning international school with outstanding facilities and impressive university destinations.



Marlborough College Malaysia

Pupils can benefit on the shared heritage of Marlborough UK within a purpose-built, 90-acre campus.



The International School Of Kuala Lumpur (ISKL)

ISKL's purpose as a school is to prepare its students for life.

10.9km



Australian International School Malaysia

The world's first certified Visible Learning school and oldest Australian international school in Malaysia focused on academic excellence and wellbeing.



Beaconhouse Sri Inai International School

One of largest and most established school networks in the world that brings success within the reach of its students.

13.4km



Cempaka International School

A pioneer in Asia Pacific in embracing education technology, Cempaka continues to be at the cutting-edge of modern education.

10.4km



Charterhouse Malaysia

Students benefit from a future-ready curriculum, backed by a 400-year British education heritage

11.2km



Garden International School

A leading British school in Malaysia known for its inclusive community of 65 nationalities and outstanding academic excellence since 1951.

11.3km



HELP International School

HELP provides a world-class holistic education that combines Eastern and Western educational philosophies with a mission to help students live full and significant...



IGB International School

A dynamic, innovative and inclusive learning environment that aims to create globally-minded and critical-thinking innovators ready for rapidly changing world.

<https://www.tatlerasia.com/collection/best-international-schools-malaysia>

RETAIL



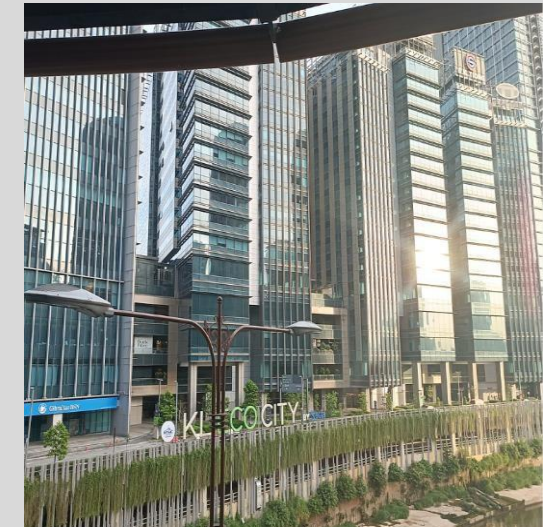
Mid Valley Shopping Mall – 1.7km



Nu Sentral – 1.9km



The Gardens Mall – 2.4km



KL Eco City – 3.2km



The Sphere – 4.1km



Bangsar Village – 4.5km



Bangsar Shopping Centre – 6.0km



Suria KLCC – 8.8km

HEALTHCARE



Cardiac Vascular Sentral KL (CVSKL) – 2.4km



iHeal Medical Centre – 2.6km



KMI Taman Desa Medical Centre – 4km



Pantai Hospital KL – 4.7km



University Malaya Medical Centre – 5.2km



University Malaya Specialist Centre – 5.5km



Prince Court Medical Centre – 9.2km

RECREATION



KL Bird Park

KL Bird Park – 4.5km



KL Butterfly Park – 4.5km



KLGCC – 8.7KM

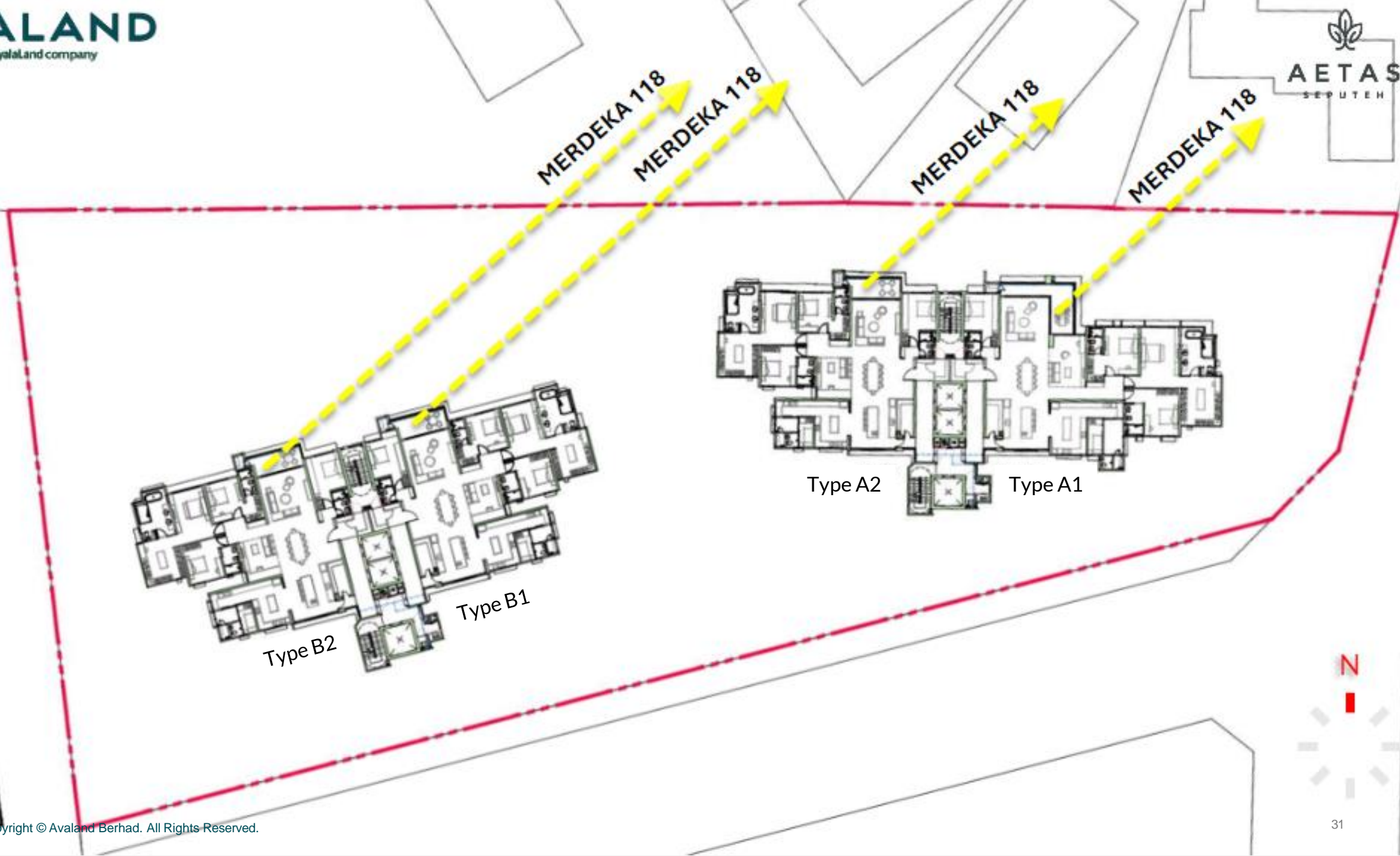


Royal Selangor Gold Club – 8.9km

FLOOR PLANS & UNIT LAYOUT







MERDEKA 118

MERDEKA 118

MERDEKA 118

MERDEKA 118

Type B2

Type B1

Type A2

Type A1

N

AERIAL VIEW 1



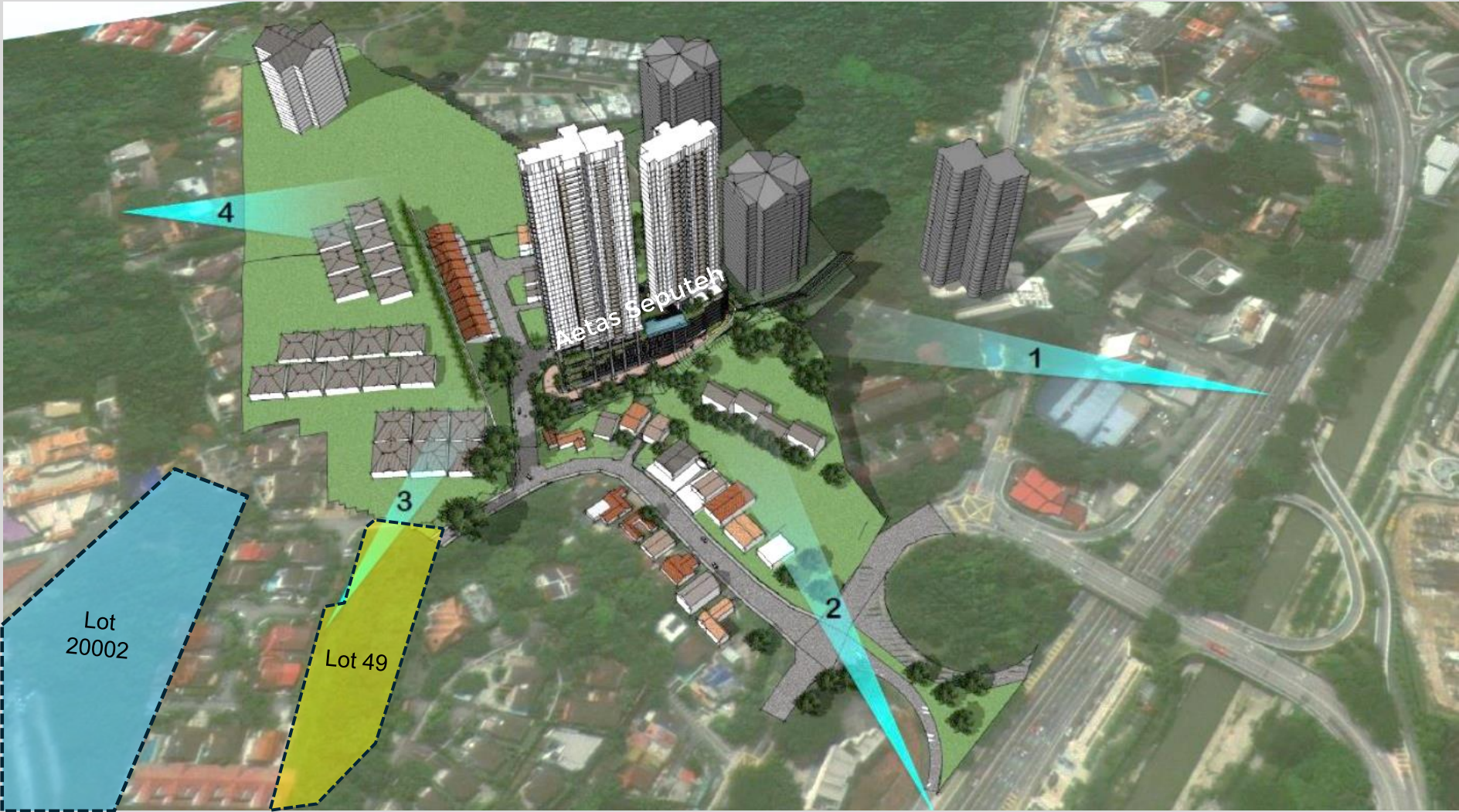
AERIAL VIEW 2



ACTUAL BALCONY VIEW



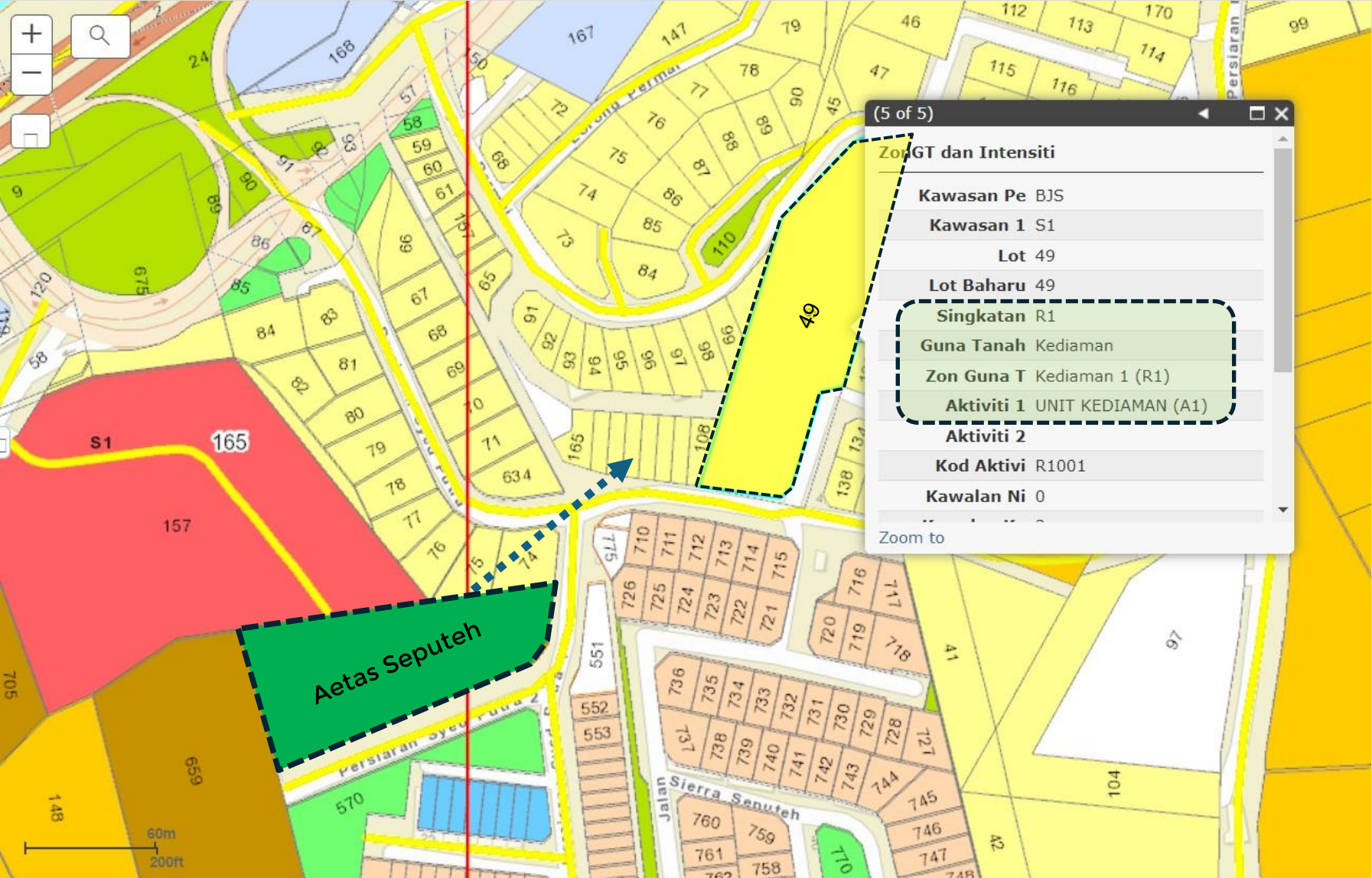
KUALA LUMPUR



VIEW TOWARDS KUALA LUMPUR

DBKL CPS City Planning System

Lot 49:
Land use: Residential
Type: R1



KL Local Plan Draft 2040

Lot 49:
Land use: Residential
Type: R1

Only low-rise residential allowed on this lot

Therefore, KL views will be uninhibited in the future

The remainder are individual housing lots

Jadual 4.9: Zon Guna Tanah Kediaman 1 (R1)

Merujuk kepada zon kediaman berintensiti rendah, lazimnya terdiri daripada **kediaman bertanah (landed) bercirikan pemilikan tunggal** iaitu rumah sesebuah, berkembar dan teres **yang tidak melebihi ketinggian 3 tingkat termasuk strata bertanah** dengan **ketinggian 4 aras** berdasarkan garis panduan yang ditetapkan.

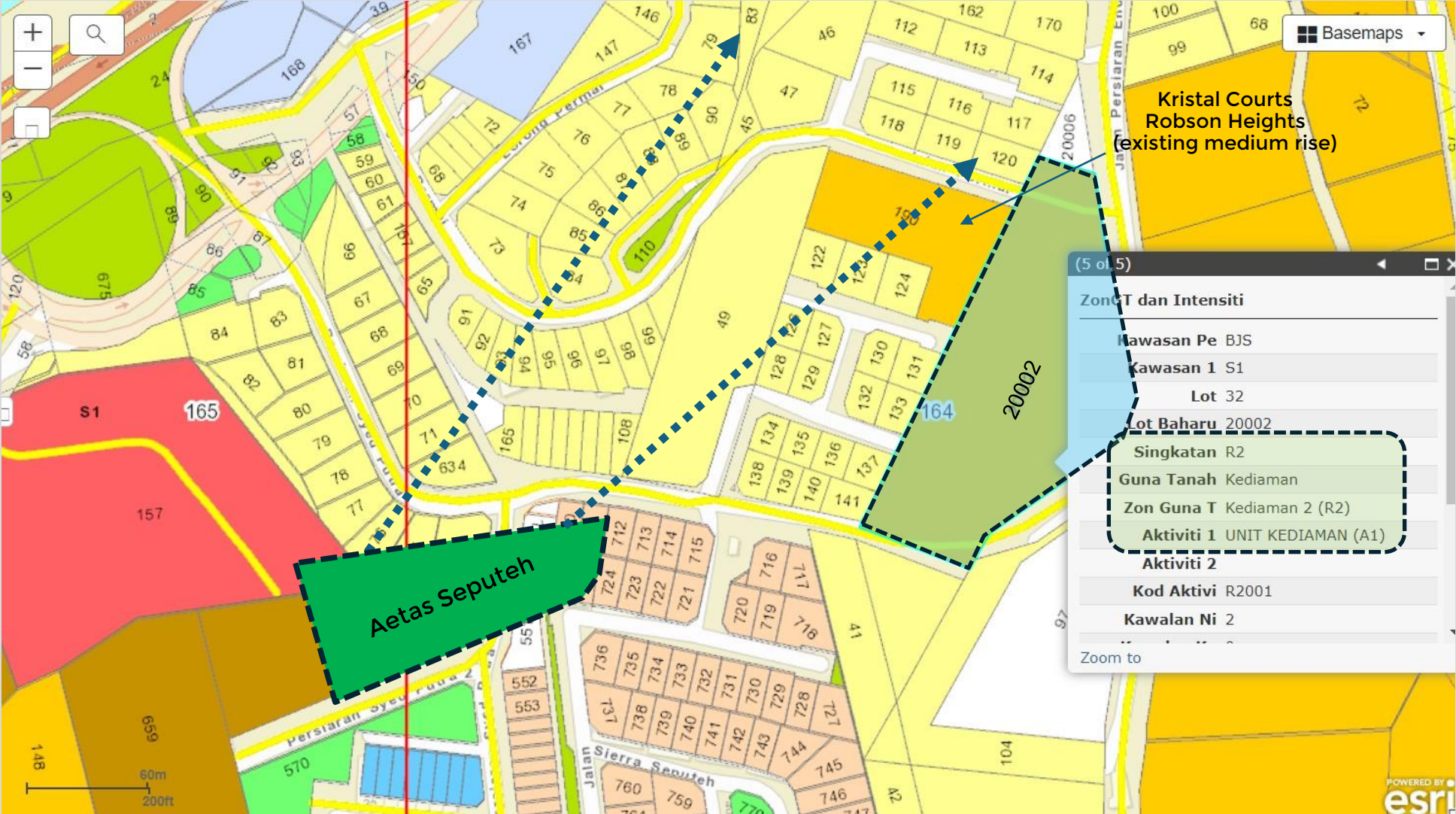
Tipologi asal lot kediaman perlu selaras dengan pembangunan bersebelahan. Sebarang perubahan tipologi lot kediaman boleh dipertimbangkan sekiranya bersesuaian dengan perancangan pembangunan sekitar dan tidak memberi kesan kepada keupayaan infrastruktur dan kemudahan masyarakat.

Dibenarkan		Dibenarkan dengan Syarat		Tidak Dibenarkan	
B1	Unit Kediaman	A1	Jualan Runcit Am	A2	Perniagaan
		A5	Makanan dan Minuman	A3	Pejabat
		A7	Perkhidmatan Kesihatan	A4	Institusi Kewangan
		A20	Rumah Kelab	A6	Hiburan
		E2	Kemudahan Keagamaan	A8	Pertaruhan dan Judi
		E3	Kemudahan Pendidikan	A9	Penginapan Pelancong
		E4	Kemudahan Sivik dan Kebudayaan	A10	Pangsapuri Perkhidmatan
		E5	Kecemasan dan Keselamatan	A11	Pejabat Kecil Pejabat Rumah (PKPR)
		G1	Kemudahan Sukan dan Rekreasi	A12	Pasar Raya
				A13	Pasar Raya Besar

KUALA LUMPUR

DBKL CPS City Planning System

Lot 20002:
Land use: Residential
Type: R2



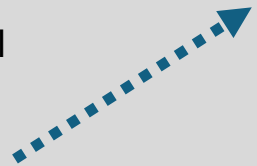
KUALA LUMPUR

KL Local Plan Draft 2040

Lot 20002:
Land use: Residential
Type: R2

Only low plot ratio
(medium-rise) residential
allowed on this lot

However, this lot is not
within the KL city view
line from Aetas Seputeh



Jadual 4.10: Zon Guna Tanah Kediaman 2 (R2)

Merujuk kepada zon **kediaman berintensiti sederhana**, lazimnya terdiri daripada kediaman berbilang tingkat, strata bertingkat dan rumah bandar dengan nisbah plot asas sehingga **1:2.5**.

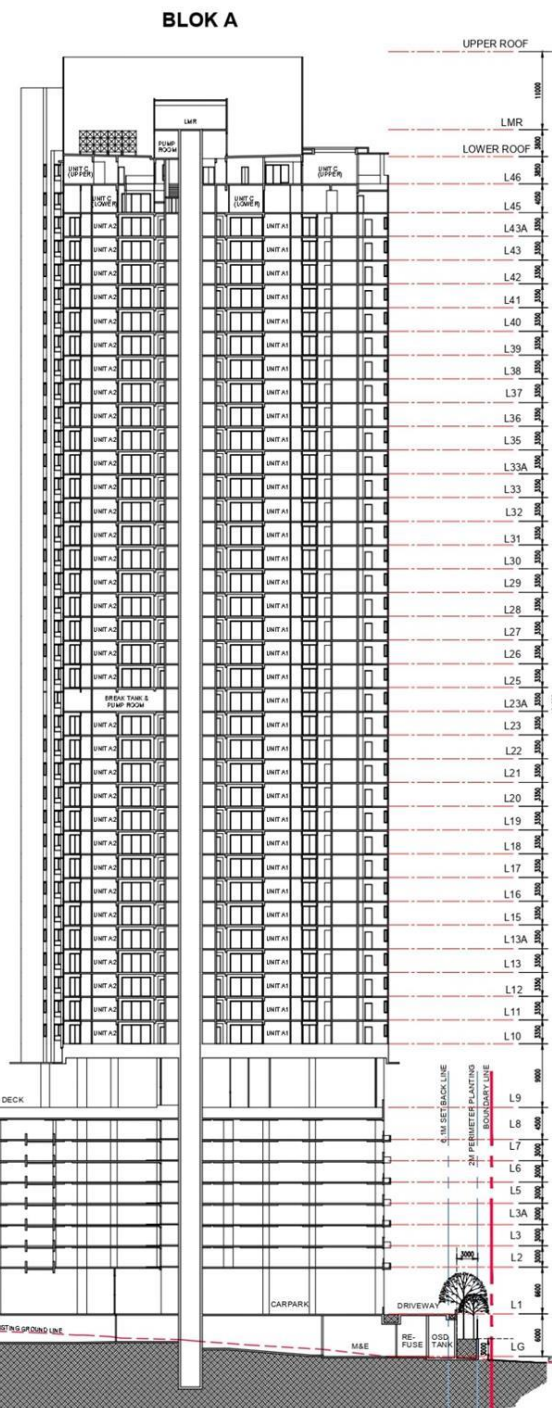
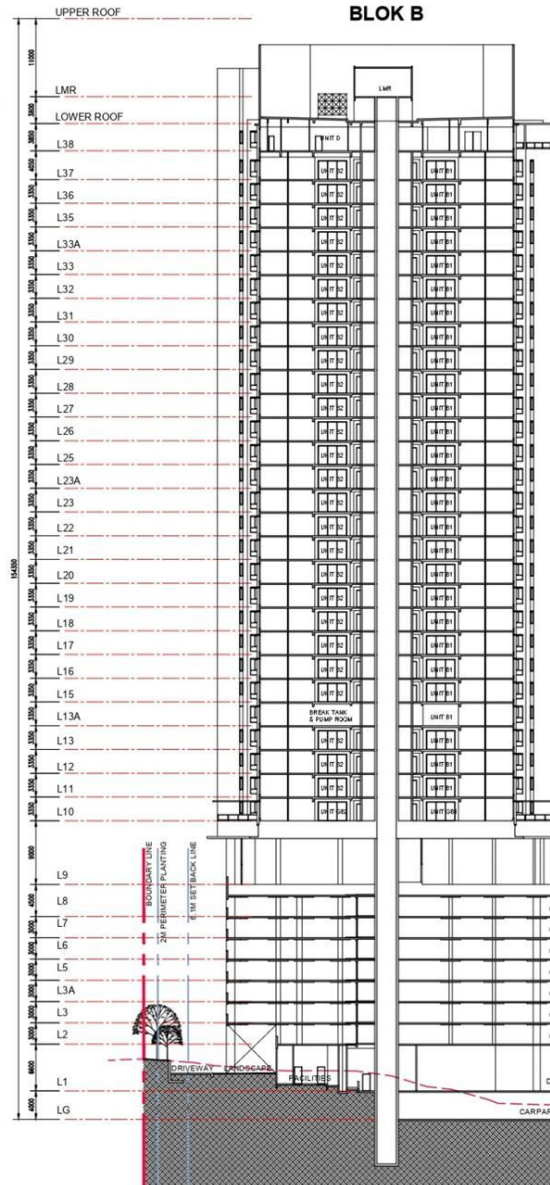
Dibenarkan		Dibenarkan dengan Syarat		Tidak Dibenarkan	
B1	Unit Kediaman	A1	Jualan Runcit Am	A4	Institusi kewangan
		A2	Perniagaan	A6	Hiburan
		A3	Pejabat	A8	Pertaruhan dan Judi
		A5	Makanan dan Minuman	A9	Penginapan Pelancong
		A7	Perkhidmatan Kesihatan	A10	Pangsapuri Perkhidmatan
		A20	Rumah Kelab	A11	Pejabat Kecil Pejabat Rumah (PKPR)
		B2	Kuarters Kerajaan/Badan Berkanun/Syarikat Berkaitan Kerajaan	A12	Pasar Raya
				A13	Pasar Raya Besar

STOREY PLAN

Block B
38 storeys / 56 units

B1	27
B2	26
GB1	1
GB2	1
PB	1
56	

Break Tank Level 13A



Block A
46 storeys / 70 units

A1	35
A2	34
PA	1
70	

Break Tank Level 23A

Level 9 Facilities Deck

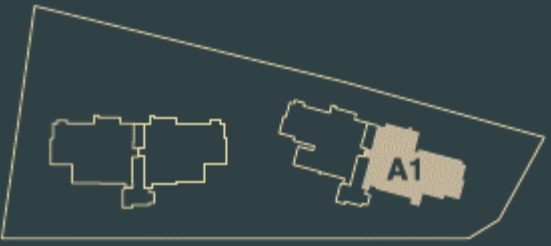
8 storey podium

1 storey semi basement

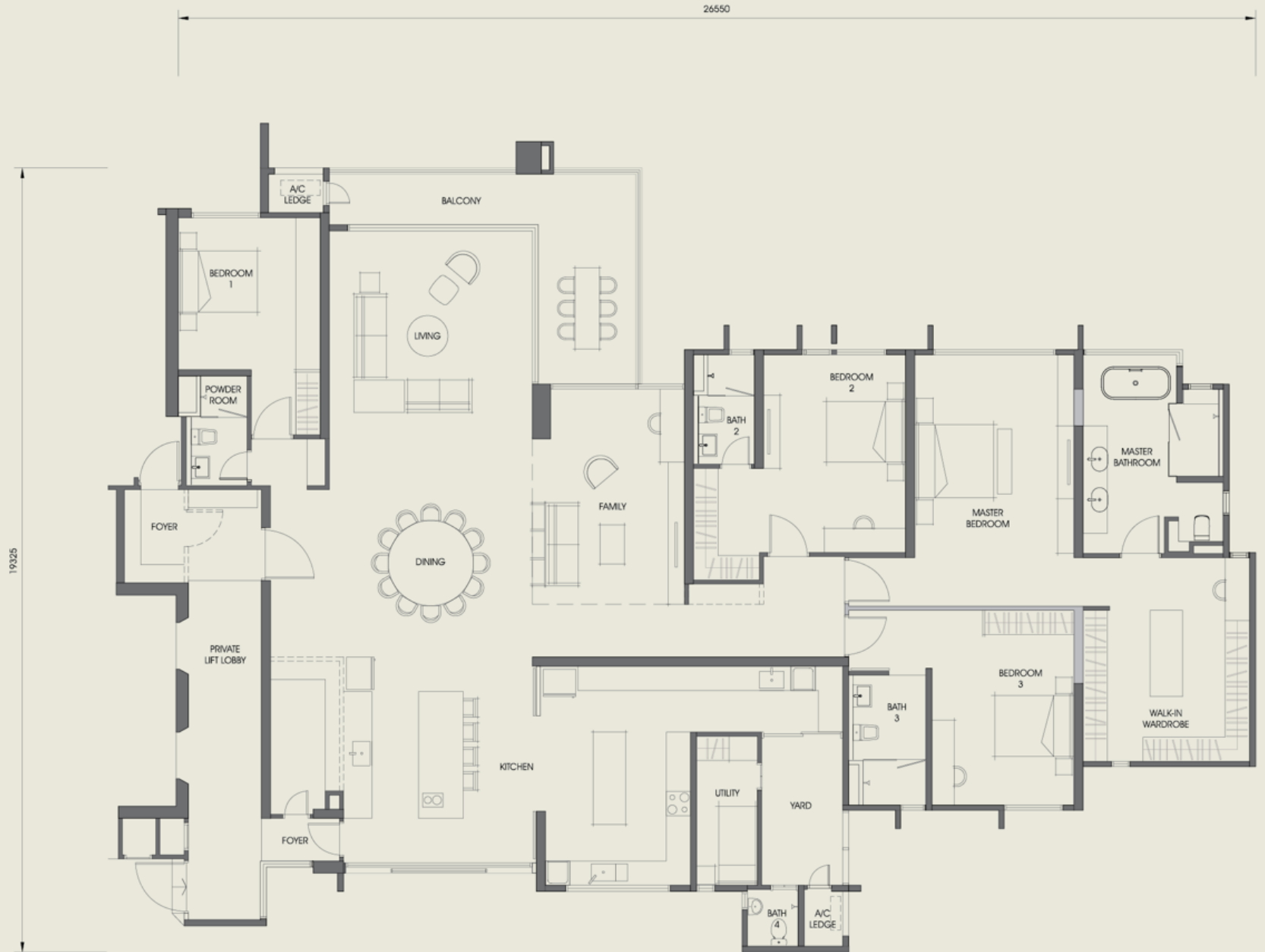
UNIT COMPOSITION - OVERALL

TOWER	TYPE	UNIT LAYOUT	SIZE	UNITS
A	A1	4+1 BEDROOMS	4,005	35
A	A2	4+1 BEDROOMS	3,531	34
A	PA	6+2 BEDROOMS	14,869	1
B	B1	4+1 BEDROOMS	3,531	27
B	GB1	4+1 BEDROOMS	3,832	1
B	B2	4+1 BEDROOMS	3,531	26
B	GB2	4+1 BEDROOMS	3,832	1
B	PB	5+1 BEDROOMS	7,138	1
			TOTAL UNITS	126

TYPE A1



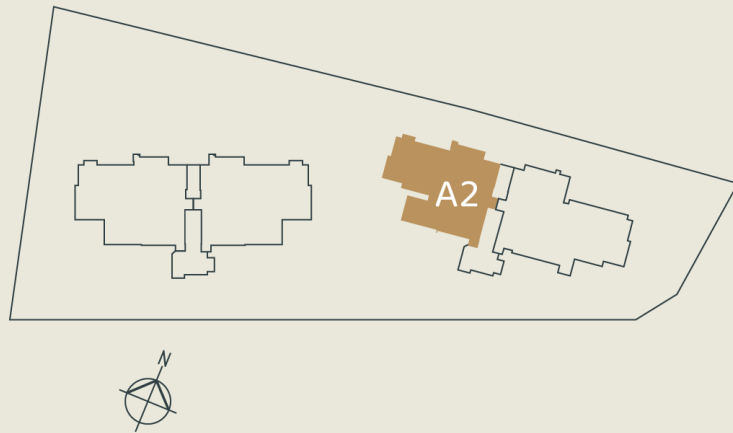
4 +1 Bedrooms
Built Up: 4,005 Sq Ft



Click Here for a 360 view of your home:
<https://aetas.seputeh.aavizmotion.com/>


TYPE A2

4 + 1 Bedrooms
Built-up: 3,531sf



Click Here for a 360 view of your home:
<https://aetas.seputeh.aavizmotion.com/>

TYPE B1



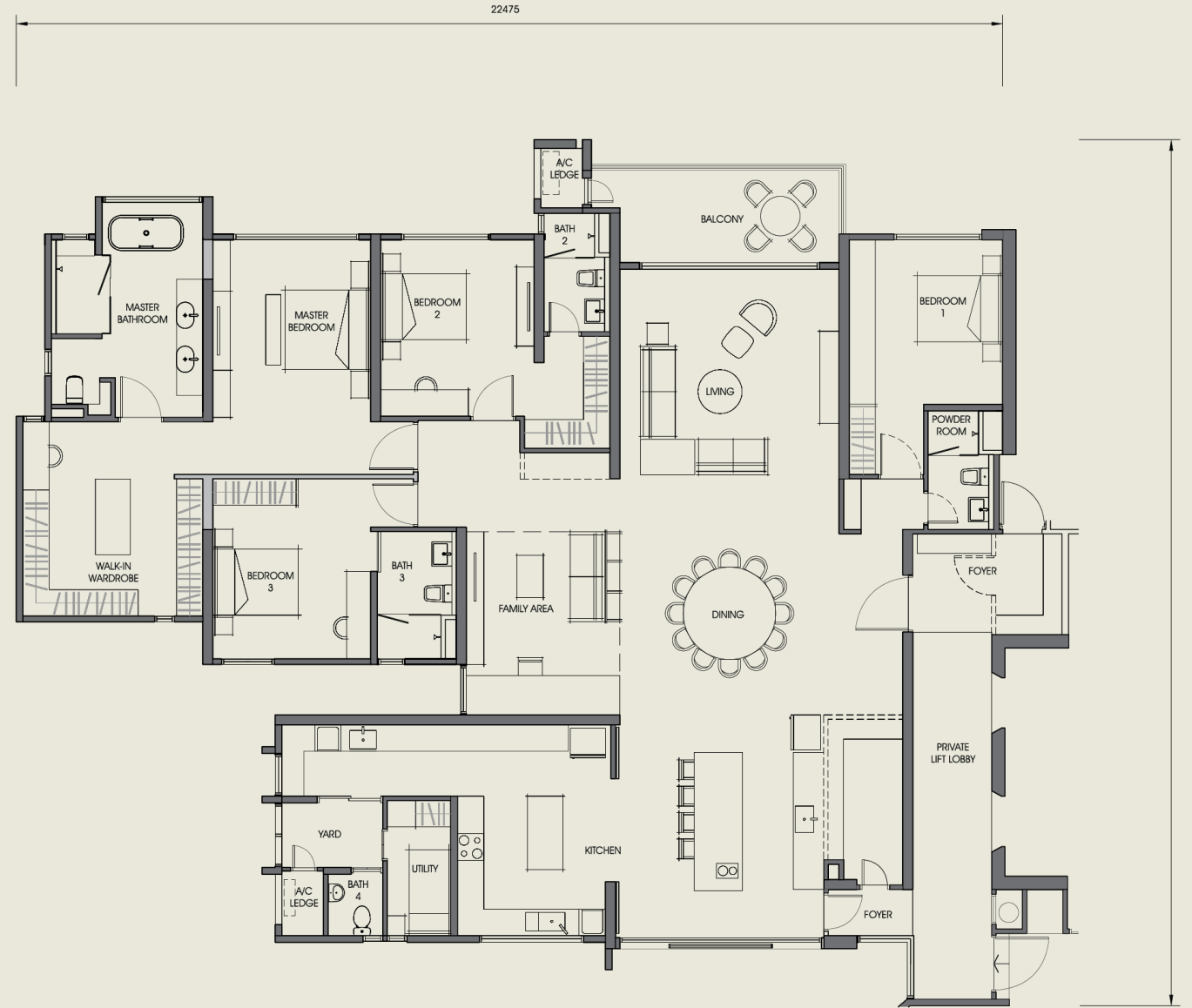
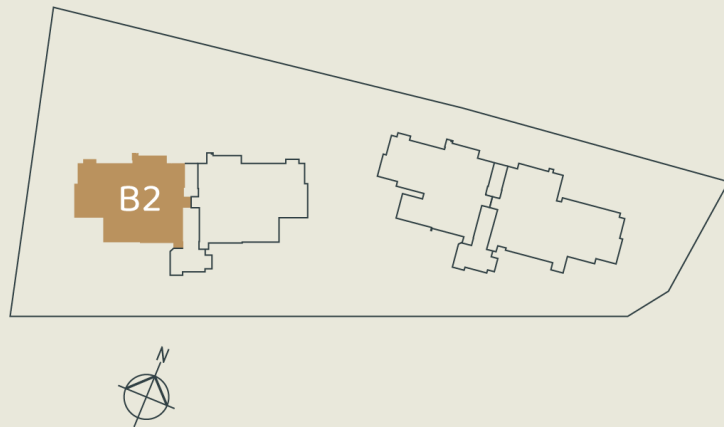
4 +1 Bedrooms
Built Up: 3,531 Sq Ft



Click Here for a 360 view of your home:
<https://aetas.seputeh.aavizmotion.com/>

TYPE B2

4 + 1 Bedrooms
Built-up: 3,531sf



Click Here for a 360 view of your home:
<https://aetas.seputeh.aavizmotion.com/>

PENTHOUSE A (PA)

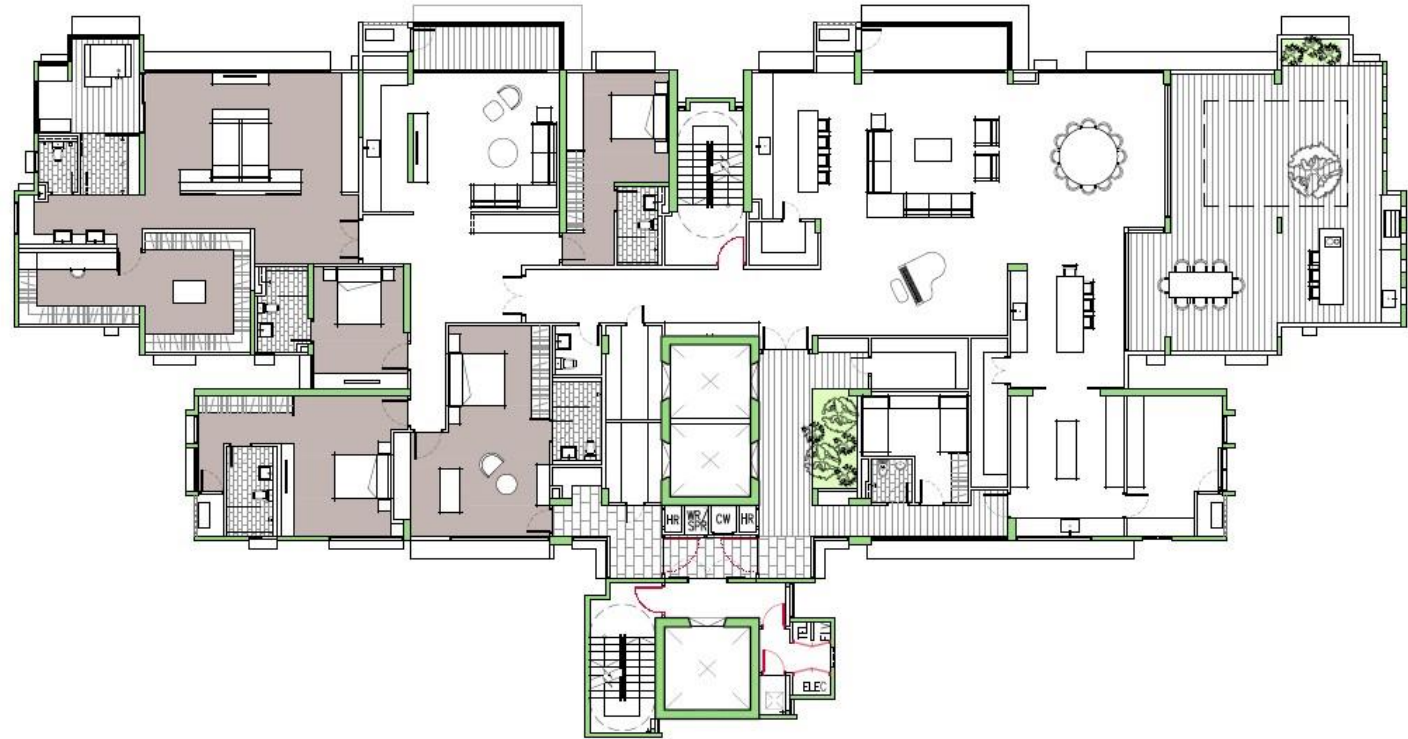
6 +2 Bedrooms
Built Up: 14,869 Sq Ft



Click Here for a 360 view of your home:
<https://aetas.seputeh.aavizmotion.com/>

PENTHOUSE B (PB)

5 +1 Bedrooms
Built Up: 7,138 Sq Ft



Click Here for a 360 view of your home:
<https://aetas.seputeh.aavizmotion.com/>

ROOM SIZES & AREAS

SIZES	TYPE A1 (SQFT)	TYPE A2/B2/GB2 (SQFT)	TYPE B1/GB1 (SQFT)
Living & Dining	903	903	903
Balcony	223	132	132
Family Area	202	170	170
Master Bedroom	495	420	420
Master Bathroom	161	161	161
Bedroom 1	226	205	193
Bathroom 1	43	43	43
Bedroom 2	215	172	172
Bathroom 2	65	54	54
Bedroom 3	172	172	183
Bathroom 3	45	45	45

TYPE A1 - ROOM SIZES & AREAS



TYPE A2 & B2 - ROOM SIZES & AREAS



TYPE A2/B2/GB2

NOTE: SUBJECT TO DEVIATIONS
 DUE TO CONSTRUCTION TOLERANCE
 * BLUE DOTTED AREA ONLY
 APPLIES FOR TYPE GB2

TYPE B1 - ROOM SIZES & AREAS



TYPE B1/GB1
 NOTE: SUBJECT TO DEVIATIONS
 DUE TO CONSTRUCTION TOLERANCE
 * BLUE DOTTED AREA ONLY
 APPLIES FOR TYPE GB2

FACILITIES



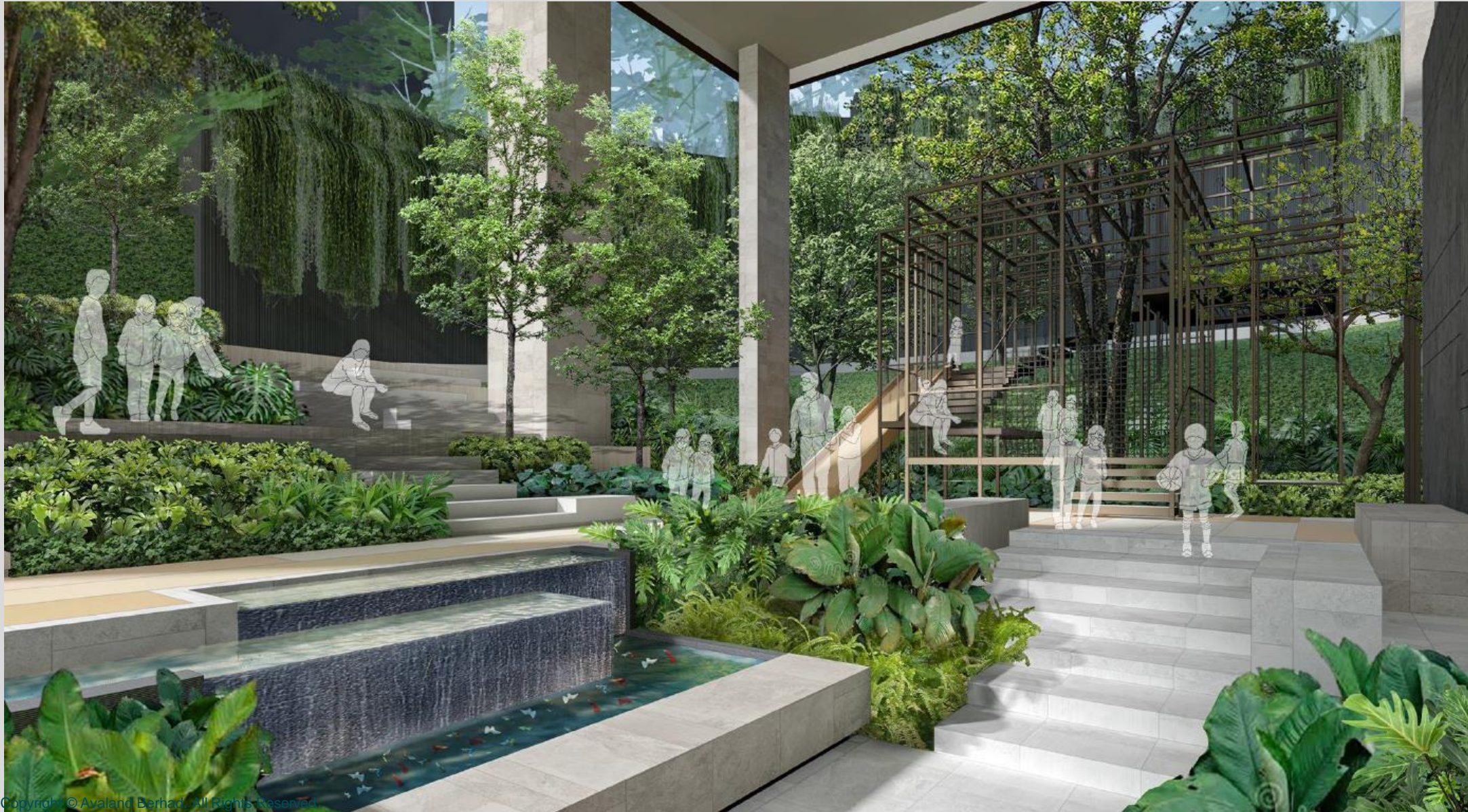
LAYOUT PLAN
GROUND FLOOR

LAYOUT

LIFT LOBBY-DROP OFF LOUNGE



KIDS PLAYGROUND





FACILITIES PODIUM @ LEVEL 9

SWIMMING POOL & LOUNGE DECKS

- 1 Infinity Pool
- 2 Jacuzzi
- 3 Sunken Deck
- 4 Kids' Pool
- 5 Shallow Pool
- 6 Pool Deck
- 7 Sunset Lounge

WELLNESS FACILITIES

- 8 Seating Pavilion
- 9 Viewing Terrace
- 10 Gym Pavilion
- 11 Yoga Pavilion

SERENE OASIS

- 12 Stepping Terrace
- 13 Hidden Court

SOCIAL SPACES

- 14 Private Function Pavilion
- 15 Private Kitchen Pavilion
- 16 Cigar Pavilion

ESSENTIALS

- 17 Restroom
- 18 Changing Room

GROUND FLOOR

- Sensory Playground
- Kid's Playground
- Amphitheatre
- Drop-off Lounge
- Waiting Lounge

SWIMMING POOL



SWIMMING POOL



SUNKEN SEAT DECK



STEPPING TERRACES



MOOD CHANGING YOGA PAVILION



GYMNASIUM PAVILION



MULTIPURPOSE PAVILION



DINING PAVILION



CIGAR PAVILION

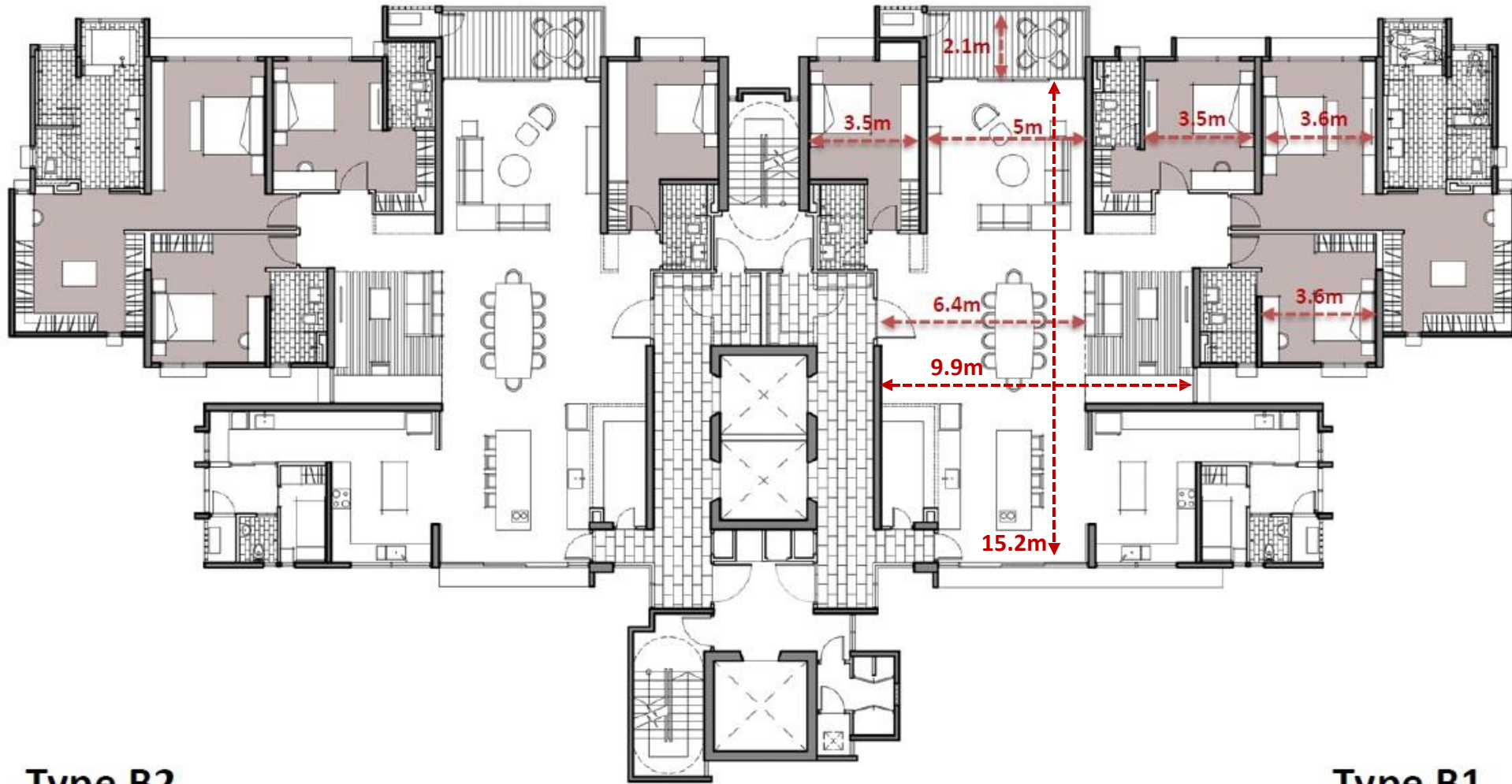




UNIQUE FEATURES OF UNIT LAYOUT



LUXURY OF SPACE



Type B2

Type B1

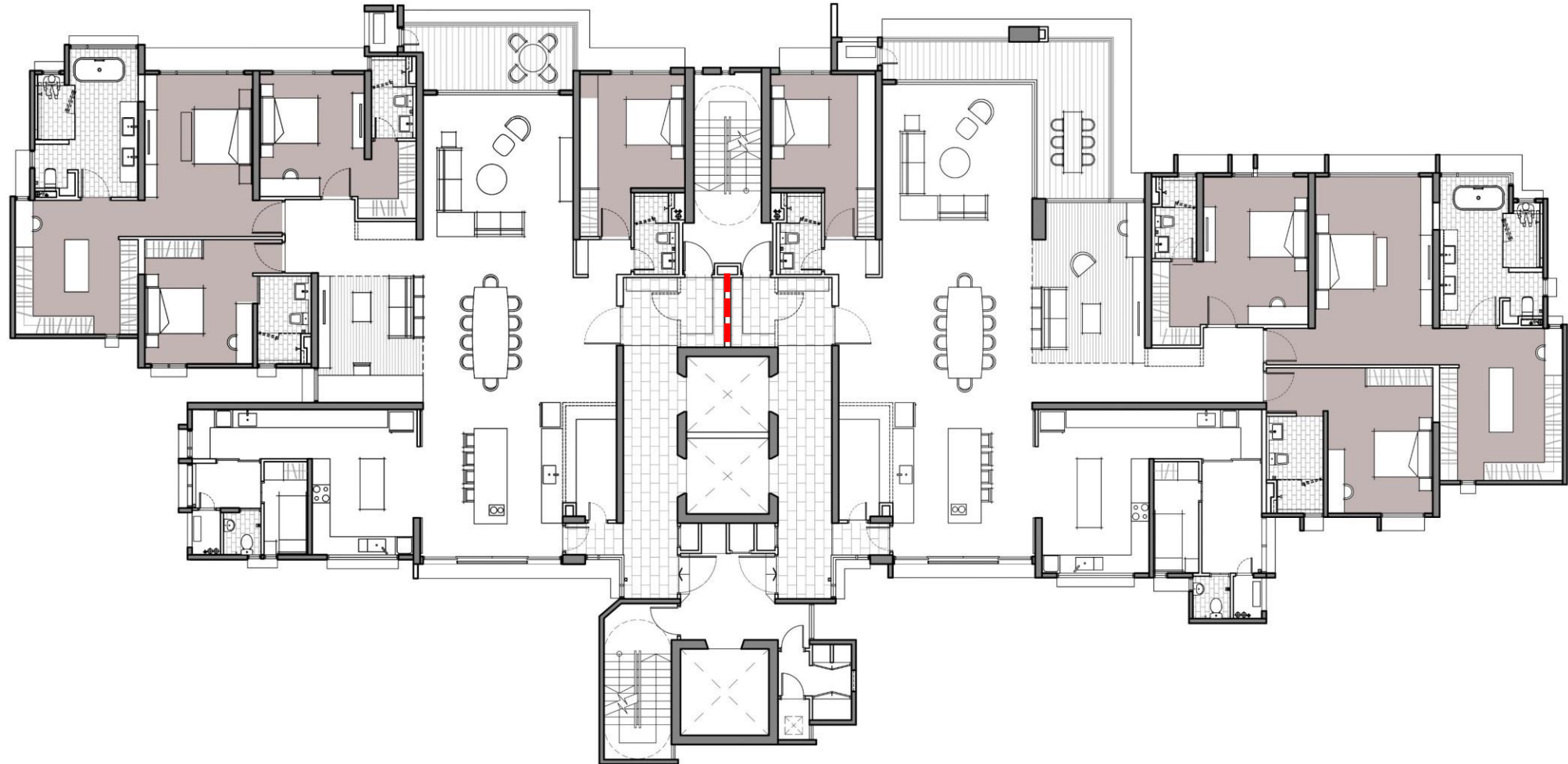
TYPE A1



15.2m / 50sf
Living + Dining Room

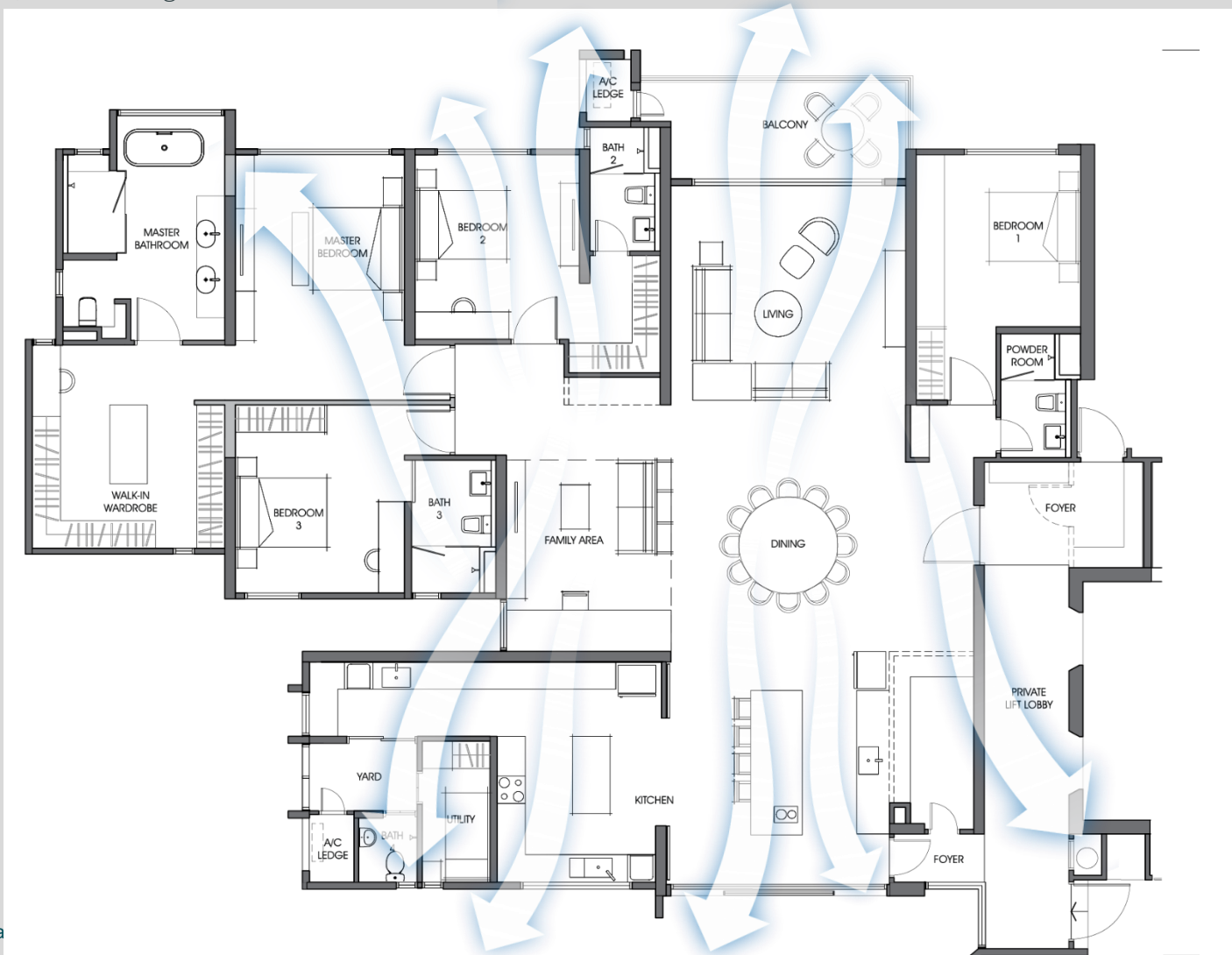
Flexible Layout

Combination of 2 units
Up to 7,462 sq ft



NATURAL CROSS VENTILATION

❖ CFD studies are done to ensure **70%** of the living rooms and bedrooms are designed with true cross ventilation for enhancing air circulation.



- **Improved Indoor Air Quality**
- **Effective Temperature Control**
- **Energy Efficiency**
- **Moisture Control**
- **Resilience:** Cross ventilation can be a lifesaver during power outages or mechanical system failures. Buildings with effective natural ventilation can maintain habitable conditions even when mechanical systems are not operational.
- **Daylighting:** Cross-ventilated spaces often incorporate ample windows and openings, allowing natural daylight to penetrate deep into the building. This reduces the need for artificial lighting during the day, further improving energy efficiency.

NATURALLY VENTILATED DESIGN



❖ Designed to have **100% of units** with window opening facing North Direction



LIVING + DINING NATURAL VENTILATION



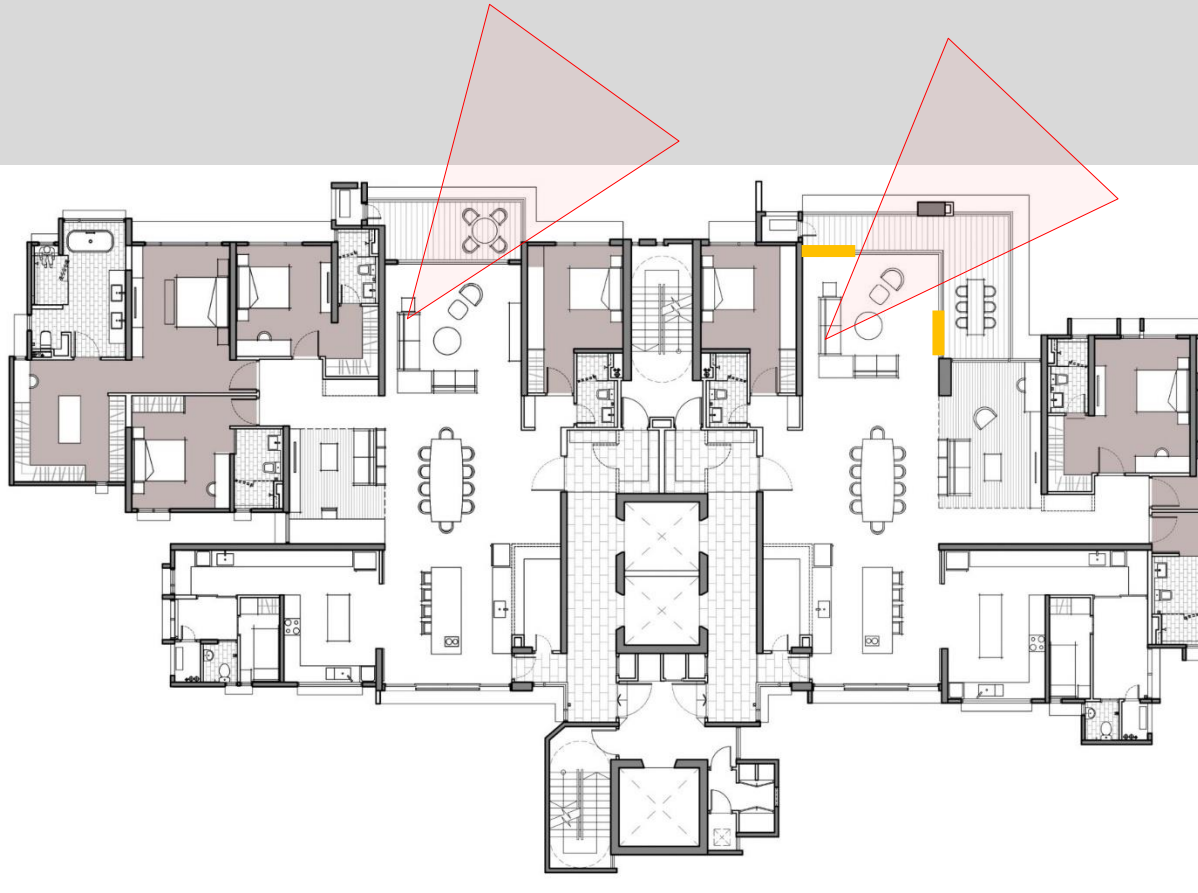
WALK-IN WARDROBE

With natural light & ventilation



UNOBSTRUCTED VIEWS IN EVERY UNIT

1. *The architecture is planned with the best views in mind*
2. *Corner sliding doors for unobstructed access & view*



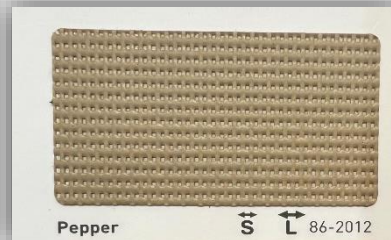
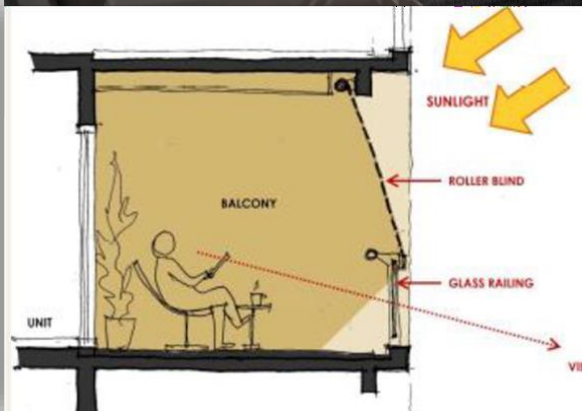
LOW-E GLASS SLIDING DOOR

❖ *To reduce overall heat gain in the unit*



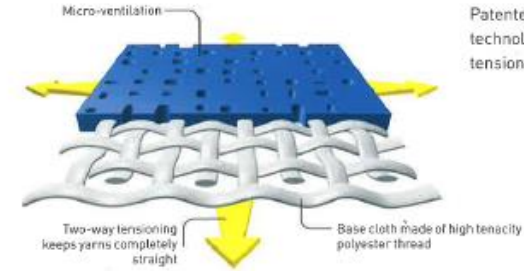
SERGE FERRARI MOTORISED BLINDS

❖ *Opaque material to block out glare whilst maintaining visibility of distance views*



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Exclusive Précontraint Serge Ferrari® technology



Patented worldwide, Précontraint Serge Ferrari® technology involves keeping the composite under tension throughout the manufacturing cycle.

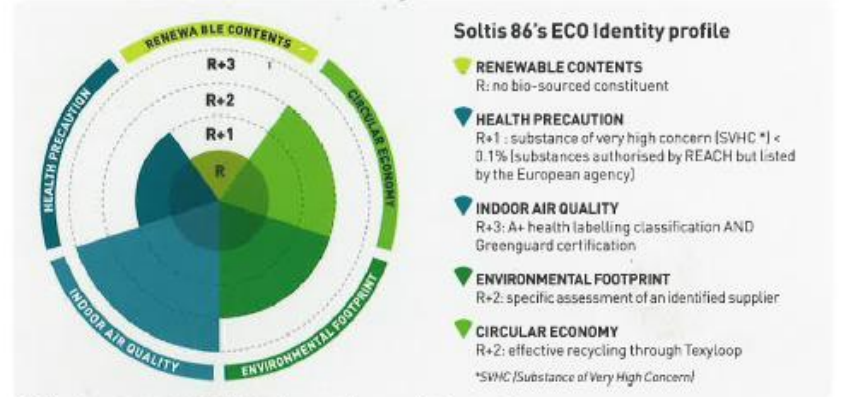
Strength characteristics	Benefits*
<ul style="list-style-type: none"> • Exceptional dimensional stability • Long-term strength • Greater coating thickness at the top of the yarns • Perfect flatness 	<ul style="list-style-type: none"> • No material deformation during installation or usage • No elongation, tear resistant • Long-term strength and aesthetic quality • Thinness • Smooth finish, easy maintenance • Compactness, easy rolling

* Benefits observed for normal product usage.

ECO Identity, health and environmental performance

Serge Ferrari assesses the health and environmental performance of its composite materials using 5 indicators. Level "R" represents the regulations or the basic offer without regulatory requirements. Higher levels represent voluntary advances that exceed regulations.

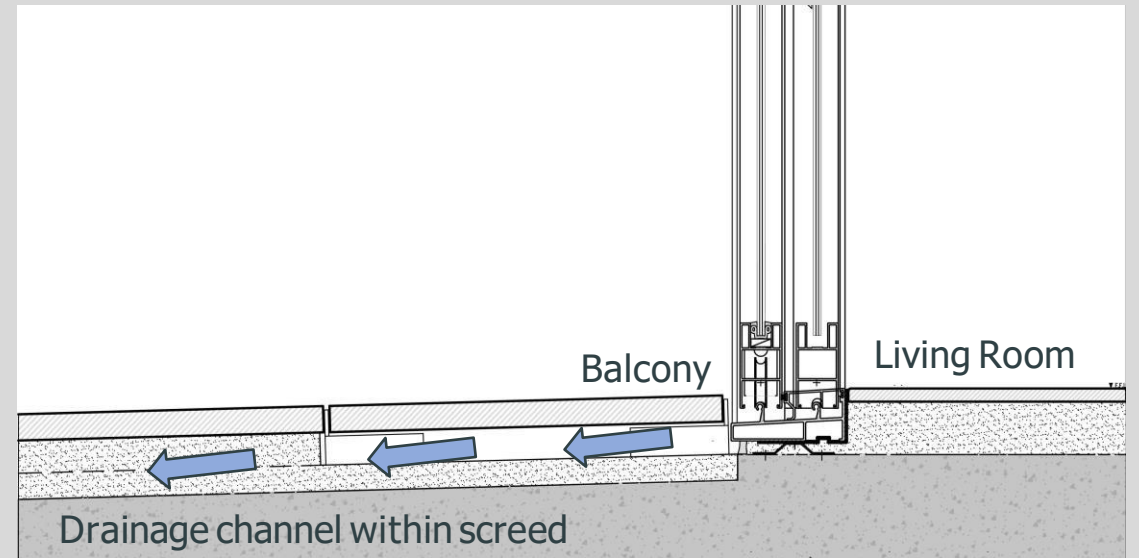
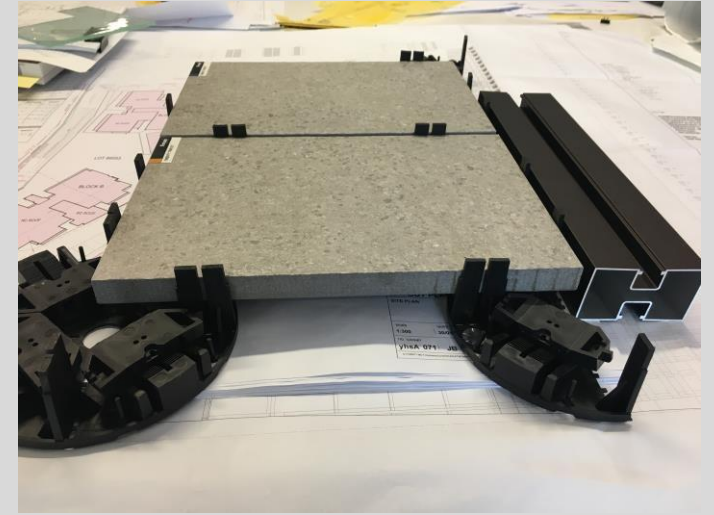
For more information: please ask for details.



ECO Identity complies with ISO 14021 environmental communication standard:

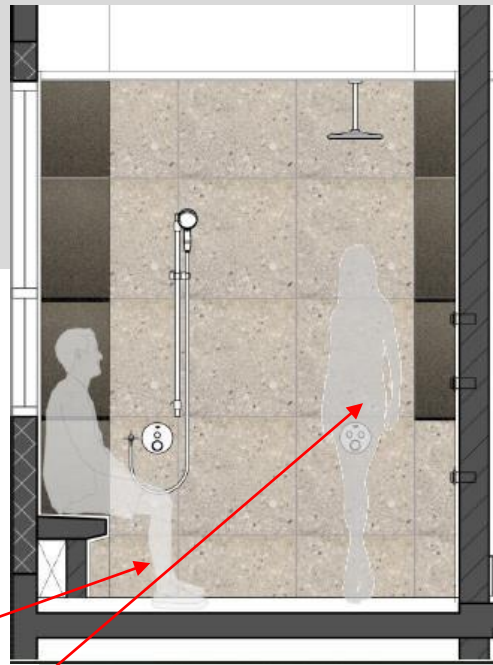
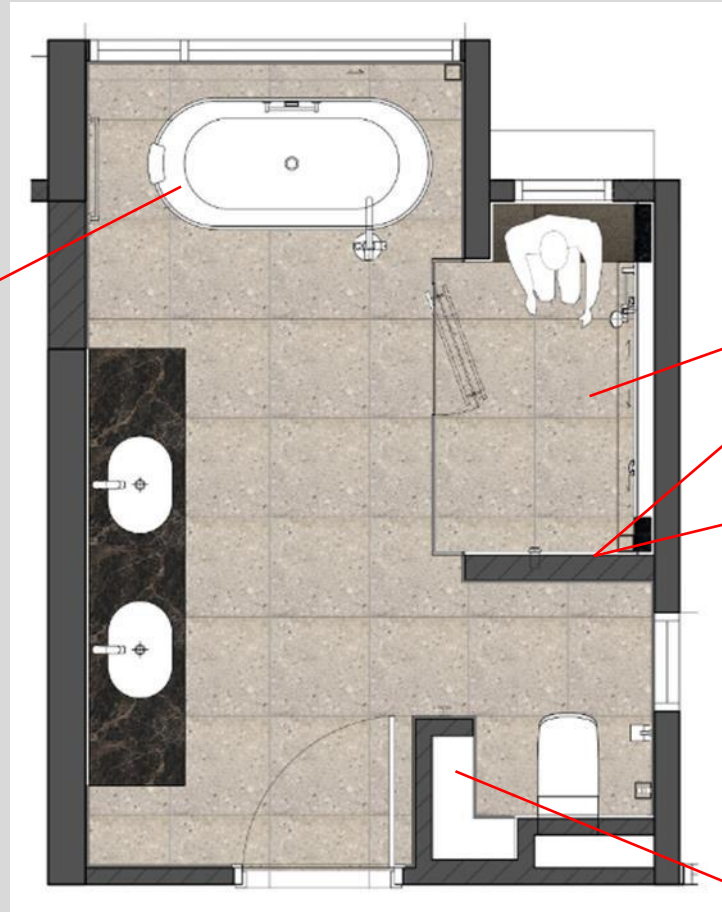
- exact
- verifiable
- pertinent
- not misleading

SEAMLESS LIVING



MASTER BATHROOM

Luxury of view at Bathtub



Shower Area able to fit 2 person at once



Comes with body jet



*Practical ledge space:
SSO point for charging,
to equip own electronic
bidet in future*

MASTER BATHROOM

Marble vanity top & backsplash, medicine cabinet, timber vanity cabinet



MICROSTEP TILES FOR ALL BATHROOMS

- ❖ All bathrooms come with **Guocera Microstep** technology :
Easy to clean and stain-proof antislip technology
- ❖ The usual antislip tiles will be give you grip however it will also be very prone to stain and dirt
- ❖ With Microstep, the antislip quality remains when it is wet, but stays smooth when it is dry.It is easy to clean and will be stain-proof




GUOCERA
LET'S REIMAGINE

INTRODUCING MICROSTEP

TECHNOLOGY



CONVENTIONAL SURFACE (R10)



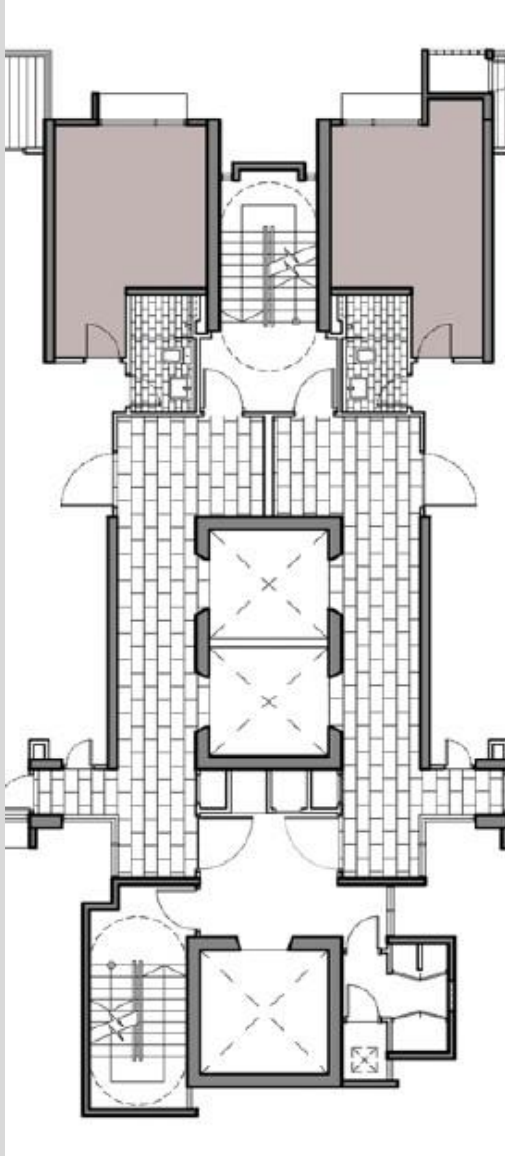
MICROSTEP SURFACE



**“ STAIN-PROOF & EASY TO MAINTAIN
SURFACE PERFECT FOR BOTH
INDOOR & OUTDOOR ”**



PRIVATE LIFT LOBBY



FRENCH BALCONY



Window Closed



Window Opened

FRENCH BALCONY



Window Closed

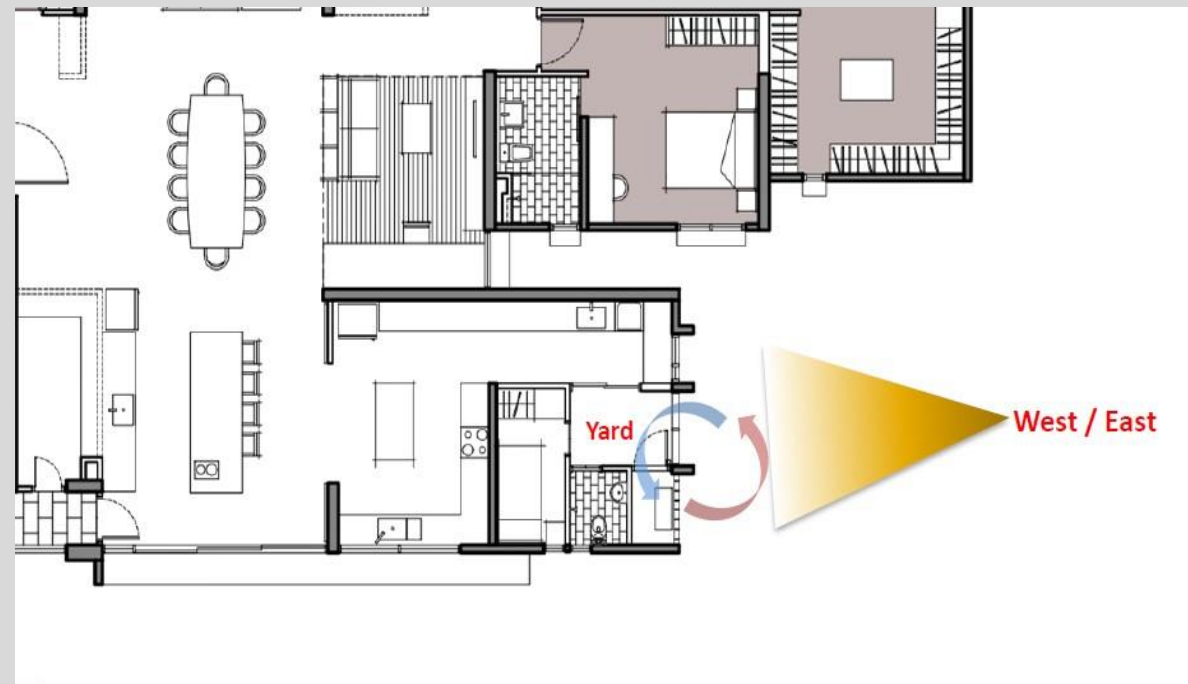


Window Opened

FRENCH BALCONY



NATURAL VENTILATED YARD



Yard facing West/East sun to effectively dry clothing



MAGdrain FOR EVERY UNIT

❖ No odour, low maintenance and self-cleaning

FUNCTIONS

1. Magnetic Levitation Valve
2. Fast Discharge
3. Odour Prevention

TORNADO SELF-CLEANING TECHNOLOGY

MAGdrain rotary drainage technology design is capable of self cleaning and as it spins, it causes a syphonic action that increases the discharge.

- Silicone Sealing Ring
- Tornado Self-cleaning Technology
- Silicone Sealing Ring
- Magnetic Field Isolation Technology
- Neo Magnet (Nd2Fe14b)

How To Prevent Odour / Insects Entering From Below The Floor Drain

BEFORE Installation

AFTER Installation

BENEFIT

- No Ponding
- No Back Flow
- No Water Seal Is Required
- No Insects
- No Odour

- Anti Over Flow
- Rotating Self-Cleaning Technology
- Huge Flow
- Nanometer Material
- Close-Isolated Magnetic Technology
- Patented Maglev Drainage Technology

MAGdrain®

MAGdrain rotary drainage technology design is capable of self cleaning and as it spins, it causes a syphonic action that increases the discharge.

TORNADO

SELF-CLEANING TECHNOLOGY

BENEFITS OF MAGRAIN

PATENTED MAGLEV MAGNETIC LEVITATION VALVE FLOOR DRAIN

	NO Ponding		NO Backflow
	NO Water Seal Is Required		NO Insects
	NO Odour		Anti-Overflow
	Rotating Self-Cleaning Technology		Huge Flow Rate 36l/min
	Nanometer Material		Close-Isolated Magnetic Technology
	Patented Maglev Drainage Technology		

PANASONIC NANO-E-X TECHNOLOGY AIR CONDITIONING SYSTEM

nanoe[™]X
Deodorises
Inhibits 5 Types of Pollutants
Moisturises

nanoe[™]-G
Dust-Removal

nanoe[™] Technology - 24hrs Quality Air

The new Panasonic Air Conditioner with nanoe[™] Technology features an independent air purification function that can address various types of pollutants in the air as well as on surfaces especially fabrics.

nanoe[™] X vs nanoe[™]-G
The water-based nanoe[™] X particles can effectively reduce strong odours and inhibit harmful pollutants like bacteria and viruses, mould, allergens, pollen and hazardous substances. The nanoe[™] X particles can even moisturise skin and hair.

nanoe[™]-G with negative ions can effectively remove dust particles as small as PM2.5. Thus, ensuring your loved ones enjoy better indoor air quality at all times.

What is nanoe[™]?
nano-technology + electric = nanoe[™]

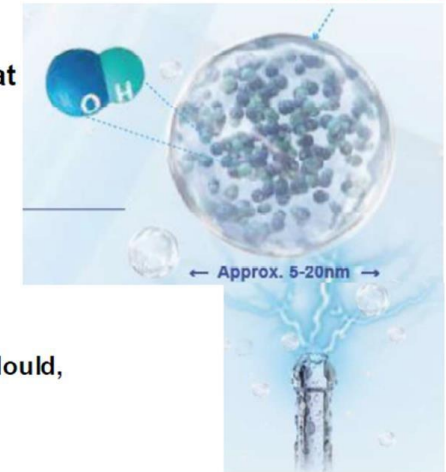
NanoeX Functions as Air purification system that can address various air borne and adhered-to-surface pollutants

Deodorises	Inhibits 5 Types of Pollutants	Moisturises
Odours	Bacteria & Viruses Mould Allergens Pollen Hazardous Substances	Skin & Hair

- **Reduce** strong odours
- **Inhibits** harmful pollutants like bacterias & viruses, Mould, allergens, Pollens, Harzadous substances
- **Moisturize** skin & Hair

QUALITY AIR FOR LIFE

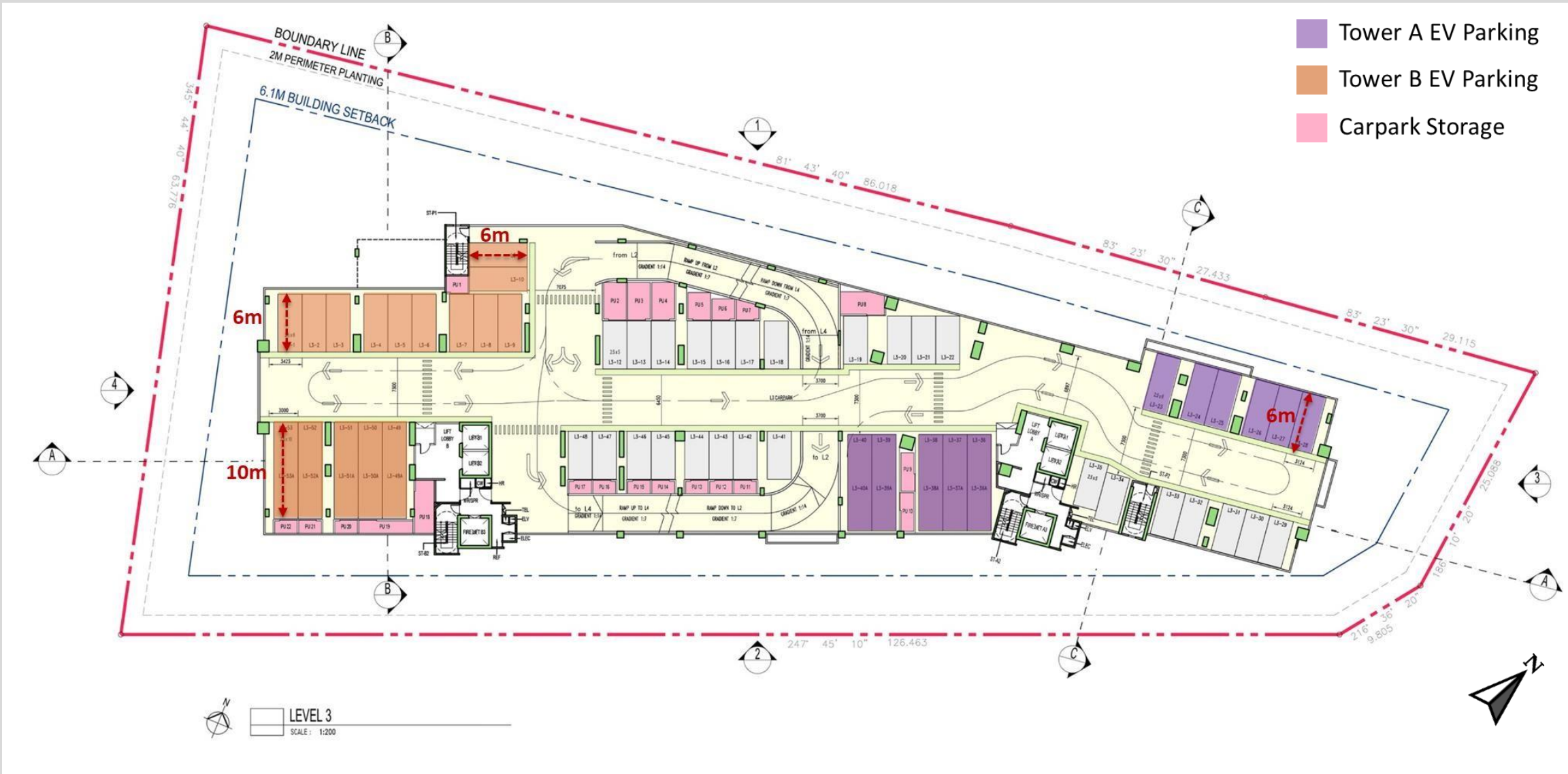
- **NanoeX is a nano-sized electrostatic atomized water particles that are rich in OH radicals**



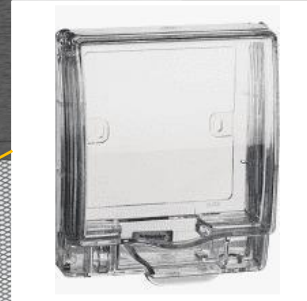
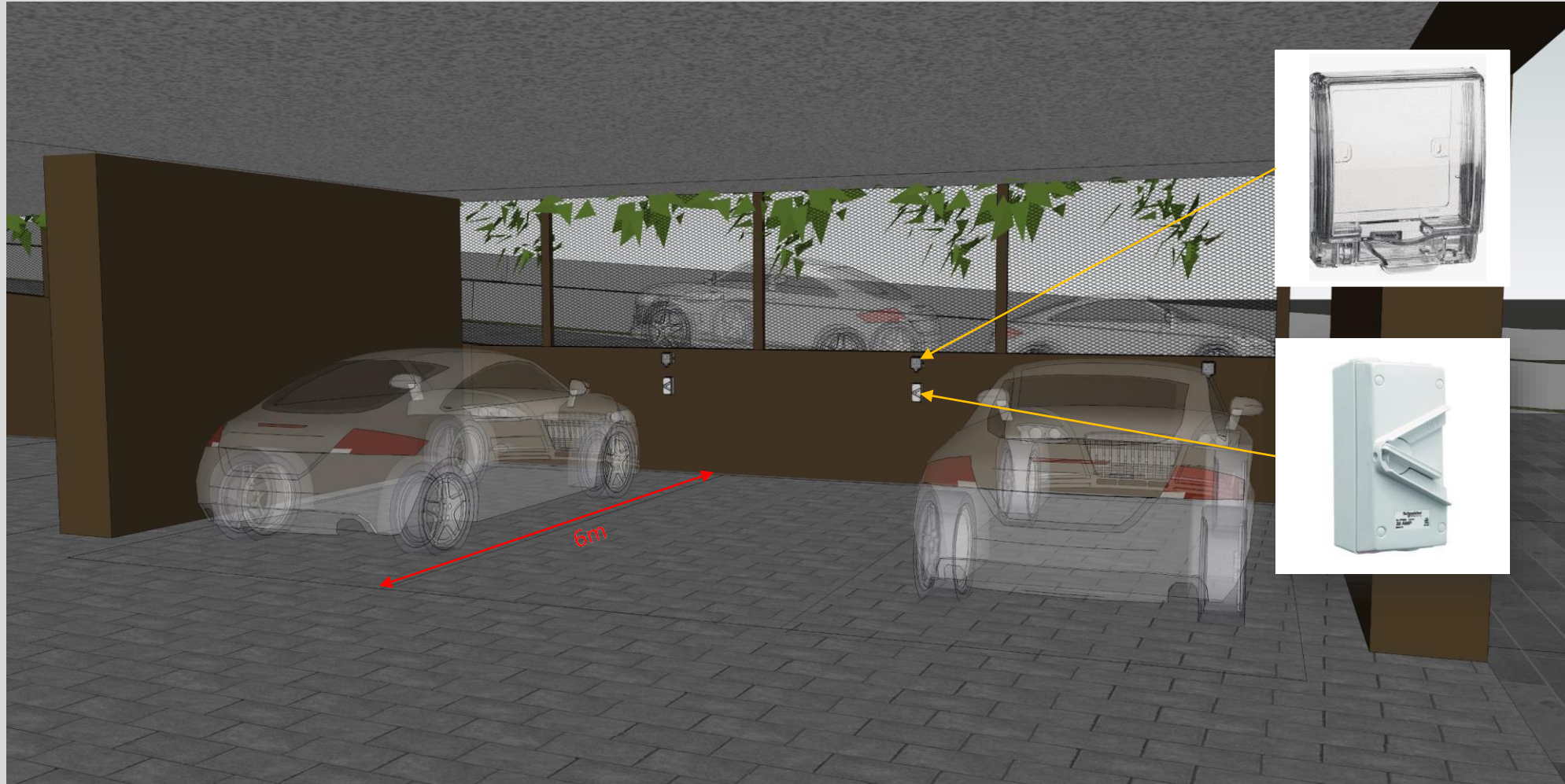
UNIQUE SELLING POINT



EV CHARGING CARPARK BAY [NEW GUIDELINES]



CAR PARK



Isolator

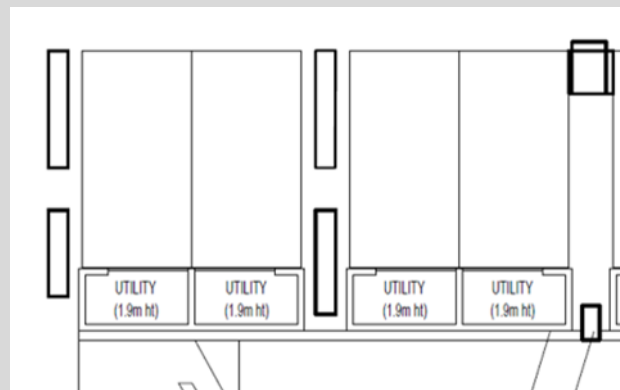
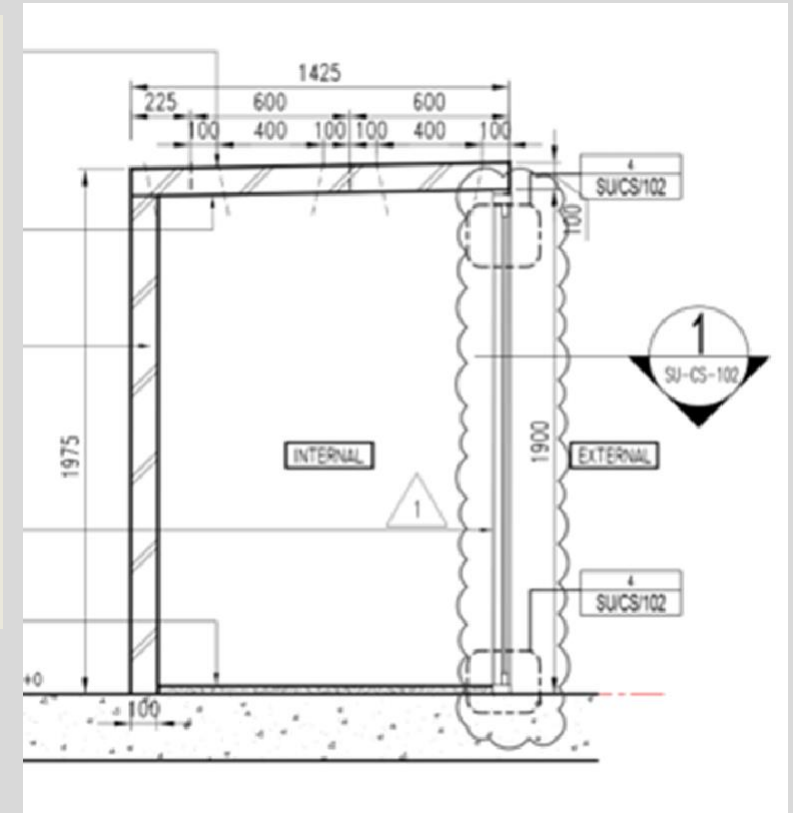


*weatherproof
switch socket
outlet*

PRIVATE STORAGE PLACE

Personal storage space at car park lot for selected units (To store golf bag, foldable bike, etc)

Up to 3.65m(L) x 1.7m(W) x 1.9m (h)



GREENRE CERTIFIED



Aetas Seputeh

has been awarded

PLATINUM

Provisional GreenRE Certification
Residential Category

A project by

Ardent Residence Sdn Bhd

on 9th February 2024

Datuk Seri Dr Michael K C Yam

SMW, DSNS, FCIOR, FRICS, DUniv (Heriot-Watt)

Director

GreenRE Sdn Bhd (1040485-V)

Wisma REHDA, No. 2C, Jalan 555D/6, 47301 Petaling Jaya

T 603-7803 2978 F 603-7803 5285





AETAS SEPUTEH
Has Been Awarded PLATINUM
Provisional GreenRE Certification
Residential Category 2023

COMMITTED TO GROWTH ROOTED BY SUSTAINABILITY

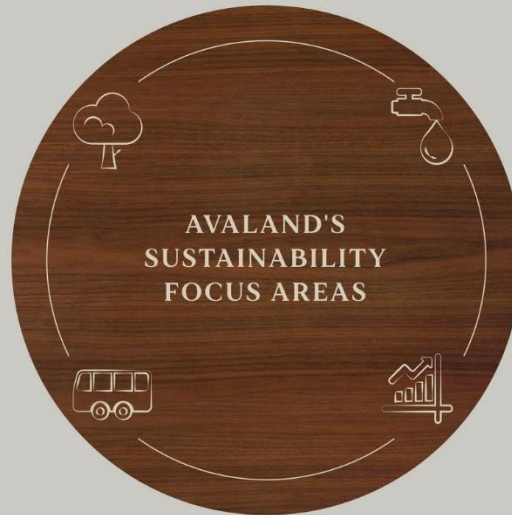
SITE RESILIENCE

- Conducting technical due diligence to screen environmental risks
- Enhancing biodiversity with native plants and species protection
- Permeable green spaces for effective rainwater absorption



PEOPLE MOBILITY & CONNECTIVITY

- Enhanced circulation and walkways for various mobility needs
- Access to the Public Transport network
- Embrace 'Design for Safety' in construction and operations



RESOURCE EFFICIENCY

- The implementation of energy-efficient and water-saving products
- Align with the industry's best practices to utilise raw-water withdrawal
- Committed to reducing carbon emission in supporting government initiatives



LOCAL ECONOMIC DEVELOPMENT

- Investment in employment and training
- Prioritising local supply chain and purchasing
- Social and community engagement in improving well-being



GREEN PILLARS OF OUR PROJECTS

The sustainability efforts behind Avaland's projects, detailing practices that minimise its carbon footprint, maximise the efficiency of natural energy, and manage resources.

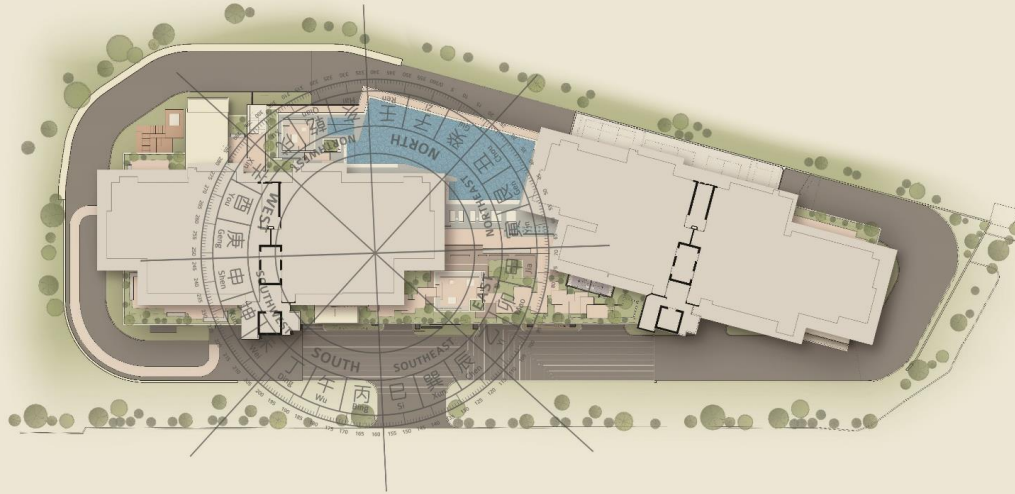
 <h3>ENERGY & WATER EFFICIENCY</h3> <p>Improved Ventilation For Enhanced Airflow</p> <ul style="list-style-type: none"> • 68% of living rooms and bedrooms are designed with true cross ventilation for enhanced air circulation • Units are designed with North-South facing windows to improve airflow <p>Efficient Energy Consumption & Savings</p> <ul style="list-style-type: none"> • The building envelopes are designed to achieve Residential Envelope Transmittance Value (RETV), reducing external heat gains and air conditioning system energy • LED lighting in common areas to reduce 64% of power consumption, and air conditioning systems with Suruhanjaya Tenaga 5-star rating <p>Efficient Water Usage For Reduced Consumption</p> <ul style="list-style-type: none"> • 81% water-efficient fittings at dwelling units to reduce water consumption • Rainwater harvesting system for landscape irrigation 	 <h3>WELLBEING & LIFESTYLE</h3> <p>Natural Ventilation For Optimal Airflow</p> <ul style="list-style-type: none"> • Residential units are designed to achieve natural ventilation • 71% of wet areas (kitchen and bathroom) are designed with openable windows for improved airflow and daylighting • Staircases in common areas are designed for optimal natural airflow • Refuse rooms are designed to minimise odour and pests within the development • Car parks are designed to allow natural air circulation <p>Noise Reduction In Select Areas</p> <ul style="list-style-type: none"> • Compliant to Sound Transmission Class (STC) to enhance acoustic comfort 	 <h3>SUSTAINABLE CONSTRUCTION</h3> <p>Minimised Carbon Impact</p> <ul style="list-style-type: none"> • Concrete Usage Index (CUI) is reduced to 0.415m³/m² to promote efficient use of concrete • Use of green cement to replace 30% of Ordinary Portland Cement (OPC) in building designs <p>Use Of Environmentally-Friendly Products</p> <ul style="list-style-type: none"> • Steel and aluminium, with recycled contents help reduce energy consumption and pollution • Eco-conscious products are used for building elements of the development 	 <h3>RESOURCE MANAGEMENT</h3> <p>Quality Of Work With Minimum Waste</p> <ul style="list-style-type: none"> • Recognises good quality construction by subscribing to QCLASSIC Assessment • The use of a system framework that has good casting quality and more recycling times than a conventional framework • Environmental Management Practices implemented during the construction stage to manage waste as well as the use of water and electricity <p>Future-proof</p> <ul style="list-style-type: none"> • Incorporating the use of low Volatile Organic Compound (VOC) products to ensure occupants' well-being • 1 set of 240L recycling bins placed at each tower to collect and efficiently manage recyclable waste
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FENGSHUI OF AETAS SEPUTEH





EXCEPTIONAL PROSPECTS



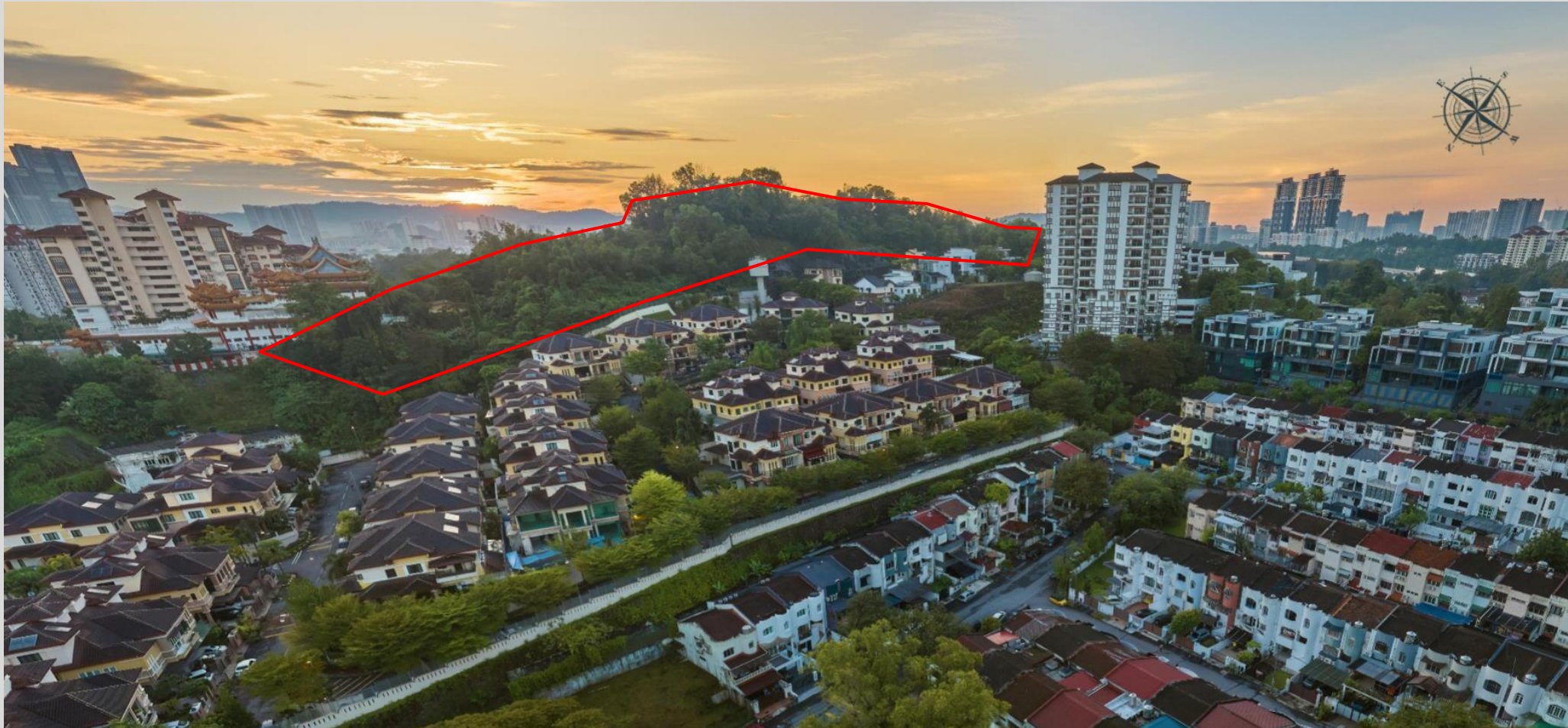
Endorsed by Dato' Joey Yap



Life at Aetas Seputeh is set up to be an exclusive, exceptional, and prosperous one. Accredited by Chinese astrology expert Dato' Joey Yap, the property is surrounded by mountains known as "Literary Arts Mountains".

These notable mountains are believed to be particularly beneficial for literary, scholastic, and academic pursuits. For residents looking to find good fortune in areas of research and development, or seeking academic success for their children, this serves as supplementary blessing to an already extraordinary life.

LOCATION : 'WEALTH' MOUNTAIN @ SAOUTH EAST



A Huge Door mountain is visible at the Southeast sector. In classical Feng Shui, such a mountain is said to be a 'Wealth' mountain. It is beneficial to the future occupants of Aetas to support their wealth generation endeavours.

LOCATION : MOVING WATER FEATURE @ RIVER OF LIVE



A moving water feature flowing from the North direction to the West direction. In Feng Shui, water is an essential part of ensuring an area has beneficial Qi (energy).

The flow and formation of the waterways that are visible for Aetas Seputeh are a superior Feng Shui feature – and unique to this development.

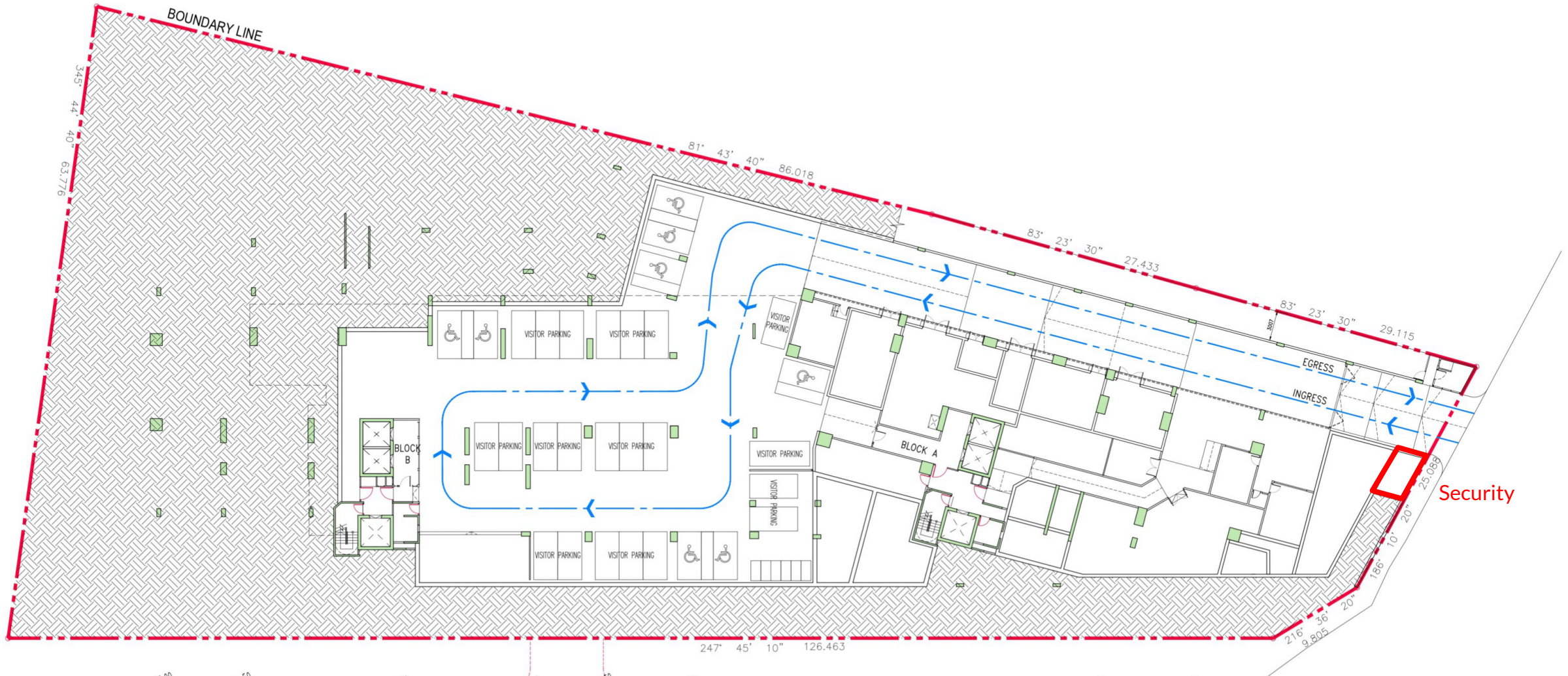
It is also a crucial element of ensuring the long-term positive Feng Shui for Aetas Seputeh in the coming energy cycle of Period 9 (2024 – 2043).



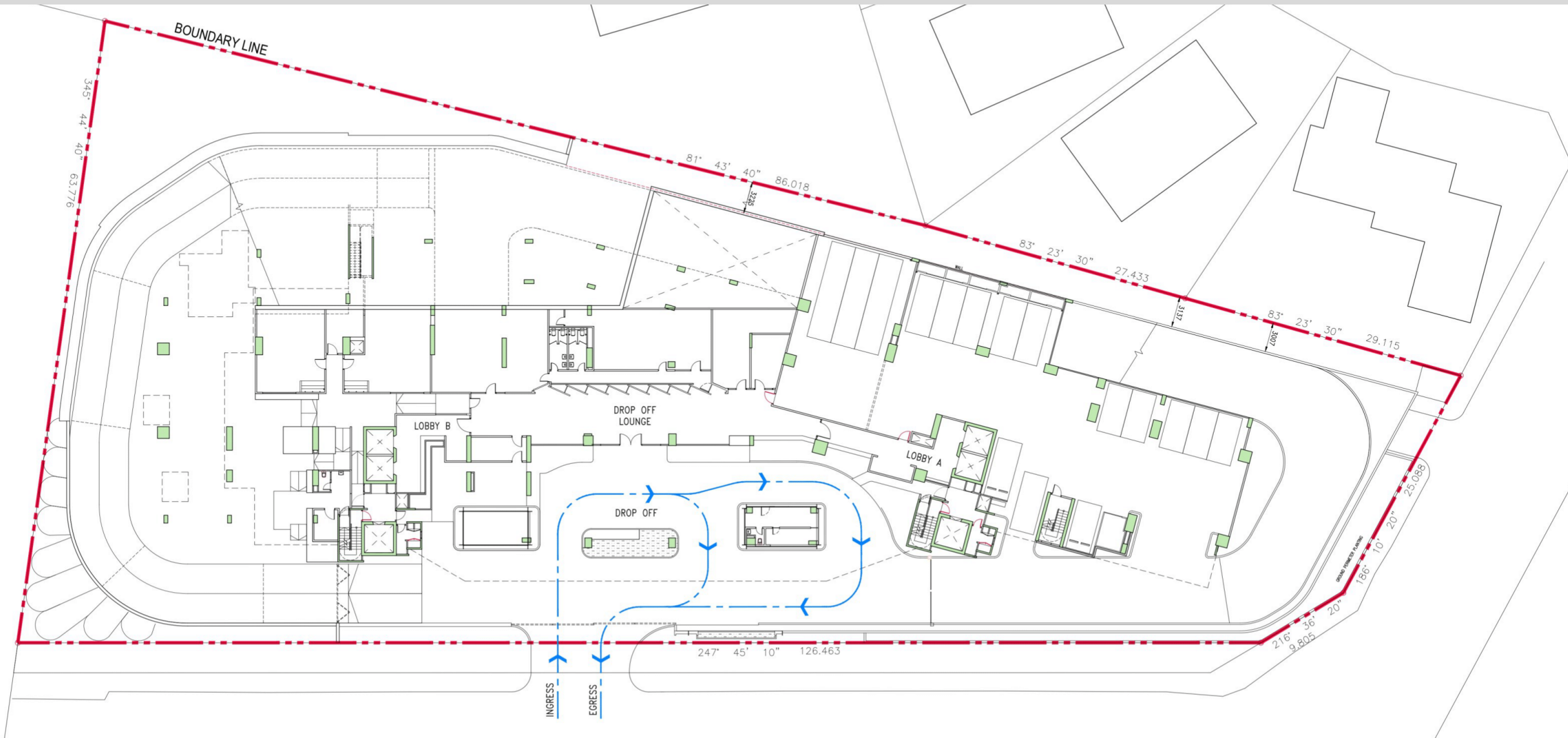
VEHICULAR CIRCULATION PLAN



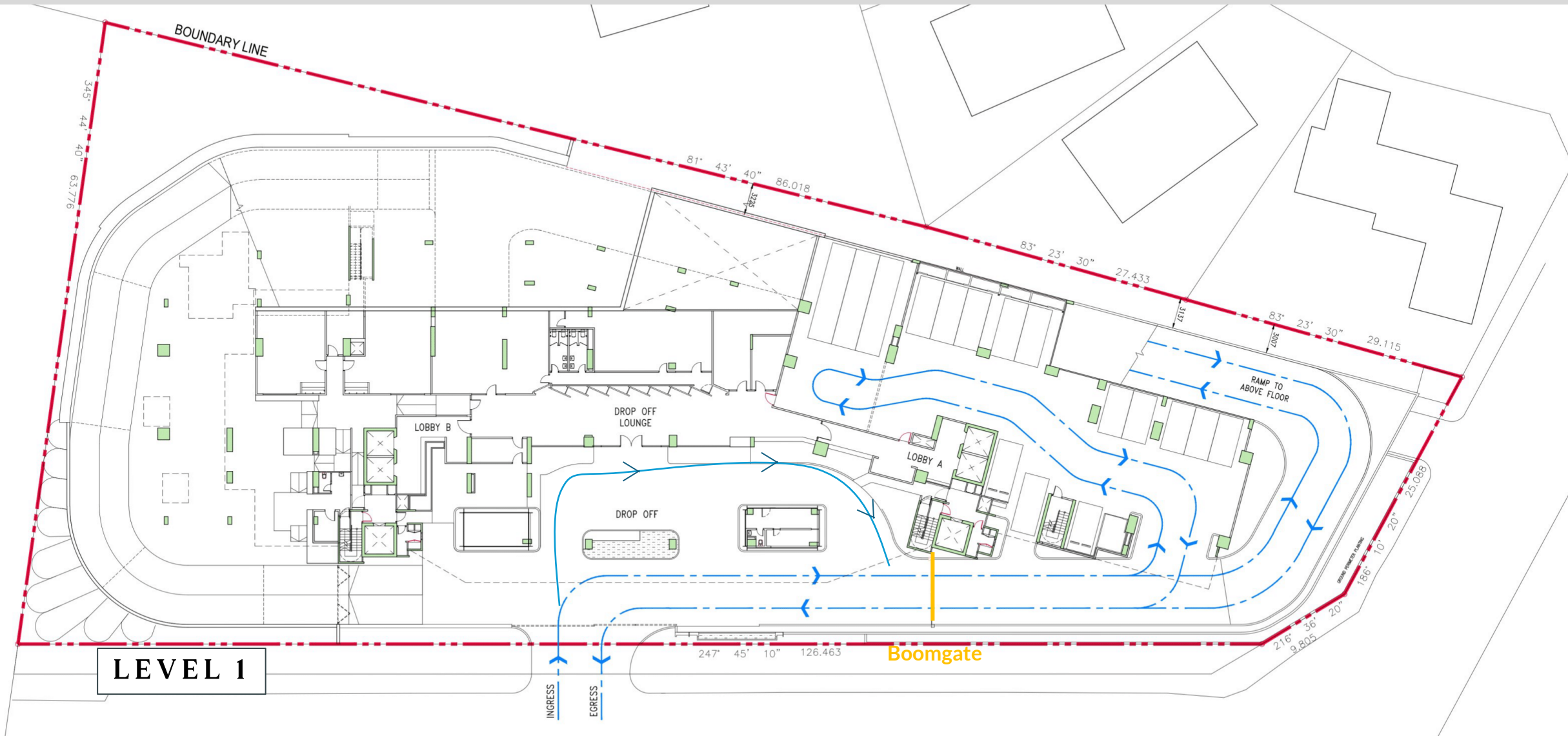
VEHICULAR CIRCULATION PLAN - FOR VISITOR LEVEL LG



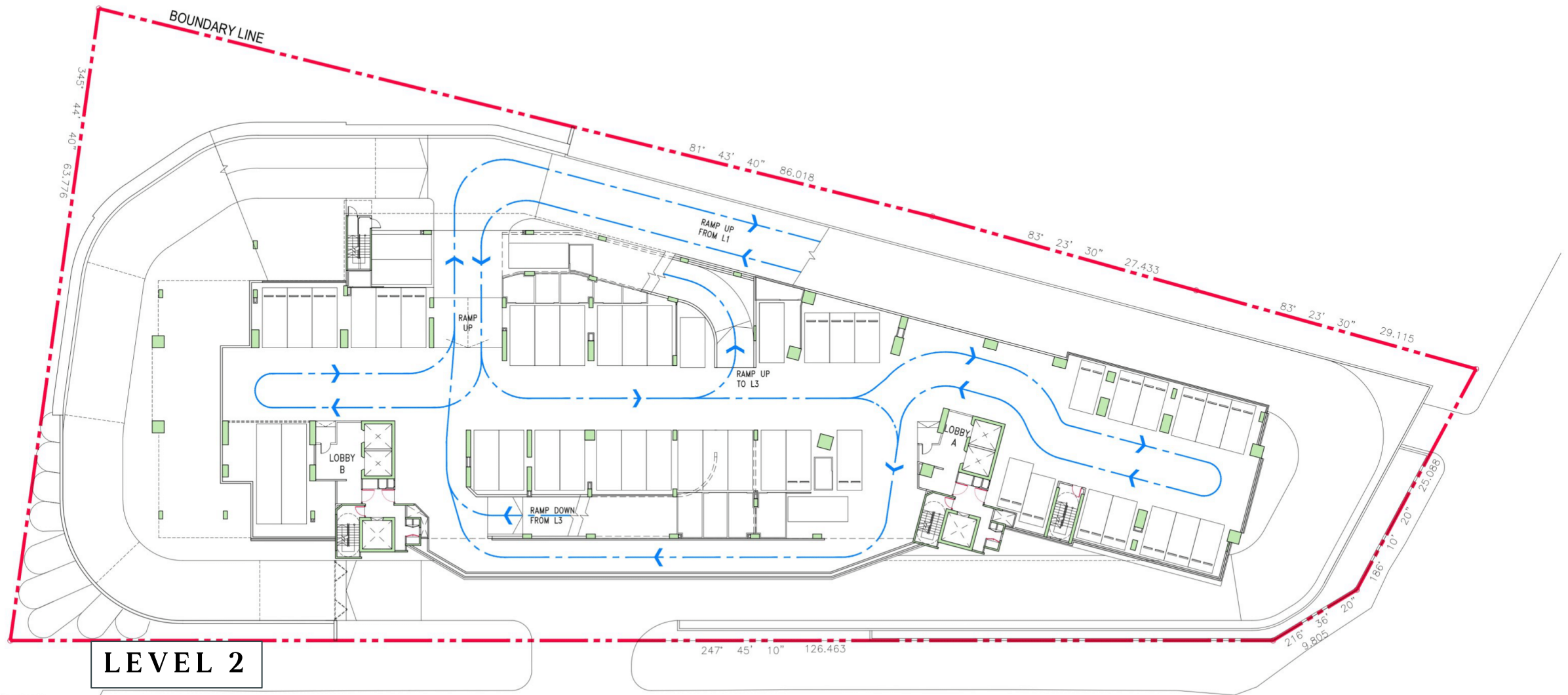
VEHICULAR CIRCULATION PLAN - FOR VISITOR LEVEL 1



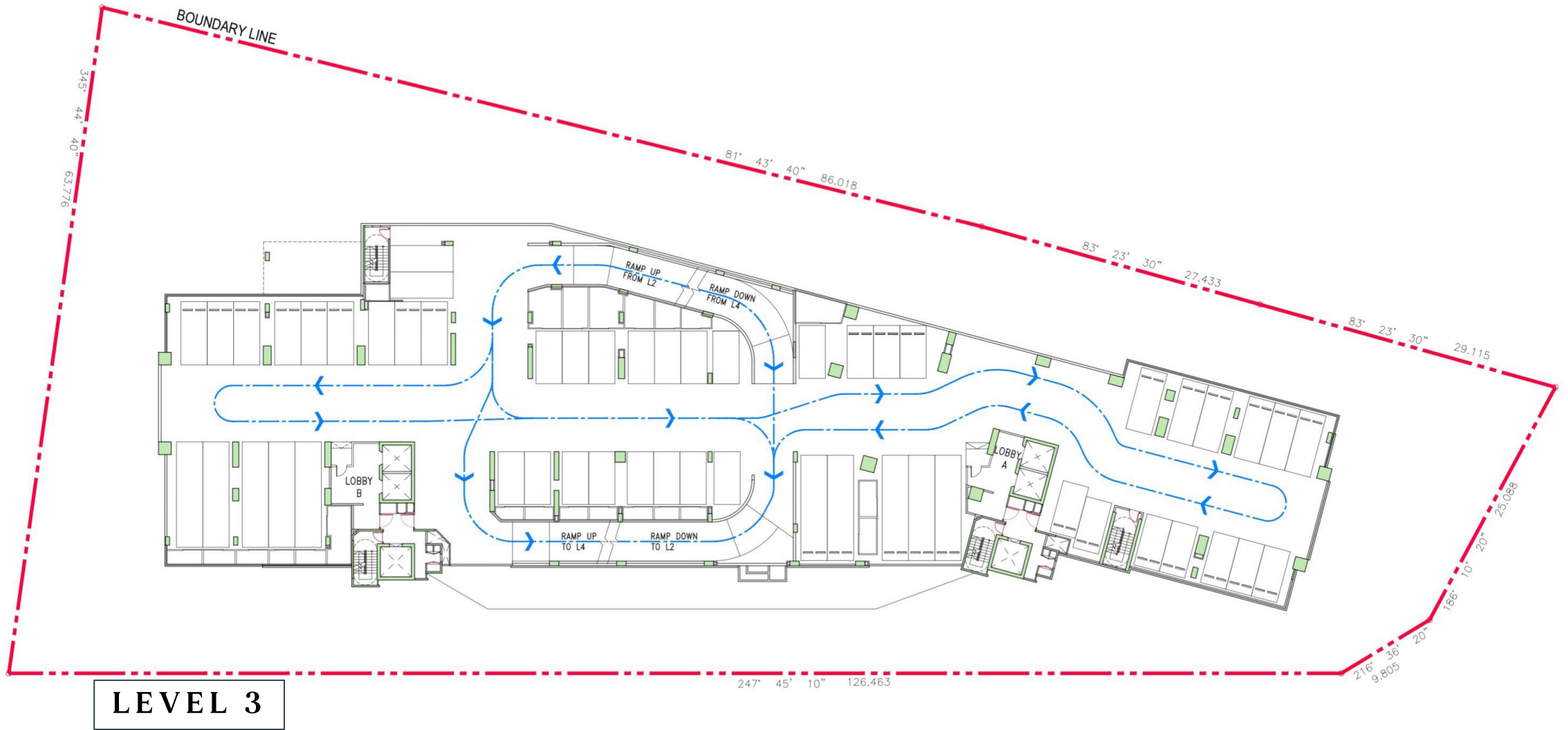
VEHICULAR CIRCULATION PLAN



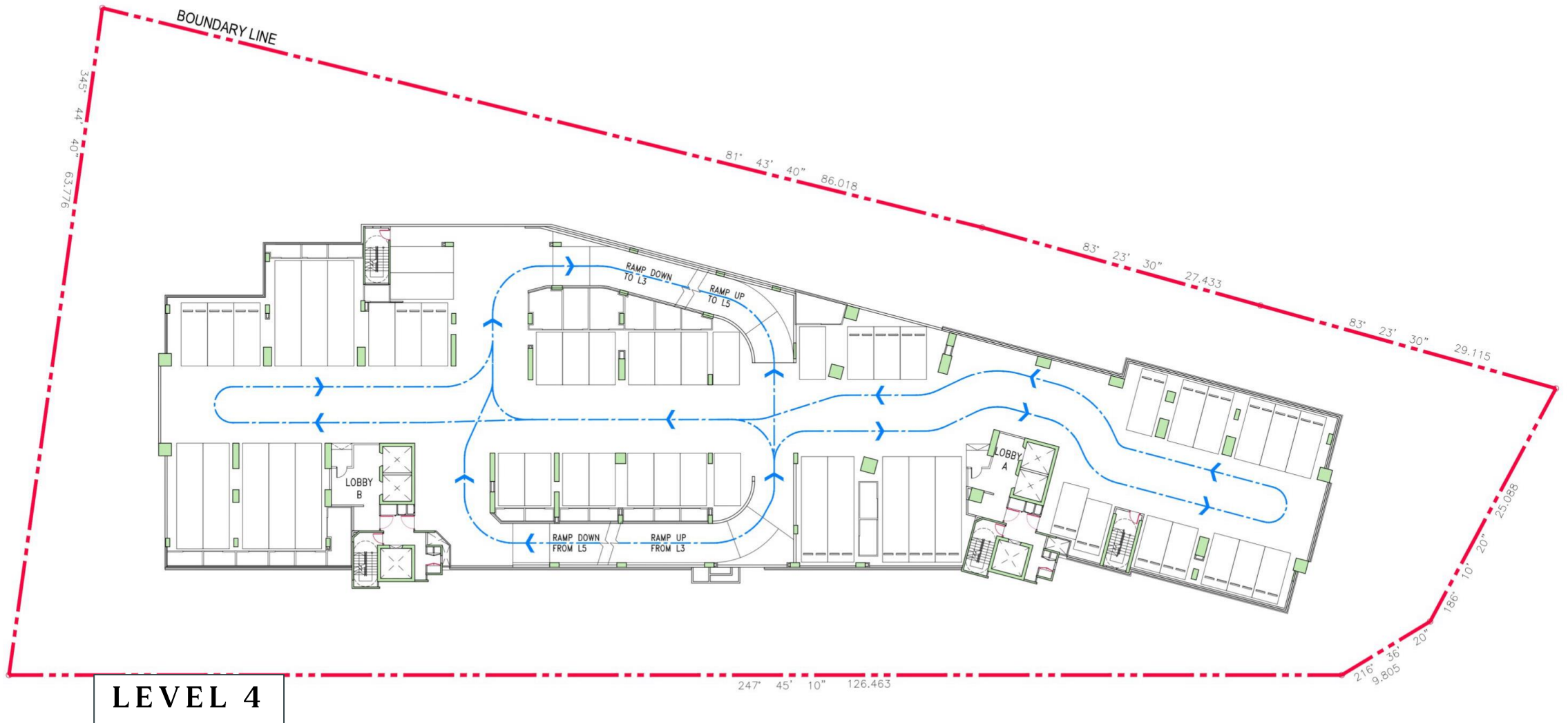
VEHICULAR CIRCULATION PLAN - LEVEL 2



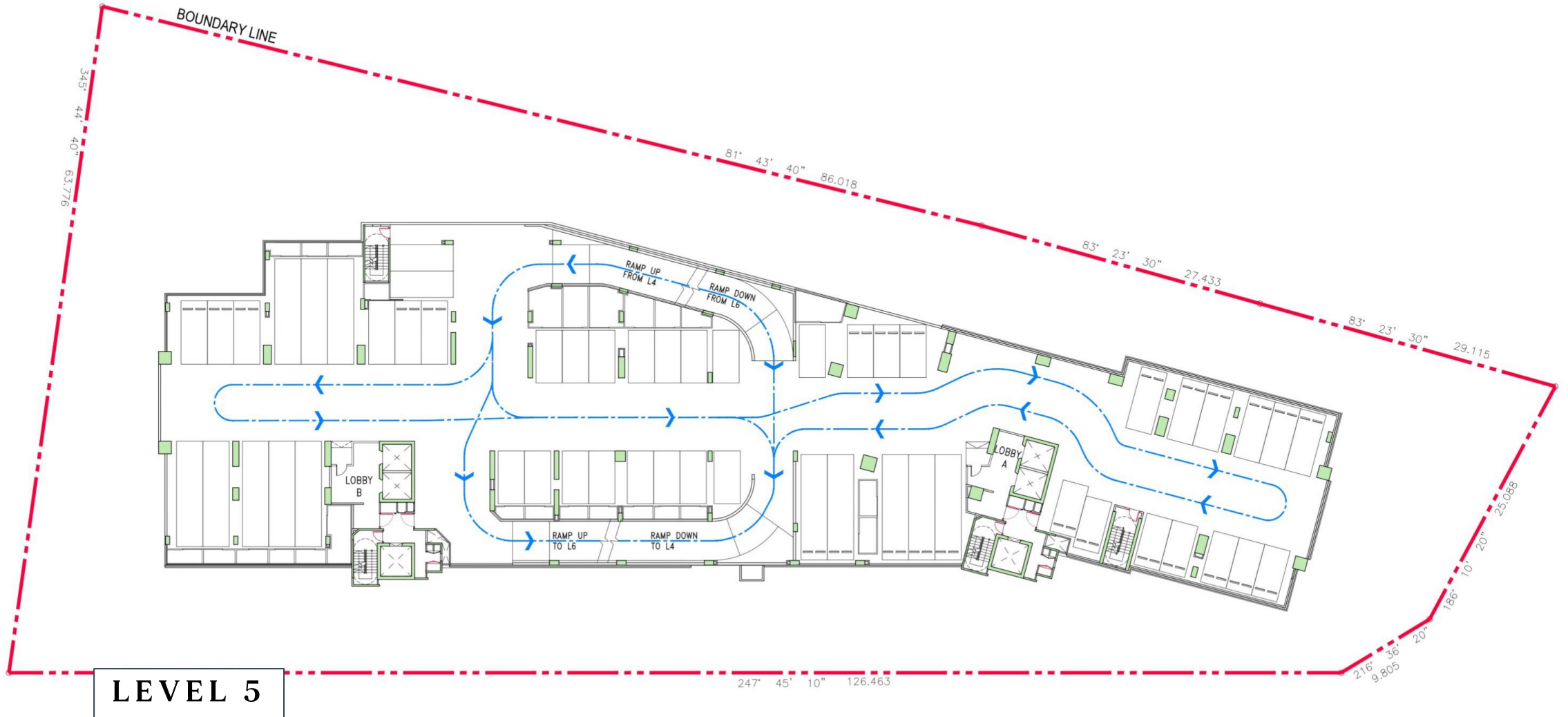
VEHICULAR CIRCULATION PLAN - LEVEL 3



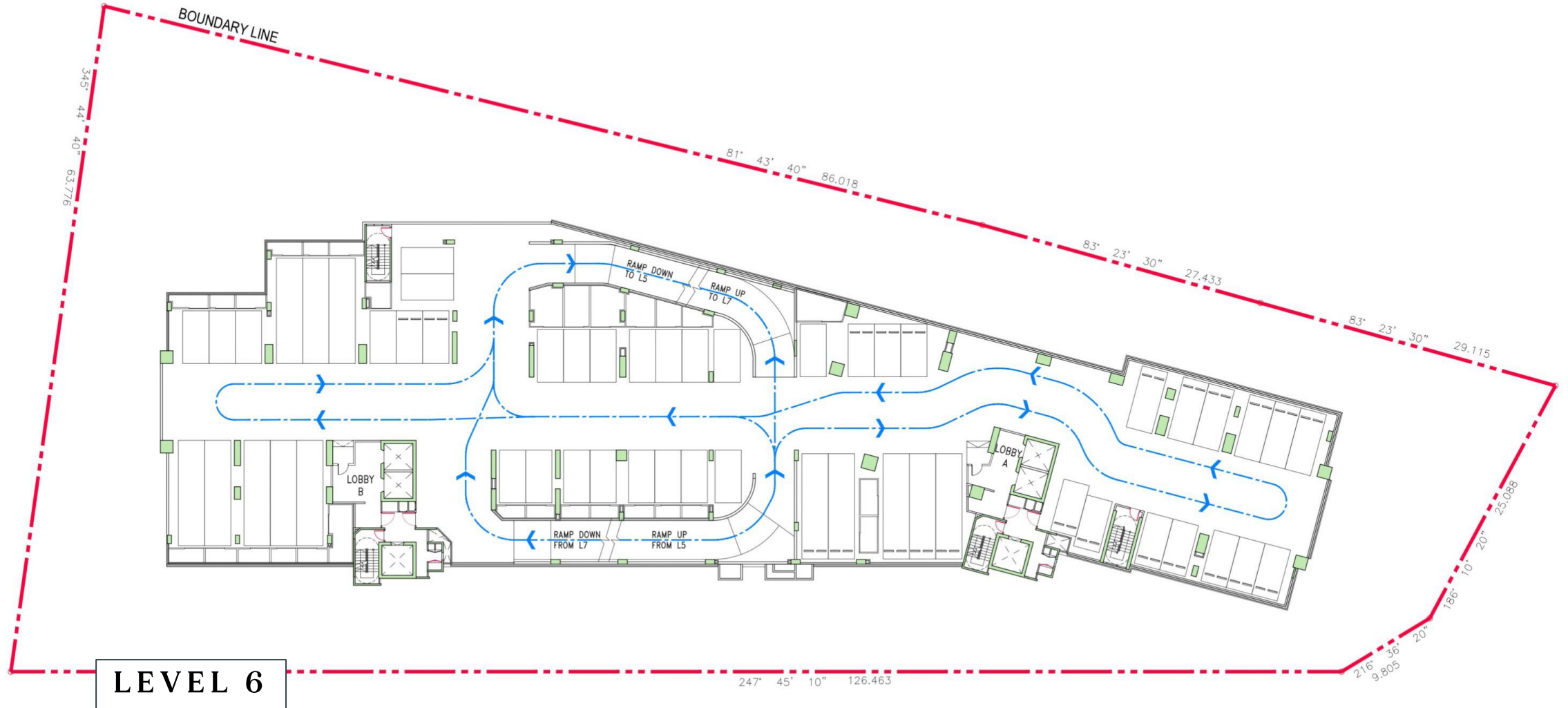
VEHICULAR CIRCULATION PLAN



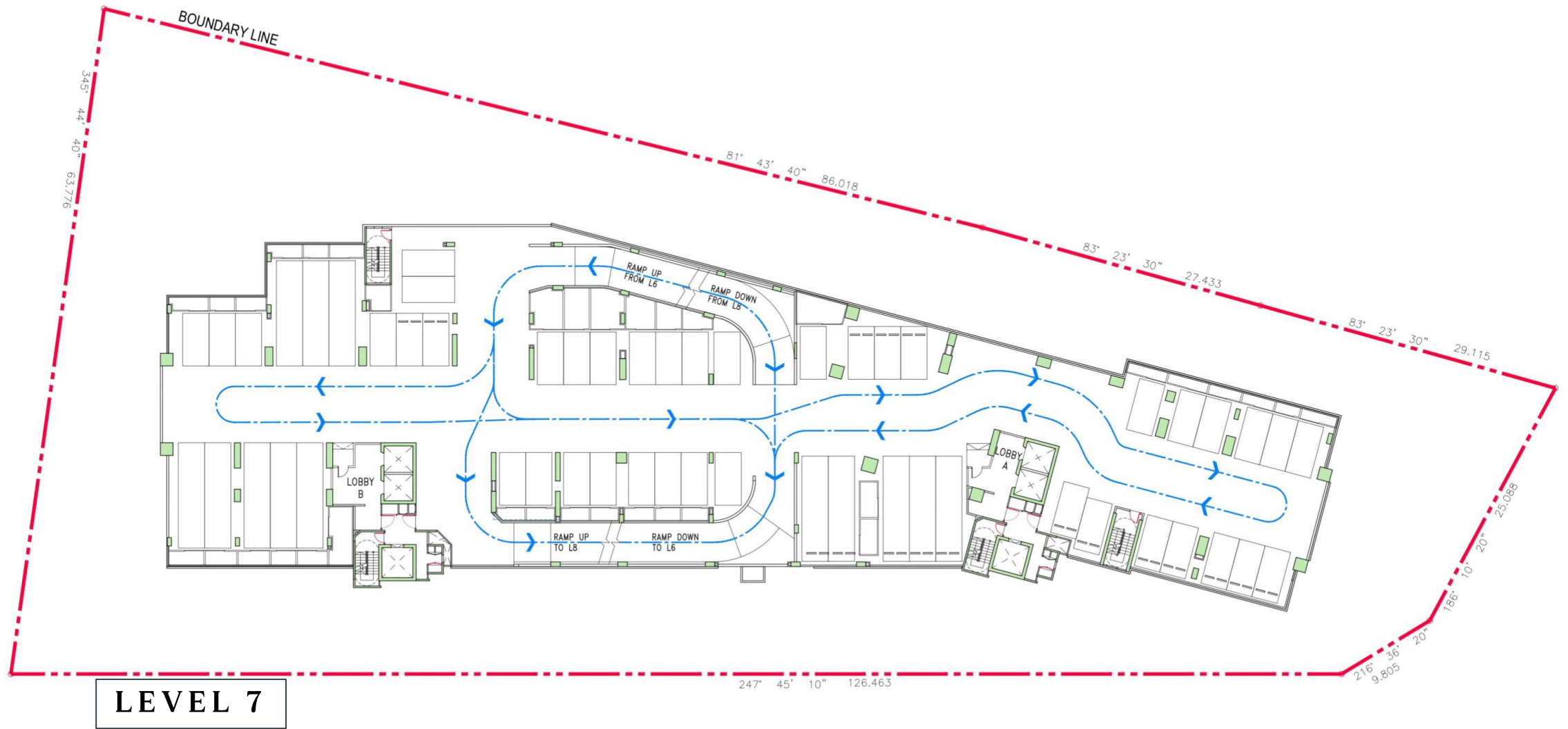
VEHICULAR CIRCULATION PLAN



VEHICULAR CIRCULATION PLAN

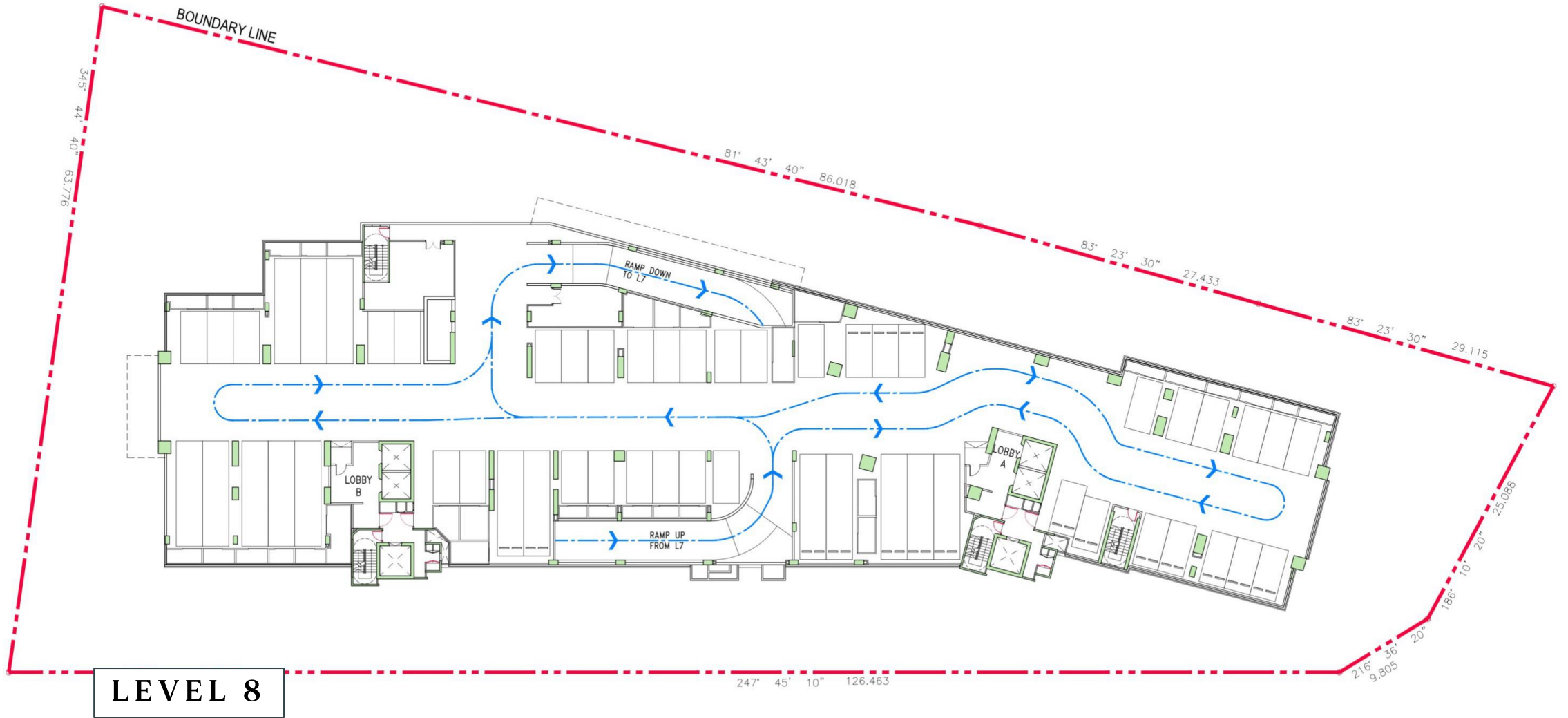


VEHICULAR CIRCULATION PLAN



LEVEL 7

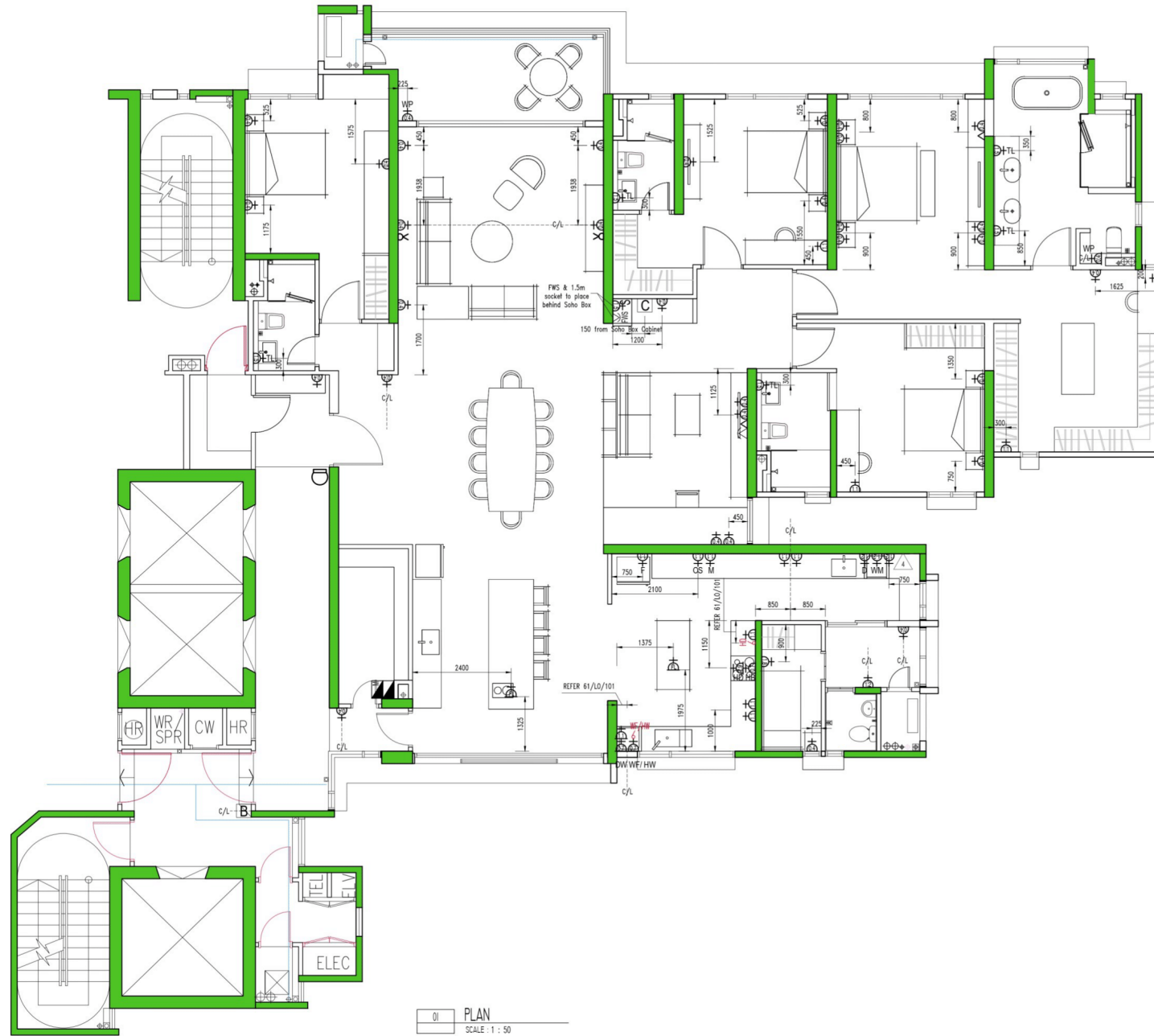
VEHICULAR CIRCULATION PLAN



ELECTRICAL POINT SOCKET

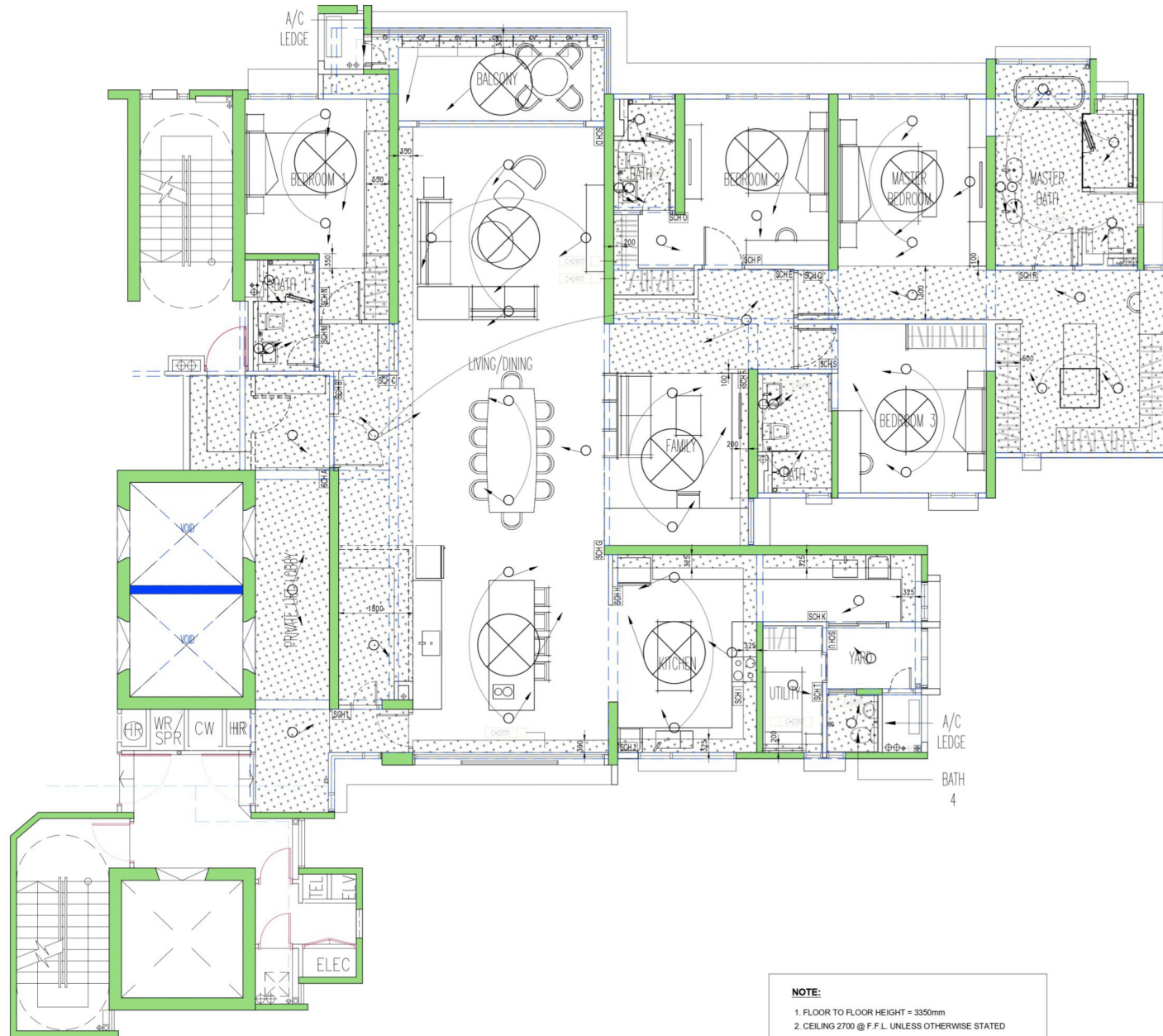


ELECTRICAL POINT SOCKET



[C]	CHIME POINT AT 2400mm HEIGHT C/W WIRE CONNECTOR
[B]	DOOR BELL POINT AT 2400mm HEIGHT C/W WIRE CONNECTOR
+<	13A SWITCH SOCKET POINT AT 400mm HEIGHT FROM FINISHED FLOOR LEVEL TO CENTRE OF FACEPLATE
+<	13A SWITCH SOCKET POINT AT 1800mm HEIGHT FROM FINISHED FLOOR LEVEL TO CENTRE OF FACEPLATE (FOR WALL FAN)
△	13A SWITCH SOCKET POINT C/W UNDERFLOOR FLOOR MOUNTED TYPE. RECESSED JUNCTION BOX, ETC
+<	13A SWITCH SOCKET POINT AT 1100mm HEIGHT FROM FINISHED FLOOR LEVEL TO CENTRE OF FACEPLATE
+<	13A SWITCH SOCKET POINT AT 1200mm HEIGHT FROM FINISHED FLOOR LEVEL TO CENTRE OF FACEPLATE
HP +<	13A SWITCH SOCKET POINT AT 700mm HEIGHT FROM FINISHED FLOOR LEVEL TO CENTRE OF FACEPLATE (FOR FOR HOT PLATE)
TL +<	13A SWITCH SOCKET POINT AT 1500mm HEIGHT FROM FINISHED FLOOR LEVEL TO CENTRE OF FACEPLATE (FOR TOILET)
F +<	13A SWITCH SOCKET POINT AT 1100mm HEIGHT FROM FINISHED FLOOR LEVEL TO CENTRE OF FACEPLATE (FOR FRIDGE)
HO +<	13A SWITCH SOCKET POINT AT 2900mm HEIGHT FROM FINISHED FLOOR LEVEL TO CENTRE OF FACEPLATE (FOR HOOD)
HB +<	KITCHEN HOB WIRING POINT C/W/ITH 32A SWITCH AND CABLE CONNECTOR/OUTLET AT 700mm HEIGHT FROM FINISHED FLOOR LEVEL TO CENTRE OF FACEPLATE (FOR 4 ZONE INDUCTION HOB)
OS +<	15A SWITCH SOCKET POINT AT 1100mm HEIGHT FROM FINISHED FLOOR LEVEL TO CENTRE OF FACEPLATE (FOR OVEN/STEAMER)
DW +<	15A SWITCH SOCKET POINT AT 700mm HEIGHT FROM FINISHED FLOOR LEVEL TO CENTRE OF FACEPLATE (FOR DISH WASHER)
WH +<	13A SWITCH SOCKET POINT AT 700mm HEIGHT FROM FINISHED FLOOR LEVEL TO CENTRE OF FACEPLATE (FOR WATER FILTER)
WM +<	13A SWITCH SOCKET POINT AT 1200mm HEIGHT FROM FINISHED FLOOR LEVEL TO CENTRE OF FACEPLATE (FOR WASHING MACHINE)
WP +<	13A SWITCH SOCKET POINT AT 400mm HEIGHT FROM FINISHED FLOOR LEVEL TO CENTRE OF FACEPLATE (WEATHER PROOF TYPE IP64)
D +<	13A SWITCH SOCKET POINT AT 1200mm HEIGHT FROM FINISHED FLOOR LEVEL TO CENTRE OF FACEPLATE (FOR DRYER)
M +<	13A SWITCH SOCKET POINT AT 1100mm HEIGHT FROM FINISHED FLOOR LEVEL TO CENTRE OF FACEPLATE (FOR MICROWAVE)
■	ELECTRICAL DISTRIBUTION BOARD AT 1200mm HEIGHT FROM FINISHED FLOOR LEVEL TO BOTTOM OF DB
■	ELECTRICAL DISTRIBUTION BOARD AT 1800mm HEIGHT FROM FINISHED FLOOR LEVEL TO BOTTOM OF DB
○	3 GANG SMATY FACEPLATE (SAT, TV, FA) C/W CONCEALED BASEPLATE AT 300mm HEIGHT FROM FINISHED FLOOR LEVEL TO CENTRE OF FACEPLATE
◡	DOME CAMERA CCTV WIRING POINT
FWS △	FWS (FIBER WALL SOCKET OUTLET) AT 1500mm HEIGHT FROM FINISHED FLOOR LEVEL TO CENTRE OF FACEPLATE
△	1 GANG RJ 11 TELEPHONE OUTLET POINT AT 400mm HEIGHT FROM FINISHED FLOOR LEVEL TO CENTRE OF FACEPLATE
△	1 GANG RJ 45 DATA OUTLET POINT AT 400mm HEIGHT FROM FINISHED FLOOR LEVEL TO CENTRE OF FACEPLATE
S	SOHO BOX AT 1500mm HEIGHT FROM FINISHED FLOOR LEVEL TO TOP OF SOHO BOX

ELECTRICAL POINT SOCKET



NOTE:
 1. FLOOR TO FLOOR HEIGHT = 3350mm
 2. CEILING 2700 @ F.F.L. UNLESS OTHERWISE STATED

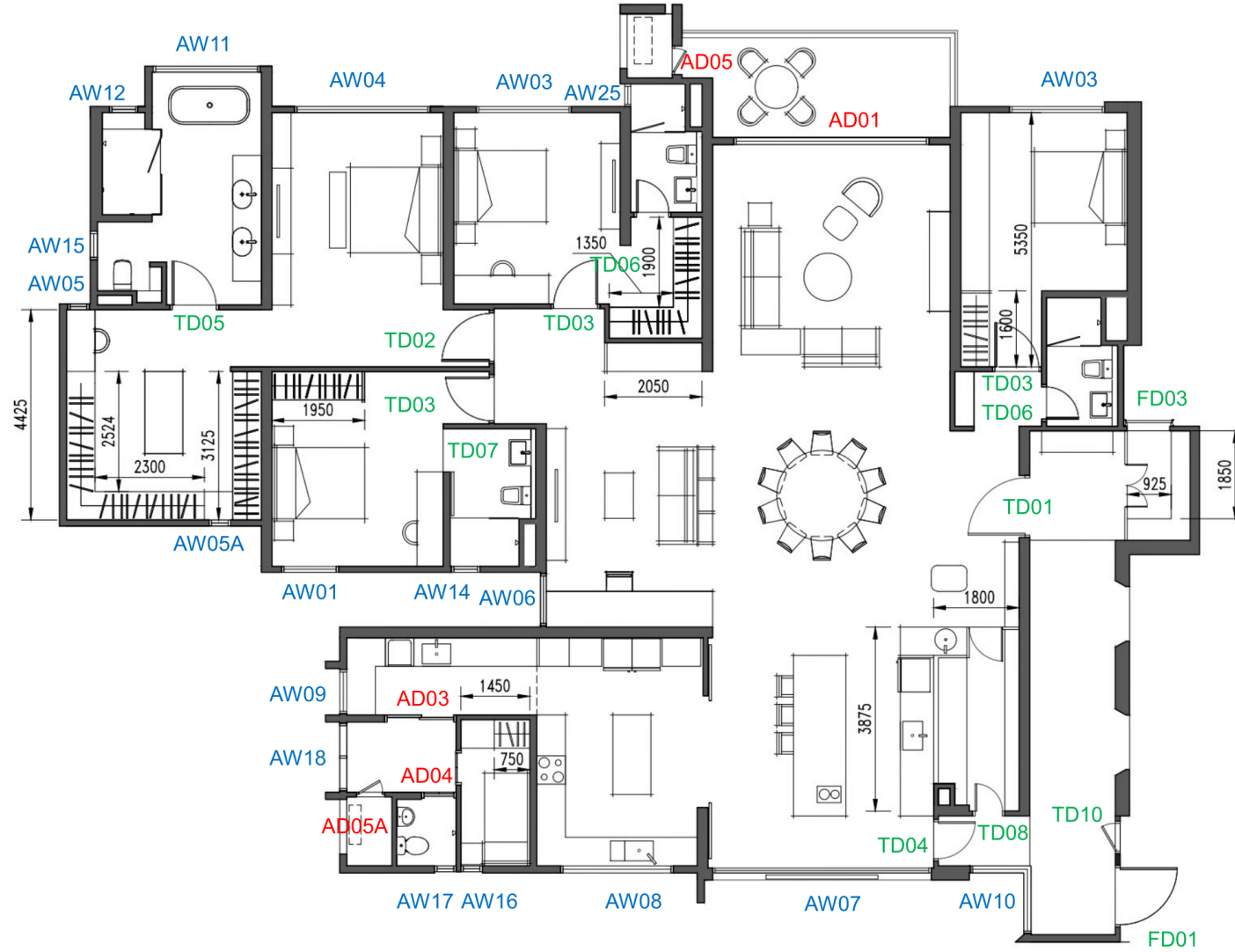
SCHEDULE OF GROUPED SWITCHES

SCH	GROUP SWITCHES	SCH	GROUP SWITCHES
A	100 86 86 1.1m FROM FFL PRIVATE LIFT LOBBY	L	center of wall 86 1.1m FROM FFL PRIVATE LIFT LOBBY PRIVATE STORE
B	150 from edge of door frame to center of switch plate 86 1.1m FROM FFL POWER CORRIDOR	M	center of wall 86 1.1m FROM FFL BATH 1
C	225 from edge of wall to edge of switch plate 86 1.1m FROM FFL AC THERMOSTAT DINING LOBBY (BATH (BY SHARY TOWER))	N	175 from edge of wall to center of switch plate 86 1.1m FROM FFL BEDROOM 1
D	300 from wall corner to center of switch plate 86 1.1m FROM FFL BALCONY	O	center of wall 86 1.1m FROM FFL BATH 2
E	150 from wall corner to center of switch plate 86 1.1m FROM FFL CORRIDOR	P	75 from edge of door frame to center of switch plate 86 1.1m FROM FFL BEDROOM 2
F	150 from edge of wall to center of switch plate 160 1.1m FROM FFL FAMILY AC THERMOSTAT	Q	423 from edge of wall to center of switch plate 160 1.1m FROM FFL MASTER BEDROOM AC THERMOSTAT
G	100 120 15 1.1m FROM FFL SERVING KITCHEN	R	150 from edge of door frame to center of switch plate 268 1.1m FROM FFL MASTER BATH
H	150 from edge of wall to center of switch plate 86 1.1m FROM FFL KITCHEN	S	150 from edge of wall to center of switch plate 238 1.1m FROM FFL BATH 3 BEDROOM 3
I	300 from edge of wall to center of socket plate 163 1.1m FROM FFL KITCHEN	T	150 from edge of door frame to center of switch plate 86 1.1m FROM FFL LOBBY (BATH 3 ROOM)
J	center of wall 86 1.1m FROM FFL FAMILY SWITCH	U	center of wall 86 1.1m FROM FFL BATH 4
K	150 from edge of door frame to center of switch plate 86 1.1m FROM FFL KITCHEN TARD		

DOOR & WINDOW SCHEDULE

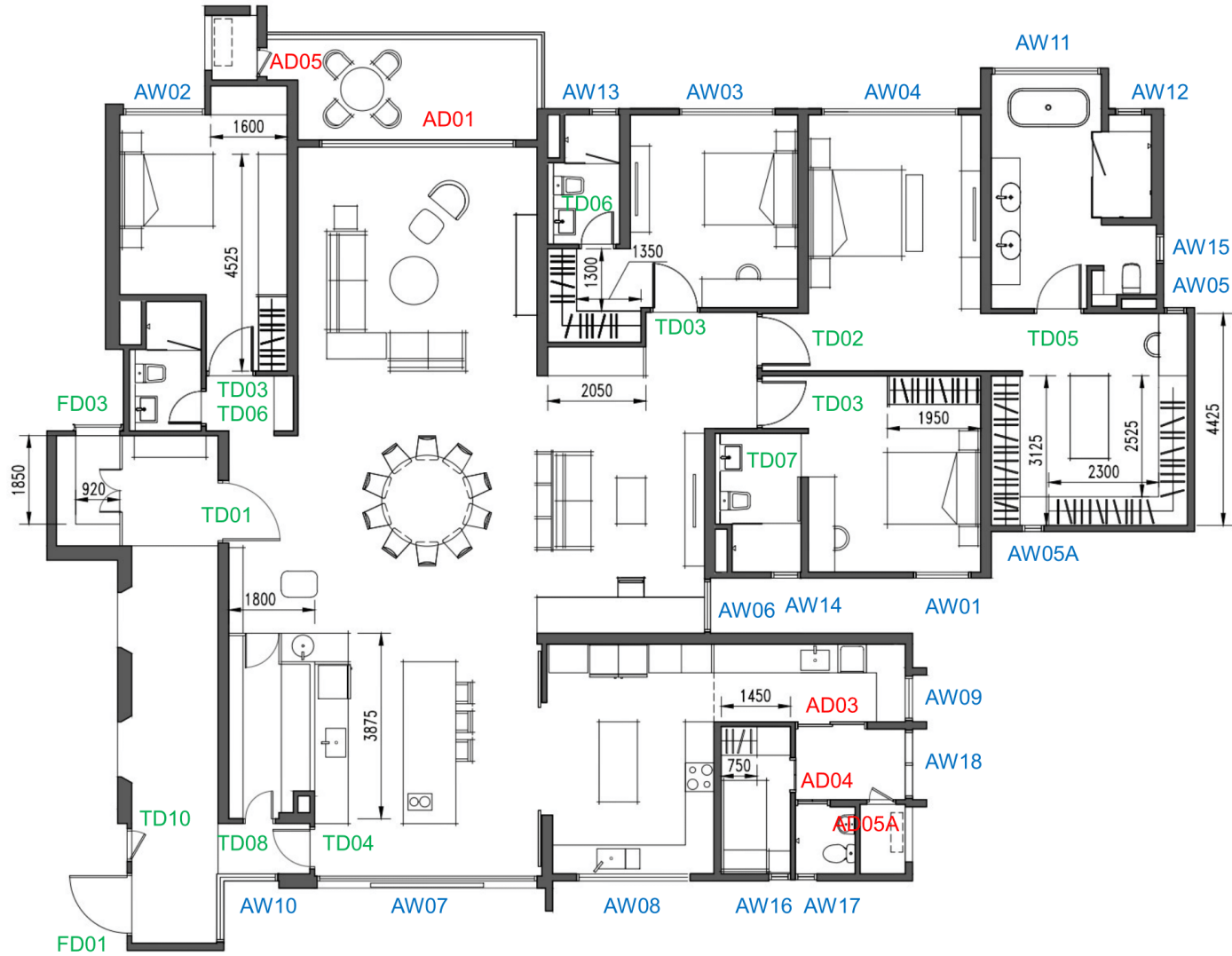


DOOR & WINDOW SCHEDULE



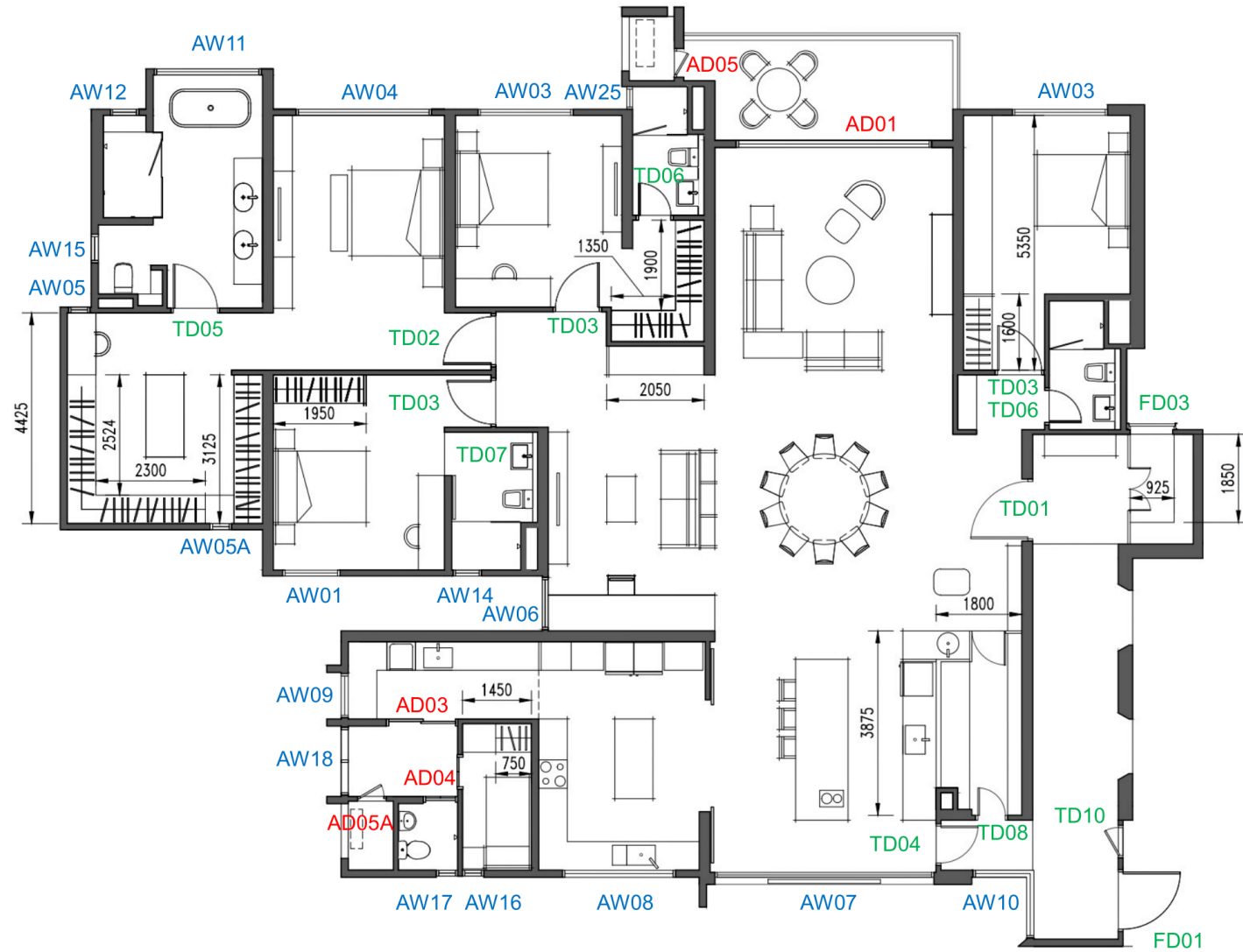
TYPE A2

DOOR & WINDOW SCHEDULE



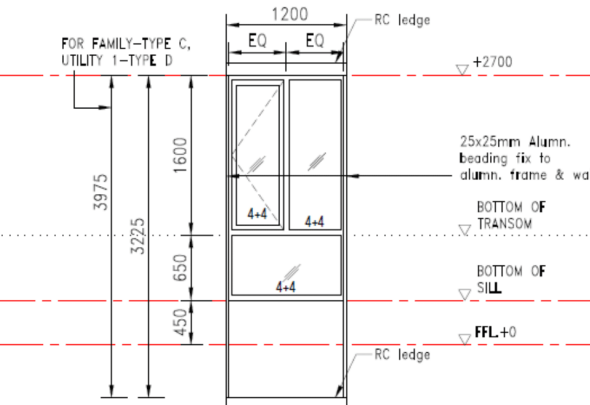
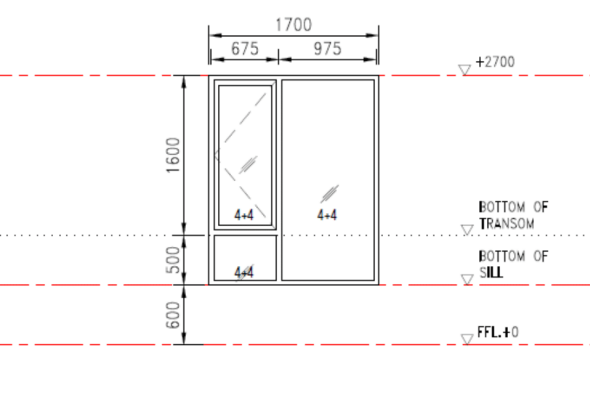
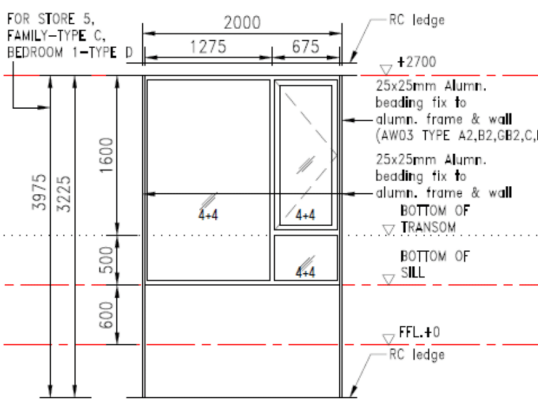
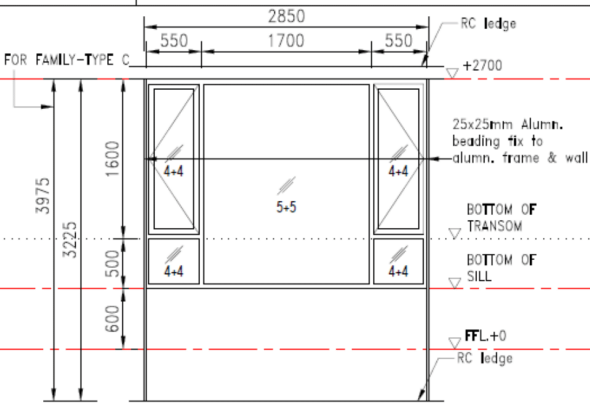
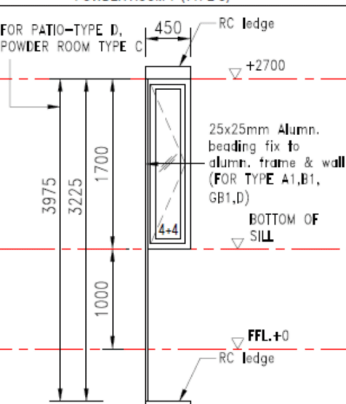
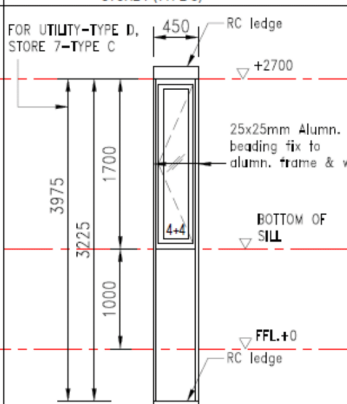
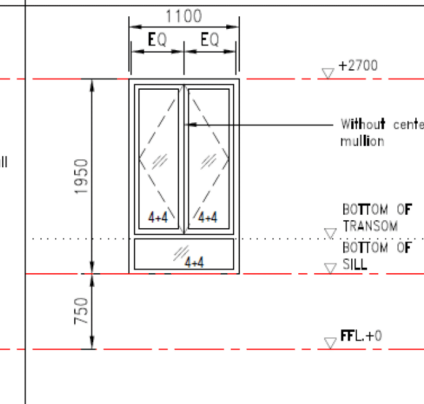
TYPE B1

DOOR & WINDOW SCHEDULE



TYPE B2

WINDOW SCHEDULE

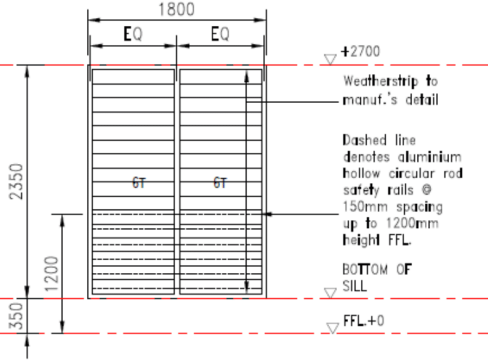
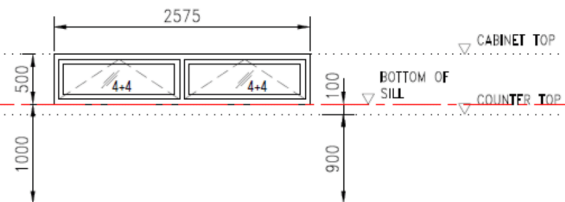
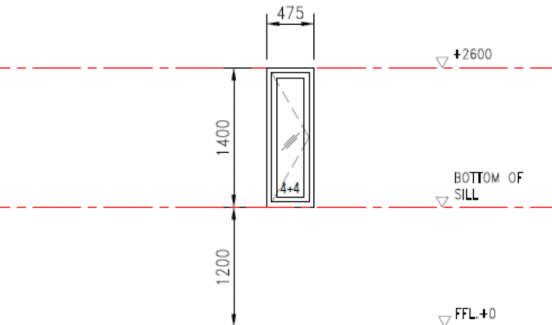
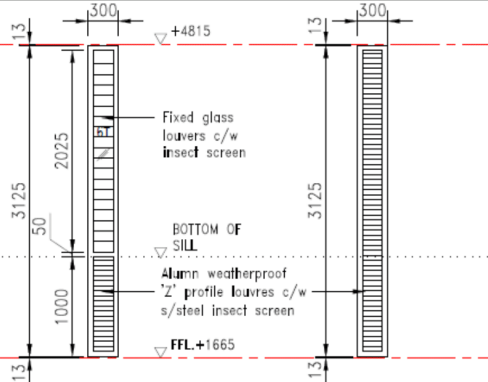
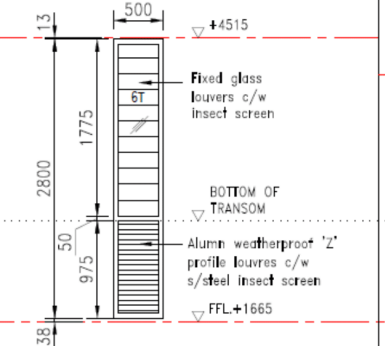
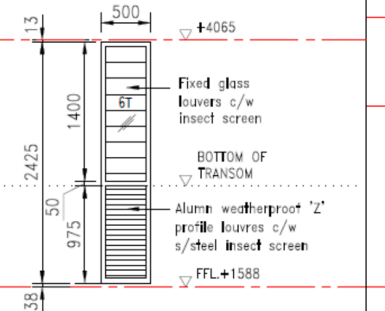
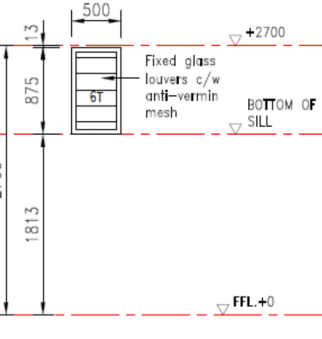
TYPE	AW01*	AW02*	AW03*	
DESCRIPTION	SANDBLAST ANODISED ALUMN. FRAME CASEMENT WINDOW TO ARCHT'S SELECTION & MANUF'S DETAIL. (REFER TO LEGEND FOR GLASS TYPE)	SANDBLAST ANODISED ALUMN. FRAME CASEMENT WINDOW TO ARCHT'S SELECTION & MANUF'S DETAIL. (REFER TO LEGEND FOR GLASS TYPE)	SANDBLAST ANODISED ALUMN. FRAME CASEMENT WINDOW TO ARCHT'S SELECTION & MANUF'S DETAIL. (REFER TO LEGEND FOR GLASS TYPE)	
LOCATION	AW01: BEDROOM 3 (TYPE B1) AW01 (M): BEDROOM 3 (TYPE A2, B2, C) FAMILY (TYPE C) UTILITY 1 (TYPE D)	AW02: BEDROOM 1 (TYPE A1, B1, GB1) STUDY (TYPE C) LIVING (TYPE C, D)	AW03: BEDROOM 1 (TYPE A2, B2, GB2, C, D) BEDROOM 2 (TYPE B1, GB1) STORE 5 (TYPE C) AW03 (M): BEDROOM 2 (TYPE A2, B2, GB2, C) FAMILY (TYPE C)	
	 <p>NOTE : (M) REFERS TO MIRRORED ARRANGEMENT AT LOCATION(S) INDICATED ON PLAN</p>	 <p>NOTE : (M) REFERS TO MIRRORED ARRANGEMENT AT LOCATION(S) INDICATED ON PLAN</p>	 <p>NOTE : (M) REFERS TO MIRRORED ARRANGEMENT AT LOCATION(S) INDICATED ON PLAN</p>	
TYPE	AW04*	AW05*	AW05a*	AW06*
DESCRIPTION	SANDBLAST ANODISED ALUMN. FRAME CASEMENT WINDOW TO ARCHT'S SELECTION & MANUF'S DETAIL. (REFER TO LEGEND FOR GLASS TYPE)	SANDBLAST ANODISED ALUMN. FRAME CASEMENT WINDOW TO ARCHT'S SELECTION & MANUF'S DETAIL. (REFER TO LEGEND FOR GLASS TYPE)	SANDBLAST ANODISED ALUMN. FRAME CASEMENT WINDOW TO ARCHT'S SELECTION & MANUF'S DETAIL. (REFER TO LEGEND FOR GLASS TYPE)	SANDBLAST ANODISED ALUMN. FRAME CASEMENT WINDOW TO ARCHT'S SELECTION & MANUF'S DETAIL. (REFER TO LEGEND FOR GLASS TYPE)
LOCATION	MASTER BEDROOM (TYPE A2, B1, B2, GB1, GB2) MASTER BEDROOM 1 (TYPE C) FAMILY (TYPE C)	AW05: MASTER BEDROOM WALK-IN WARDROBE (TYPE A1, B1, GB1) PATIO (TYPE D) AW05 (M): MASTER BEDROOM WALK-IN WARDROBE (TYPE A2, B2, GB2, C) POWDER ROOM 1 (TYPE C)	AW05a: MASTER BEDROOM WALK-IN WARDROBE (TYPE A1, B1, GB1) AW05a (M): MASTER BEDROOM WALK-IN WARDROBE (TYPE A2, B2, GB2, C) UTILITY 1 (TYPE C), UTILITY 1 (TYPE D) STORE 7 (TYPE C)	FAMILY AREA (TYPE A2, B1, B2, GB1, GB2, C) YARD (TYPE C) BEDROOM 4 (TYPE D)
	 <p>NOTE : (M) REFERS TO MIRRORED ARRANGEMENT AT LOCATION(S) INDICATED ON PLAN</p>	 <p>NOTE : (M) REFERS TO MIRRORED ARRANGEMENT AT LOCATION(S) INDICATED ON PLAN</p>	 <p>NOTE : (M) REFERS TO MIRRORED ARRANGEMENT AT LOCATION(S) INDICATED ON PLAN</p>	 <p>NOTE : (M) REFERS TO MIRRORED ARRANGEMENT AT LOCATION(S) INDICATED ON PLAN</p>
<p>NOTE: - Refer to glass type schedule for glass specifications - LB Aluminium Sandblast Anodized Finish - Davy Bronze (Dark Bronze)</p>				

TYPE	AW07*	AW08*
DESCRIPTION	SANDBLAST ANODISED ALUMN. FRAME CASEMENT WINDOW TO ARCHT'S SELECTION & MANUF'S DETAIL. (REFER TO LEGEND FOR GLASS TYPE) AND SANDBLAST ANODISED ALUMN. FRAMED GLASS SLIDING DOOR WITH 2-POINT LOCK TO SPECIALIST CONTRACTOR'S DETAIL. ROLLER MECHANISM TO BE 'GIESSE' HEAVY DUTY SLIDING ROLLERS.	SANDBLAST ANODISED ALUMN. FRAME TOP HUNG WINDOW TO ARCHT'S SELECTION & MANUF'S DETAIL. (REFER TO LEGEND FOR GLASS TYPE)
LOCATION	DINING (TYPE A1,A2,B1,B2,GB1,GB2) GUEST LIVING (TYPE C) FOYER (TYPE C) BEDROOM 2 (TYPE D)	KITCHEN (TYPE A2, B1, B2, GB1, GB2, C) BEDROOM 4 (TYPE C)
TYPE	AW09*	AW10
DESCRIPTION	SANDBLAST ANODISED ALUMN. FRAME CASEMENT WINDOW TO ARCHT'S SELECTION & MANUF'S DETAIL. (REFER TO LEGEND FOR GLASS TYPE)	SANDBLAST ANODISED ALUMN. FRAME CASEMENT WINDOW TO ARCHT'S SELECTION & MANUF'S DETAIL. (REFER TO LEGEND FOR GLASS TYPE)
LOCATION	AW09: YARD (TYPE B1, D) AW09(M): YARD (TYPE A2, B2, C) BEDROOM 4 (TYPE C) BEDROOM 3 (TYPE D)	AW10: PRIVATE LIFT LOBBY (TYPE A1, B1, GB1,C, D) AW10(M): PRIVATE LIFT LOBBY (TYPE A2, B2, GB2, C, D)
<p>NOTE : (M) REFERS TO MIRRORED ARRANGEMENT AT LOCATION(S) INDICATED ON PLAN</p> <p>NOTE : (M) REFERS TO MIRRORED ARRANGEMENT AT LOCATION(S) INDICATED ON PLAN</p> <p>NOTE: - Refer to glass type schedule for glass specifications - LB Aluminium Sandblast Anodized Finish - Davy Bronze (Dark Bronze)</p>		

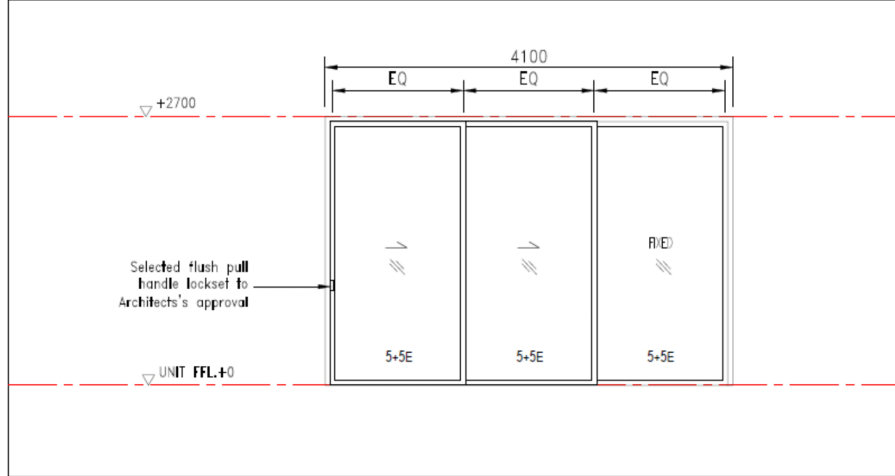
TYPE	AW11*	AW12*	AW13*	
DESCRIPTION	SANDBLAST ANODISED ALUMN. FRAME CASEMENT WINDOW TO ARCHT'S SELECTION & MANUF'S DETAIL. (REFER TO LEGEND FOR GLASS TYPE)	SANDBLAST ANODISED ALUMN. FRAME TOP HUNG WINDOW TO ARCHT'S SELECTION & MANUF'S DETAIL. (REFER TO LEGEND FOR GLASS TYPE)	SANDBLAST ANODISED ALUMN. FRAME CASEMENT WINDOW TO ARCHT'S SELECTION & MANUF'S DETAIL. (REFER TO LEGEND FOR GLASS TYPE)	
LOCATION	AW11: MASTER BATH - BATHTUB AREA (TYPE B1,B2,GB1,GB2,D) AW11(M): MASTER BATH - BATHTUB AREA (TYPE A2) MASTER BATH 1 - BATHTUB AREA (TYPE C)	MASTER BATH - SHOWER AREA (TYPE A1,A2,B1,B2,GB1,GB2) MASTER BATH 1 - SHOWER AREA (TYPE C)	BATH 2 (TYPE A1,B1,GB1) LIVING 2 (TYPE C)	
	NOTE : (M) REFERS TO MIRRORED ARRANGEMENT AT LOCATION(S) INDICATED ON PLAN			
TYPE	AW14*	AW14a*	AW15*	AW16*
DESCRIPTION	SANDBLAST ANODISED ALUMN. FRAME CASEMENT WINDOW TO ARCHT'S SELECTION & MANUF'S DETAIL. (REFER TO LEGEND FOR GLASS TYPE)	SANDBLAST ANODISED ALUMN. FRAME CASEMENT WINDOW TO ARCHT'S SELECTION & MANUF'S DETAIL. (REFER TO LEGEND FOR GLASS TYPE)	SANDBLAST ANODISED ALUMN. FRAME CASEMENT WINDOW TO ARCHT'S SELECTION & MANUF'S DETAIL. (REFER TO LEGEND FOR GLASS TYPE)	SANDBLAST ANODISED ALUMN. FRAME CASEMENT WINDOW TO ARCHT'S SELECTION & MANUF'S DETAIL. (REFER TO LEGEND FOR GLASS TYPE)
LOCATION	AW14: BATH 3 (TYPE A1,B1,GB1) AW14(M): BATH 3 (TYPE A2,B2,GB2,C) BATH 4 (TYPE D)	AW14a: UTILITY (TYPE C) AW14a (M): FAMILY (TYPE C)	AW 15: MASTER BATH - WC AREA (TYPE A1,B1,GB1) MASTER BATH 2 - WC AREA (TYPE C) AW15(M): MASTERBATH - WC AREA (TYPE A2, B2, GB2) MASTER BATH 1 - WC AREA (TYPE C) POWDER ROOM 1 - WC AREA (TYPE C)	AW16: MAID ROOM (TYPE A1, B1, GB1) GUEST BEDROOM WALK-IN WARDROBE (TYPE C) AW16(M): MAID ROOM (TYPE A2, B2, GB2) BEDROOM 4 (TYPE C)
	NOTE : (M) REFERS TO MIRRORED ARRANGEMENT AT LOCATION(S) INDICATED ON PLAN			
	NOTE: - Refer to glass type schedule for glass specifications - LB Aluminium Sandblast Anodized Finish - Davy Bronze (Dark Bronze)			

TYPE	AW17*	AW18*	AW19*
DESCRIPTION	SANDBLAST ANODISED ALUMN. FRAME CASEMENT WINDOW TO ARCHT'S SELECTION & MANUF'S DETAIL. (REFER TO LEGEND FOR GLASS TYPE)	SANDBLAST ANODISED ALUMN. FRAME "BREEZWAY ALTAIR" LOURVE WINDOW WITH ADJUSTABLE 16 BLADE 152MM GLASS BLADES WITH STRONGHOLD SYSTEM TO ARCHT'S SELECTION & MANUF'S DETAIL. (REFER TO LEGEND FOR GLASS TYPE)	SANDBLAST ANODISED ALUMN. FRAME CASEMENT WINDOW TO ARCHT'S SELECTION & MANUF'S DETAIL. (REFER TO LEGEND FOR GLASS TYPE)
LOCATION	AW17: MAID BATH (TYPE B1, GB1) AW17(M): MAID BATH (TYPE A1, A2, B2, GB2) BATH 4 (TYPE C) BATH 6 (TYPE C) BATH 7 (TYPE C)	YARD (TYPE A2,B1,B2,GB1,GB2,C,D) BEDROOM 3 (TYPE D) BATH 4 (TYPE C)	BEDROOM 3 (TYPE A1) UTILITY (TYPE C)
	NOTE : (M) REFERS TO MIRRORRED ARRANGEMENT AT LOCATION(S) INDICATED ON PLAN		
TYPE	AW20*	AW21*	AW22*
DESCRIPTION	SANDBLAST ANODISED ALUMN. FRAME CASEMENT WINDOW TO ARCHT'S SELECTION & MANUF'S DETAIL. (REFER TO LEGEND FOR GLASS TYPE)	SANDBLAST ANODISED ALUMN. FRAME CASEMENT WINDOW TO ARCHT'S SELECTION & MANUF'S DETAIL. (REFER TO LEGEND FOR GLASS TYPE)	SANDBLAST ANODISED ALUMN. FRAME CASEMENT WINDOW TO ARCHT'S SELECTION & MANUF'S DETAIL. (REFER TO LEGEND FOR GLASS TYPE)
LOCATION	BEDROOM 2 (TYPE A1)	MASTER BEDROOM (TYPE A1)	MASTER BATH - BATHTUB AREA (TYPE A1) MASTER BATH 2 - BATHTUB AREA (TYPE C)
	NOTE : - Refer to glass type schedule for glass specifications - LB Aluminium Sandblast Anodized Finish - Davy Bronze (Dark Bronze)		

WINDOW SCHEDULE

TYPE	AW23*	AW24*	AW25*	
DESCRIPTION	SANDBLAST ANODISED ALUMN. FRAME "BREEZWAY ALTAIR" LOURVE WINDOW WITH ADJUSTABLE 16 BLADE 152MM GLASS BLADES WITH STRONGHOLD SYSTEM TO ARCHT'S SELECTION & MANUF'S DETAIL (REFER TO LEGEND FOR GLASS TYPE)	SANDBLAST ANODISED ALUMN. FRAME TOP HUNG WINDOW TO ARCHT'S SELECTION & MANUF'S DETAIL. (REFER TO LEGEND FOR GLASS TYPE)	SANDBLAST ANODISED ALUMN. FRAME CASEMENT WINDOW TO ARCHT'S SELECTION & MANUF'S DETAIL. (REFER TO LEGEND FOR GLASS TYPE)	
LOCATION	YARD (TYPE A1) PATIO CORRIDOR (TYPE C)	KITCHEN (TYPE A1) GUEST BEDROOM (TYPE C)	BATH 2 (TYPE A2,B2,GB2,C) AC LEDGE (TYPE C,D)	
				
TYPE	AW26	AW27	AW27a	AW28
DESCRIPTION	SANDBLAST ANODISED ALUMN. FRAME WITH GLASS LOUVRE WINDOW, ALUMN. WEATHERPROOF 'Z' PROFILE LOUVRES AND FULL HEIGHT S/STEEL INSECT SCREEN (REFER TO LEGEND FOR GLASS TYPE)	SANDBLAST ANODISED ALUMN. FRAME WITH GLASS LOUVRE WINDOW, ALUMN. WEATHERPROOF 'Z' PROFILE LOUVRES AND FULL HEIGHT S/STEEL INSECT SCREEN (REFER TO LEGEND FOR GLASS TYPE)	SANDBLAST ANODISED ALUMN. FRAME WITH GLASS LOUVRE WINDOW, ALUMN. WEATHERPROOF 'Z' PROFILE LOUVRES AND FULL HEIGHT S/STEEL INSECT SCREEN (REFER TO LEGEND FOR GLASS TYPE)	SANDBLAST ANODISED ALUMN. FRAME GLASS LOUVRES WINDOW C/W ANTI-VERMIN MESH TO ARCHT'S SELECTION & MANUF'S DETAIL (REFER TO LEGEND FOR GLASS TYPE)
LOCATION	STAIRCASE ST-A1 (LEVEL 10-46), ST-B1 (LEVEL 10 - 38)	STAIRCASE ST-A2 (LEVEL 10-46), ST-B2 (LEVEL 10 - 38)	STAIRCASE ST-A2 (LEVEL 1-9), ST-B2 (LEVEL 1 - 9)	REFUSE TOWER A (LEVEL 9 - 46), TOWER B (9-38)
				
	NOTE: - Refer to glass type schedule for glass specifications - LB Aluminium Sandblast Anodized Finish - Davy Bronze (Dark Bronze)			

TYPE	AD01*
DESCRIPTION	ALUMN. FRAMED GLASS SLIDING DOOR WITH FLUSH PULL HANDLE ON BOTH SIDES WITH 2-POINT LOCK TO SPECIALIST CONTRACTOR'S DETAIL. ROLLER MECHANISM TO BE 'GIESSE' HEAVY DUTY SLIDING ROLLERS. (ALL ALUMN. IN SANDBLAST ANODISED FINISH. REFER TO LEGEND FOR GLASS TYPE)
LOCATION	LIVING ROOM BALCONY (TYPE A2,C,B1,B2,GB1,GB2) BREAK TANK (TOWER A & B)



TYPE	AD03	AD04	AD05*	AD05a
DESCRIPTION	SANDBLAST ANODISED ALUMN. FRAME SLIDING DOOR TO ARCHT'S SELECTION & MANUF'S DETAIL. (REFER TO LEGEND FOR GLASS TYPE)	ALUMN. FRAMED SLIDING FOLDING DOOR (VITALLY BIFOLD KING AIR 230B) IN POWDER COAT FINISH (CUSTOM COLOUR TO ARCHITECT'S SELECTION) WITH ALUMINIUM COMPOSITE INFILL PANEL.	ALUMN. FRAMED LOUVRE DOOR C/W LEVER HANDLE LOCKSET TO SPECIALIST CONTRACTOR'S DETAIL. (ALL ALUMINIUM IN SANDBLAST ANODIZED FINISH).	ALUMN. FRAMED LOUVRE DOOR C/W LEVER HANDLE LOCKSET TO SPECIALIST CONTRACTOR'S DETAIL. (ALL ALUMINIUM IN SANDBLAST ANODIZED FINISH).
LOCATION	AD03: YARD (TYPE B1,GB1) AD03 (M): YARD (TYPE A2, B2,GB2)	UTILITY & BATH 4 (TYPE A1,A2,B1,B2,GB1,GB2) BATH 6 (TYPE C)	BALCONY (TYPE A1,A2,B1,B2,GB1,GB2,C,D)	AD05A: YARD (TYPE A1,B1,GB1,C,D) AD05A (M): YARD (TYPE A2, B2,GB2,C,D)
Diagram				
NOTE:	(M) REFERS TO MIRRORED ARRANGEMENT AT LOCATION(S) INDICATED ON PLAN		(M) REFERS TO MIRRORED ARRANGEMENT AT LOCATION(S) INDICATED ON PLAN	

NOTE: - Refer to glass type schedule for glass specifications
- LB Aluminium Sandblast Anodized Finish - Davy Bronze (Dark Bronze)

TYPE	AD06*	
DESCRIPTION	ALUMN. FRAMED GLASS SLIDING DOOR WITH FLUSH PULL HANDLE ON BOTH SIDES WITH 2-POINT LOCK TO SPECIALIST CONTRACTOR'S DETAIL. ROLLER MECHANISM TO BE 'GIESSE' HEAVY DUTY SLIDING ROLLERS. (ALL ALUMN. IN SANDBLAST ANODISED FINISH. REFER TO LEGEND FOR GLASS TYPE)	
LOCATION	LIVING ROOM BALCONY (TYPE A1,C)	
<p style="text-align: center;">Selected flush pull handle lockset to Architects's approval</p> <p style="text-align: center;">Without center mullion</p>		
TYPE	AD07*	AD08
DESCRIPTION	ALUMN. FRAMED GLASS SLIDING DOOR WITH FLUSH PULL HANDLE ON BOTH SIDES WITH 2-POINT LOCK TO SPECIALIST CONTRACTOR'S DETAIL. ROLLER MECHANISM TO BE 'GIESSE' HEAVY DUTY SLIDING ROLLERS. (ALL ALUMN. IN SANDBLAST ANODISED FINISH. REFER TO LEGEND FOR GLASS TYPE)	SANDBLAST ANODISED ALUMN. FRAME SLIDING DOOR TO ARCHT'S SELECTION & MANUF'S DETAIL. (REFER TO LEGEND FOR GLASS TYPE)
LOCATION	LIVING ROOM BALCONY (TYPE A1,C)	YARD (TYPE A1)
<p style="text-align: center;">Selected flush pull handle lockset to Architects's approval</p> <p style="text-align: center;">Balcony kerb & railing position</p>		<p style="text-align: center;">Selected flush pull handle lockset to Architects's approval</p> <p style="text-align: center;">Floor track flush to floor finish.</p>

NOTE: - Refer to glass type schedule for glass specifications
 - LB Aluminium Sandblast Anodized Finish - Davy Bronze (Dark Bronze)

DOOR SCHEDULE

TYPE	AD09	AD10	
DESCRIPTION	ALUMN. FRAMED GLASS SLIDING DOOR WITH FLUSH PULL HANDLE ON BOTH SIDES WITH 2-POINT LOCK TO SPECIALIST CONTRACTOR'S DETAIL. ROLLER MECHANISM TO BE 'GIESSE' HEAVY DUTY SLIDING ROLLERS. (ALL ALUMN. IN SANDBLAST ANODISED FINISH. REFER TO LEGEND FOR GLASS TYPE)	ALUMN. FRAMED GLASS DOOR C/W LEVER HANDLE LOCKSET & CONCEALED DOOR CLOSER W/ HOLD OPEN FUNCTION TO SPECIALIST CONTRACTOR'S DETAIL. (ALL ALUMN. IN SANDBLAST ANODISED FINISH. REFER TO LEGEND FOR GLASS TYPE)	
LOCATION	AD09: OPEN TERRACE (TYPE GB2) AD09 (M): OPEN TERRACE (TYPE GB1)	AD10: OPEN TERRACE (TYPE GB2) AD10 (M): OPEN TERRACE (TYPE GB1)	
NOTE : (M) REFERS TO MIRRORED ARRANGEMENT AT LOCATION(S) INDICATED ON PLAN		NOTE : (M) REFERS TO MIRRORED ARRANGEMENT AT LOCATION(S) INDICATED ON PLAN	
TYPE	AD11*	AD12	
DESCRIPTION	ALUMN. FRAMED GLASS SLIDING DOOR WITH FLUSH PULL HANDLE ON BOTH SIDES WITH 2-POINT LOCK TO SPECIALIST CONTRACTOR'S DETAIL. ROLLER MECHANISM TO BE 'GIESSE' HEAVY DUTY SLIDING ROLLERS. (ALL ALUMN. IN SANDBLAST ANODISED FINISH. REFER TO LEGEND FOR GLASS TYPE)	ALUMN. FRAMED GLASS SLIDING DOOR WITH FLUSH PULL HANDLE ON BOTH SIDES WITH 2-POINT LOCK TO SPECIALIST CONTRACTOR'S DETAIL. ROLLER MECHANISM TO BE 'GIESSE' HEAVY DUTY SLIDING ROLLERS. (ALL ALUMN. IN SANDBLAST ANODISED FINISH. REFER TO LEGEND FOR GLASS TYPE)	
LOCATION	LIVING ROOM BALCONY (TYPE C,D)	AD12 - MASTER BATH 2 (TYPE C) AD12 (M) - MASTER BATH (TYPE D)	
NOTE: - Refer to glass type schedule for glass specifications - LB Aluminium Sandblast Anodized Finish - Davy Bronze (Dark Bronze)		NOTE : (M) REFERS TO MIRRORED ARRANGEMENT AT LOCATION(S) INDICATED ON PLAN	

DOOR SCHEDULE

TYPE	FD01	FD02																														
DESCRIPTION	ONE HOUR FIRE RATED SINGLE LEAF DOOR WITH PLYWOOD FACING (MIN. 4 mm THK) TO JBM'SAPPROVAL	ONE HOUR FIRE RATED SINGLE LEAF DOOR WITH PLYWOOD FACING (MIN. 4 mm THK) TO JBM'SAPPROVAL																														
LOCATION	SERVICE LIFT LOBBY (TOWER A & B)	STAIRCASE (ST-B2, ST-A2), UTILITY, PUMP ROOM, LIFT MOTOR ROOM																														
	<p>FFL +0 SL -50</p> <p>ELEVATION</p> <p>PLAN</p> <table border="1"> <thead> <tr> <th colspan="3">FD01</th> </tr> <tr> <th>COMPONENT TYPE</th> <th></th> <th>FINISHES</th> </tr> </thead> <tbody> <tr> <td>FRAME</td> <td>FDE01</td> <td>SINGLE REBATED STEEL DOOR FRAME (METAFRAME: MF1HR) WITH ROLLER PAINT FINISH</td> </tr> <tr> <td>LEAF</td> <td>DEF02</td> <td>SINGLE LEAF 1 HR. RATED DOOR PANEL WITH PLYWOOD FACING TO MANUF'S DETAIL IN ROLLER PAINT FINISH</td> </tr> <tr> <td>REF. DWG.</td> <td colspan="2">yhsA078/G2/DE/101, 301</td> </tr> </tbody> </table> <p>Ironmongeries FIRE DOOR C/W: ONE HOUR FIRE RATED DOORSET - SINGLE LEAF BASED ON LEVER HANDLE MORTISE LOCKSET C/W NECESSARY FITTINGS TO ARCHT'S APPROVAL</p>	FD01			COMPONENT TYPE		FINISHES	FRAME	FDE01	SINGLE REBATED STEEL DOOR FRAME (METAFRAME: MF1HR) WITH ROLLER PAINT FINISH	LEAF	DEF02	SINGLE LEAF 1 HR. RATED DOOR PANEL WITH PLYWOOD FACING TO MANUF'S DETAIL IN ROLLER PAINT FINISH	REF. DWG.	yhsA078/G2/DE/101, 301		<p>FFL +0 SL -50</p> <p>ELEVATION</p> <p>PLAN</p> <table border="1"> <thead> <tr> <th colspan="3">FD02</th> </tr> <tr> <th>COMPONENT TYPE</th> <th></th> <th>FINISHES</th> </tr> </thead> <tbody> <tr> <td>FRAME</td> <td>FDE01</td> <td>SINGLE REBATED STEEL DOOR FRAME (METAFRAME: MF1HR) WITH ROLLER PAINT FINISH</td> </tr> <tr> <td>LEAF</td> <td>DEF01</td> <td>SINGLE LEAF 1 HR. RATED DOOR PANEL WITH PLYWOOD FACING TO MANUF'S DETAIL IN ROLLER PAINT FINISH</td> </tr> <tr> <td>REF. DWG.</td> <td colspan="2">yhsA078/G2/DE/101, 301</td> </tr> </tbody> </table> <p>Ironmongeries FIRE DOOR C/W: ONE HOUR FIRE RATED DOORSET - SINGLE LEAF BASED ON LEVER HANDLE MORTISE LOCKSET C/W NECESSARY FITTINGS TO ARCHT'S APPROVAL</p>	FD02			COMPONENT TYPE		FINISHES	FRAME	FDE01	SINGLE REBATED STEEL DOOR FRAME (METAFRAME: MF1HR) WITH ROLLER PAINT FINISH	LEAF	DEF01	SINGLE LEAF 1 HR. RATED DOOR PANEL WITH PLYWOOD FACING TO MANUF'S DETAIL IN ROLLER PAINT FINISH	REF. DWG.	yhsA078/G2/DE/101, 301	
FD01																																
COMPONENT TYPE		FINISHES																														
FRAME	FDE01	SINGLE REBATED STEEL DOOR FRAME (METAFRAME: MF1HR) WITH ROLLER PAINT FINISH																														
LEAF	DEF02	SINGLE LEAF 1 HR. RATED DOOR PANEL WITH PLYWOOD FACING TO MANUF'S DETAIL IN ROLLER PAINT FINISH																														
REF. DWG.	yhsA078/G2/DE/101, 301																															
FD02																																
COMPONENT TYPE		FINISHES																														
FRAME	FDE01	SINGLE REBATED STEEL DOOR FRAME (METAFRAME: MF1HR) WITH ROLLER PAINT FINISH																														
LEAF	DEF01	SINGLE LEAF 1 HR. RATED DOOR PANEL WITH PLYWOOD FACING TO MANUF'S DETAIL IN ROLLER PAINT FINISH																														
REF. DWG.	yhsA078/G2/DE/101, 301																															

DOOR SCHEDULE

TYPE	FD03	FD04																														
DESCRIPTION	ONE HOUR FIRE RATED SINGLE LEAF DOOR WITH HDF FACING (MIN. 4 mm THK) TO JBM'S APPROVAL	ONE HOUR FIRE RATED SINGLE LEAF DOOR WITH PLYWOOD FACING (MIN. 4 MM THK) TO JBM'S APPROVAL																														
LOCATION	STAIRCASE (ST-A1, ST-B1)	REFUSE (TOWER A & B)																														
	<p>ELEVATION</p> <p>PLAN</p> <table border="1"> <thead> <tr> <th colspan="2">FD03</th> <th>FINISHES</th> </tr> </thead> <tbody> <tr> <td>COMPONENT TYPE</td> <td></td> <td></td> </tr> <tr> <td>FRAME</td> <td>FDE03</td> <td>SINGLE REBATED STEEL DOOR FRAME (METAFRAME: MF1HR) WITH ROLLER PAINT FINISH</td> </tr> <tr> <td>LEAF</td> <td>DEF01</td> <td>SINGLE LEAF 1 HR. RATED DOOR PANEL WITH HDF FACING TO MANUF'S DETAIL IN ROLLER PAINT FINISH</td> </tr> <tr> <td>REF. DWG.</td> <td colspan="2">yhsA078/32/DE/102,301</td> </tr> </tbody> </table>	FD03		FINISHES	COMPONENT TYPE			FRAME	FDE03	SINGLE REBATED STEEL DOOR FRAME (METAFRAME: MF1HR) WITH ROLLER PAINT FINISH	LEAF	DEF01	SINGLE LEAF 1 HR. RATED DOOR PANEL WITH HDF FACING TO MANUF'S DETAIL IN ROLLER PAINT FINISH	REF. DWG.	yhsA078/32/DE/102,301		<p>ELEVATION</p> <p>PLAN</p> <table border="1"> <thead> <tr> <th colspan="2">FD04</th> <th>FINISHES</th> </tr> </thead> <tbody> <tr> <td>COMPONENT TYPE</td> <td></td> <td></td> </tr> <tr> <td>FRAME</td> <td>FDE01</td> <td>SINGLE REBATED STEEL DOOR FRAME (METAFRAME: MF1HR) WITH ROLLER PAINT FINISH</td> </tr> <tr> <td>LEAF</td> <td>DEF03</td> <td>SINGLE LEAF 1 HR. RATED DOOR PANEL WITH PLYWOOD FACING TO MANUF'S DETAIL IN ROLLER PAINT FINISH</td> </tr> <tr> <td>REF. DWG.</td> <td colspan="2">yhsA078/32/DE/101, 302</td> </tr> </tbody> </table>	FD04		FINISHES	COMPONENT TYPE			FRAME	FDE01	SINGLE REBATED STEEL DOOR FRAME (METAFRAME: MF1HR) WITH ROLLER PAINT FINISH	LEAF	DEF03	SINGLE LEAF 1 HR. RATED DOOR PANEL WITH PLYWOOD FACING TO MANUF'S DETAIL IN ROLLER PAINT FINISH	REF. DWG.	yhsA078/32/DE/101, 302	
FD03		FINISHES																														
COMPONENT TYPE																																
FRAME	FDE03	SINGLE REBATED STEEL DOOR FRAME (METAFRAME: MF1HR) WITH ROLLER PAINT FINISH																														
LEAF	DEF01	SINGLE LEAF 1 HR. RATED DOOR PANEL WITH HDF FACING TO MANUF'S DETAIL IN ROLLER PAINT FINISH																														
REF. DWG.	yhsA078/32/DE/102,301																															
FD04		FINISHES																														
COMPONENT TYPE																																
FRAME	FDE01	SINGLE REBATED STEEL DOOR FRAME (METAFRAME: MF1HR) WITH ROLLER PAINT FINISH																														
LEAF	DEF03	SINGLE LEAF 1 HR. RATED DOOR PANEL WITH PLYWOOD FACING TO MANUF'S DETAIL IN ROLLER PAINT FINISH																														
REF. DWG.	yhsA078/32/DE/101, 302																															
	<p>Ironmongeries FIRE DOOR CW: ONE HOUR FIRE RATED DOORSET - SINGLE LEAF BASED ON LEVER HANDLE MORTISE LOCKSET CW NECESSARY FITTINGS TO ARCHT'S APPROVAL</p>	<p>Ironmongeries FIRE DOOR CW: ONE HOUR FIRE RATED DOORSET - SINGLE LEAF BASED ON LEVER HANDLE MORTISE LOCKSET CW NECESSARY FITTINGS TO ARCHT'S APPROVAL</p>																														

TYPE	FD05	FD06																								
DESCRIPTION	TWO HOURS FIRE RATED DOUBLE LEAVES DOOR WITH PLYWOOD FACING (MIN. 4 MM THK) TO JBM'S APPROVAL	ONE HOUR FIRE RATED DOUBLE LEAF DOOR WITH PLYWOOD FACING (MIN. 4 mm THK) TO JBM'S APPROVAL																								
LOCATION	ELEC	FIRE LIFT LOBBY A & B (TOWER A LEVEL 45 - 46, TOWER B LEVEL 38)																								
	<p>ELEVATION</p> <p>PLAN</p> <table border="1"> <thead> <tr> <th colspan="2">FD05</th> <th>FINISHES</th> </tr> </thead> <tbody> <tr> <td>COMPONENT TYPE</td> <td>FDE01</td> <td>SINGLE REBATED STEEL DOOR FRAME (METAFRAME: MF(H)) WITH ROLLER PAINT FINISH</td> </tr> <tr> <td>LEAF</td> <td>DEF01</td> <td>DOUBLE LEAVES 2 HR. RATED DOOR PANEL TO MANUF'S DETAIL WITH ROLLER PAINT FINISH</td> </tr> <tr> <td>REF. DWG.</td> <td colspan="2">yhsA078/32/DE/101, 301</td> </tr> </tbody> </table> <p>Ironmongeries FIRE DOOR C/W: TWO HOUR FIRE RATED DOORSET - DOUBLE LEAF BASED ON LEVER HANDLE MORTISE LOCKSET C/W NECESSARY FITTINGS TO ARCHT'S APPROVAL</p>	FD05		FINISHES	COMPONENT TYPE	FDE01	SINGLE REBATED STEEL DOOR FRAME (METAFRAME: MF(H)) WITH ROLLER PAINT FINISH	LEAF	DEF01	DOUBLE LEAVES 2 HR. RATED DOOR PANEL TO MANUF'S DETAIL WITH ROLLER PAINT FINISH	REF. DWG.	yhsA078/32/DE/101, 301		<p>ELEVATION</p> <p>PLAN</p> <table border="1"> <thead> <tr> <th colspan="2">FD06</th> <th>FINISHES</th> </tr> </thead> <tbody> <tr> <td>COMPONENT TYPE</td> <td>FDE01</td> <td>SINGLE REBATED STEEL DOOR FRAME (METAFRAME: MF(H)) WITH ROLLER PAINT FINISH</td> </tr> <tr> <td>LEAF</td> <td>DEF01</td> <td>SINGLE LEAF 1 HR. RATED DOOR PANEL WITH PLYWOOD FACING TO MANUF'S DETAIL IN ROLLER PAINT FINISH</td> </tr> <tr> <td>REF. DWG.</td> <td colspan="2">yhsA078/32/DE/101, 301</td> </tr> </tbody> </table> <p>Ironmongeries FIRE DOOR C/W: ONE HOUR FIRE RATED DOORSET - SINGLE LEAF BASED ON LEVER HANDLE MORTISE LOCKSET C/W NECESSARY FITTINGS TO ARCHT'S APPROVAL</p>	FD06		FINISHES	COMPONENT TYPE	FDE01	SINGLE REBATED STEEL DOOR FRAME (METAFRAME: MF(H)) WITH ROLLER PAINT FINISH	LEAF	DEF01	SINGLE LEAF 1 HR. RATED DOOR PANEL WITH PLYWOOD FACING TO MANUF'S DETAIL IN ROLLER PAINT FINISH	REF. DWG.	yhsA078/32/DE/101, 301	
FD05		FINISHES																								
COMPONENT TYPE	FDE01	SINGLE REBATED STEEL DOOR FRAME (METAFRAME: MF(H)) WITH ROLLER PAINT FINISH																								
LEAF	DEF01	DOUBLE LEAVES 2 HR. RATED DOOR PANEL TO MANUF'S DETAIL WITH ROLLER PAINT FINISH																								
REF. DWG.	yhsA078/32/DE/101, 301																									
FD06		FINISHES																								
COMPONENT TYPE	FDE01	SINGLE REBATED STEEL DOOR FRAME (METAFRAME: MF(H)) WITH ROLLER PAINT FINISH																								
LEAF	DEF01	SINGLE LEAF 1 HR. RATED DOOR PANEL WITH PLYWOOD FACING TO MANUF'S DETAIL IN ROLLER PAINT FINISH																								
REF. DWG.	yhsA078/32/DE/101, 301																									

TYPE	FD07	FD08																														
DESCRIPTION	ONE HOUR FIRE RATED SINGLE LEAF DOOR WITH PLYWOOD FACING (MIN. 4 mm THK) TO JBM'SAPPROVAL	ONE HOUR FIRE RATED SINGLE LEAF DOOR WITH HDF FACING (MIN. 4 mm THK) TO JBM'SAPPROVAL																														
LOCATION	TOWER A LIFT LOBBY (LEVEL 1)	BREAK TANK (TOWER A LEVEL 23A, TOWER B LEVEL 13A)																														
	<p>FFL:+0 SL. -50</p> <p>ELEVATION</p> <p>PLAN</p> <table border="1"> <thead> <tr> <th colspan="3">FD07</th> </tr> <tr> <th>COMPONENT TYPE</th> <th colspan="2">FINISHES</th> </tr> </thead> <tbody> <tr> <td>FRAME</td> <td>FDE02</td> <td>SINGLE REBATED STEEL DOOR FRAME (METAFRAME: MF1HR) WITH ROLLER PAINT FINISH</td> </tr> <tr> <td>LEAF</td> <td>DEF01</td> <td>SINGLE LEAF 1 HR. RATED DOOR PANEL WITH PLYWOOD FACING TO MANUFS DETAIL IN ROLLER PAINT FINISH</td> </tr> <tr> <td>REF. DWG.</td> <td colspan="2">yhsA078/32/DE/101_301</td> </tr> </tbody> </table> <p>Ironmongeries FIRE DOOR C/W: ONE HOUR FIRE RATED DOORSET - SINGLE LEAF BASED ON LEVER HANDLE MORTISE LOCKSET C/W NECESSARY FITTINGS TO ARCHT'S APPROVAL</p>	FD07			COMPONENT TYPE	FINISHES		FRAME	FDE02	SINGLE REBATED STEEL DOOR FRAME (METAFRAME: MF1HR) WITH ROLLER PAINT FINISH	LEAF	DEF01	SINGLE LEAF 1 HR. RATED DOOR PANEL WITH PLYWOOD FACING TO MANUFS DETAIL IN ROLLER PAINT FINISH	REF. DWG.	yhsA078/32/DE/101_301		<p>FFL:+0 SL. -50</p> <p>ELEVATION</p> <p>PLAN</p> <table border="1"> <thead> <tr> <th colspan="3">FD08</th> </tr> <tr> <th>COMPONENT TYPE</th> <th colspan="2">FINISHES</th> </tr> </thead> <tbody> <tr> <td>FRAME</td> <td>FDE01</td> <td>SINGLE REBATED STEEL DOOR FRAME (METAFRAME: MF1HR) WITH ROLLER PAINT FINISH</td> </tr> <tr> <td>LEAF</td> <td>DEF01</td> <td>SINGLE LEAF 1 HR. RATED DOOR PANEL WITH HDF FACING TO MANUFS DETAIL IN ROLLER PAINT FINISH</td> </tr> <tr> <td>REF. DWG.</td> <td colspan="2">yhsA078/32/DE/102_302</td> </tr> </tbody> </table> <p>Ironmongeries FIRE DOOR C/W: ONE HOUR FIRE RATED DOORSET - SINGLE LEAF BASED ON LEVER HANDLE MORTISE LOCKSET C/W NECESSARY FITTINGS TO ARCHT'S APPROVAL</p>	FD08			COMPONENT TYPE	FINISHES		FRAME	FDE01	SINGLE REBATED STEEL DOOR FRAME (METAFRAME: MF1HR) WITH ROLLER PAINT FINISH	LEAF	DEF01	SINGLE LEAF 1 HR. RATED DOOR PANEL WITH HDF FACING TO MANUFS DETAIL IN ROLLER PAINT FINISH	REF. DWG.	yhsA078/32/DE/102_302	
FD07																																
COMPONENT TYPE	FINISHES																															
FRAME	FDE02	SINGLE REBATED STEEL DOOR FRAME (METAFRAME: MF1HR) WITH ROLLER PAINT FINISH																														
LEAF	DEF01	SINGLE LEAF 1 HR. RATED DOOR PANEL WITH PLYWOOD FACING TO MANUFS DETAIL IN ROLLER PAINT FINISH																														
REF. DWG.	yhsA078/32/DE/101_301																															
FD08																																
COMPONENT TYPE	FINISHES																															
FRAME	FDE01	SINGLE REBATED STEEL DOOR FRAME (METAFRAME: MF1HR) WITH ROLLER PAINT FINISH																														
LEAF	DEF01	SINGLE LEAF 1 HR. RATED DOOR PANEL WITH HDF FACING TO MANUFS DETAIL IN ROLLER PAINT FINISH																														
REF. DWG.	yhsA078/32/DE/102_302																															

DOOR SCHEDULE

TYPE	TD01	TD02
DESCRIPTION	SINGLE LEAF TIMBER DOOR WITH 3.2MM THK EMBOSSED HDF FACING (FRONTIERA ZEN DOOR SERIES) AND SOLID CORE	SINGLE LEAF TIMBER FLUSH DOOR WITH HDF FACING (MIN. 4 mm THK) AND SOLID CORE
LOCATION	MAIN ENTRANCE (TYPE A1,A2,B2,B1,GB1,GB2,C)	MASTER BEDROOM (TYPE A1,A2,B2,B1,GB1,GB2,C)

FFL.+0
SL. -50

ELEVATION

PLAN

TD01		
COMPONENT TYPE	FINISHES	
FRAME	TDE01	ROLLER PAINT FINISH TO ARCHTS SPECS
LEAF	DE08	ROLLER PAINT FINISH TO ARCHTS SPECS
REF. DWG.	yhsA078/32/DE/204,404	

FFL.+0
SL. -50

ELEVATION

PLAN

TD02		
COMPONENT TYPE	FINISHES	
FRAME	MDE01	ROLLER PAINT FINISH TO ARCHTS SPECS
LEAF	DE03	ROLLER PAINT FINISH TO ARCHTS SPECS
REF. DWG.	yhsA078/32/DE/201,402	

- Ironmongeries
- 1) SEL. DOOR HANDLE CW LOCK = QTY 1 set
 - 2) SEL. DOOR HINGES = QTY 4 nos.
 - 3) SEL. DOOR STOPPER = QTY 1 no.
 - 4) CONCEALED DOOR CLOSER WITH HOLD OPEN FUNCTION

DOOR SCHEDULE

TYPE	TD03	TD04																														
DESCRIPTION	SINGLE LEAF TIMBER FLUSH DOOR WITH HDF FACING (MIN. 4 mm THK) AND SOLID CORE	SINGLE LEAF TIMBER FLUSH DOOR WITH HDF FACING (MIN. 4 mm THK) AND SOLID CORE																														
LOCATION	BEDROOM (TYPE A1,A2,B2,B1,GB1,GB2,C,D) GUEST LIVING (TYPE C) AV ROOM (TYPE C)	SECOND ENTRANCE (TYPE A1,A2,B2,B1,GB1,GB2,C,D) YARD (TYPE D) KITCHEN (TYPE C,D)																														
<p>ELEVATION</p> <table border="1"> <thead> <tr> <th colspan="3">TD03</th> </tr> <tr> <th>COMPONENT TYPE</th> <th colspan="2">FINISHES</th> </tr> </thead> <tbody> <tr> <td>FRAME</td> <td>MDE01</td> <td>ROLLER PAINT FINISH TO ARCHT'S SPECS</td> </tr> <tr> <td>LEAF</td> <td>DE03</td> <td>ROLLER PAINT FINISH TO ARCHT'S SPECS</td> </tr> <tr> <td>REF. DWG.</td> <td colspan="2">yhsA078/32/DE/201,402</td> </tr> </tbody> </table>		TD03			COMPONENT TYPE	FINISHES		FRAME	MDE01	ROLLER PAINT FINISH TO ARCHT'S SPECS	LEAF	DE03	ROLLER PAINT FINISH TO ARCHT'S SPECS	REF. DWG.	yhsA078/32/DE/201,402		<p>ELEVATION</p> <table border="1"> <thead> <tr> <th colspan="3">TD04</th> </tr> <tr> <th>COMPONENT TYPE</th> <th colspan="2">FINISHES</th> </tr> </thead> <tbody> <tr> <td>FRAME</td> <td>MDE01</td> <td>ROLLER PAINT FINISH TO ARCHT'S SPECS</td> </tr> <tr> <td>LEAF</td> <td>DE03</td> <td>ROLLER PAINT FINISH TO ARCHT'S SPECS</td> </tr> <tr> <td>REF. DWG.</td> <td colspan="2">yhsA078/32/DE/201,402</td> </tr> </tbody> </table>	TD04			COMPONENT TYPE	FINISHES		FRAME	MDE01	ROLLER PAINT FINISH TO ARCHT'S SPECS	LEAF	DE03	ROLLER PAINT FINISH TO ARCHT'S SPECS	REF. DWG.	yhsA078/32/DE/201,402	
TD03																																
COMPONENT TYPE	FINISHES																															
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REF. DWG.	yhsA078/32/DE/201,402																															
<p>PLAN</p>		<p>PLAN</p>																														
<p>Ironmongeries</p> <p>1) SEL. DOOR HANDLE C&W LOCK = QTY 1 set</p> <p>2) SEL. DOOR HINGES = QTY 4 nos.</p> <p>3) SEL. DOOR STOPPER = QTY 1 no.</p>																																

DOOR SCHEDULE

TYPE	TD07	TD08																				
DESCRIPTION	TOP HUNG SLIDING TIMBER FLUSH DOOR WITH HDF FACING (MIN. 4 mm THK) AND SEMI SOLID CORE	SINGLE LEAF TIMBER FLUSH DOOR WITH HDF FACING (MIN. 4mm THK) C/W TIMBER VENTILATION LOUVRES AND SEMI SOLID CORE																				
LOCATION	BATH 1 (TYPE A1,A2,B2,B1,GB1,GB2) BATH 3 (TYPE C)	UTILITY (TYPE A1,A2,B2,B1,GB1,GB2,C,D) STORE (TYPE C,D)																				
	<p>CEILING FFL. +2600</p> <p>FFL. +0</p> <p>SL. -50</p> <p>TOP-HUNG SLIDING DOOR TRACK FIXED TO SIDE OF WALL ABOVE CEILING LEVEL TO SPECIALIST CONTRACTOR DETAIL</p> <p>HIDDEN LINE INDICATED DOOR FRAME BEHIND</p> <p>FLOOR GUIDE</p> <p>2625</p> <p>1000</p> <p>ELEVATION</p> <p>S/O 930</p> <p>875</p> <p>D/L = 905</p> <p>CEILING OPENING ABOVE</p> <p>REFER TO RCP</p> <table border="1"> <thead> <tr> <th colspan="2">TD07</th> </tr> <tr> <th>COMPONENT TYPE</th> <th>FINISHES</th> </tr> </thead> <tbody> <tr> <td>FRAME</td> <td>MDE04 ROLLER PAINT FINISH TO ARCHT'S SPECS</td> </tr> <tr> <td>LEAF</td> <td>DE10 ROLLER PAINT FINISH TO ARCHT'S SPECS</td> </tr> <tr> <td>REF. DWG.</td> <td>yhsA078/32/DE/202,405</td> </tr> </tbody> </table> <p>PLAN</p> <p>Ironmongeries</p> <p>1) FLUSH PULL C/W LOCK = QTY 1 set</p> <p>2) TOP HUNG ROLLERS AND SLIDING TRACK</p> <p>3) FLOOR GUIDE</p>	TD07		COMPONENT TYPE	FINISHES	FRAME	MDE04 ROLLER PAINT FINISH TO ARCHT'S SPECS	LEAF	DE10 ROLLER PAINT FINISH TO ARCHT'S SPECS	REF. DWG.	yhsA078/32/DE/202,405	<p>CEILING FFL. +2600</p> <p>FFL. +0</p> <p>SL. -50</p> <p>BRASS BALL CATCH</p> <p>S/O = 675</p> <p>280</p> <p>120</p> <p>875</p> <p>875</p> <p>250</p> <p>2400</p> <p>1000</p> <p>850</p> <p>744</p> <p>150</p> <p>ELEVATION</p> <p>S/O = 675</p> <p>650</p> <table border="1"> <thead> <tr> <th colspan="2">TD08</th> </tr> <tr> <th>COMPONENT TYPE</th> <th>FINISHES</th> </tr> </thead> <tbody> <tr> <td>FRAME</td> <td>MDE01 ROLLER PAINT FINISH TO ARCHT'S SPECS</td> </tr> <tr> <td>LEAF</td> <td>DE02 ROLLER PAINT FINISH TO ARCHT'S SPECS</td> </tr> <tr> <td>REF. DWG.</td> <td>yhsA078/32/DE/201,401</td> </tr> </tbody> </table> <p>PLAN</p> <p>Ironmongeries</p> <p>1) SEL S/STEEL ROUND FLUSH PULL HANDLE = QTY 1 set (BOTH SIDES OF DOOR)</p> <p>2) SEL DOOR HINGES = QTY 4 nos.</p> <p>3) SEL BRASS BALL CATCH = QTY 1 no. (TO BE INSTALLED AT TOP FRAME)</p>	TD08		COMPONENT TYPE	FINISHES	FRAME	MDE01 ROLLER PAINT FINISH TO ARCHT'S SPECS	LEAF	DE02 ROLLER PAINT FINISH TO ARCHT'S SPECS	REF. DWG.	yhsA078/32/DE/201,401
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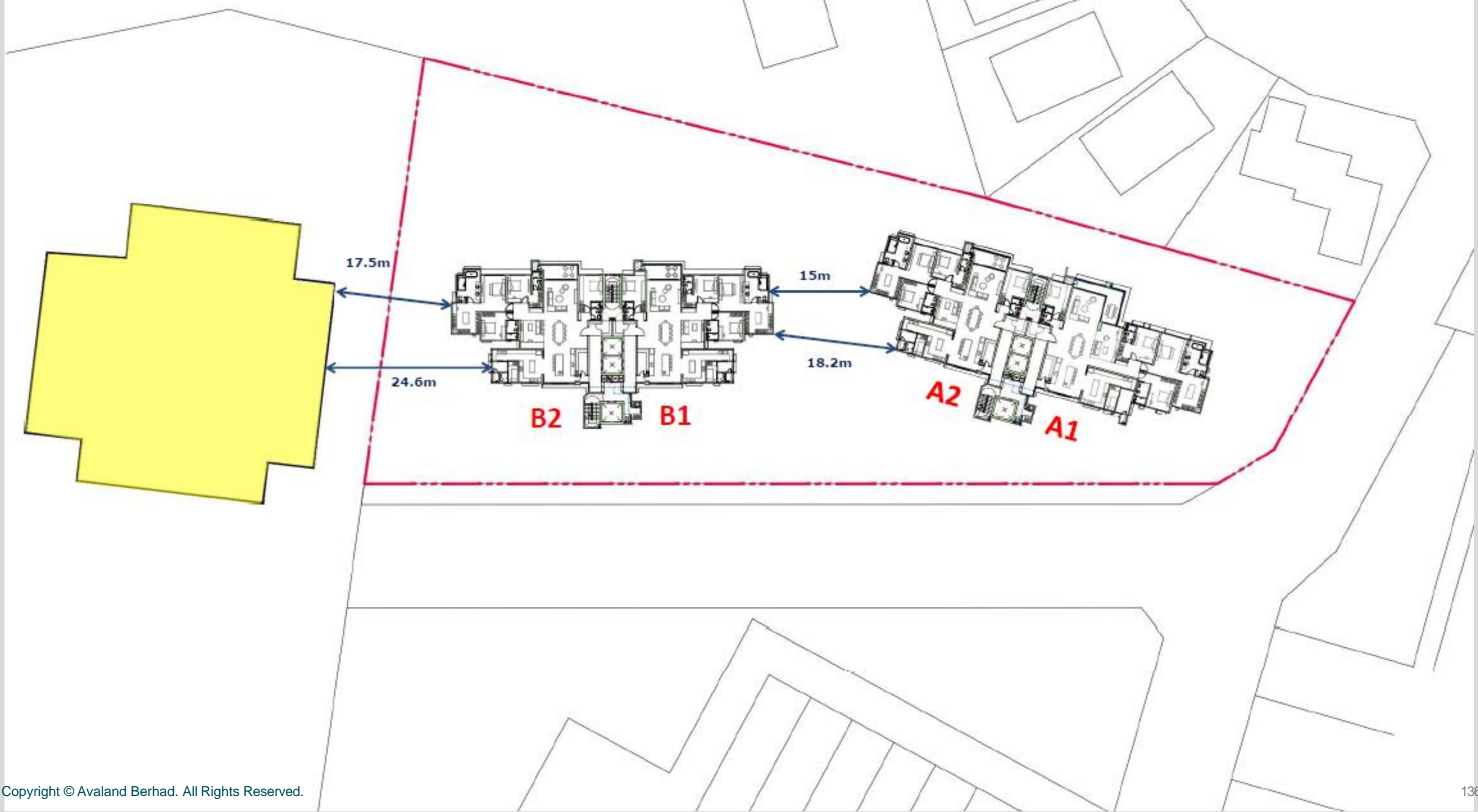
DOOR SCHEDULE

TYPE	TD09	TD10																				
DESCRIPTION	SINGLE LEAF TIMBER FLUSH DOOR	SINGLE LEAF TIMBER FLUSH DOOR																				
LOCATION	CW RISER	HR COMPARTMENT																				
	<p>FFL +0 SL -50</p> <p>ELEVATION</p> <p>PLAN</p> <table border="1"> <thead> <tr> <th colspan="2">TD09</th> </tr> <tr> <th>COMPONENT TYPE</th> <th>FINISHES</th> </tr> </thead> <tbody> <tr> <td>FRAME</td> <td>MDE01 ROLLER PAINT FINISH TO ARCHT'S SPECS</td> </tr> <tr> <td>LEAF</td> <td>DE07 ROLLER PAINT FINISH TO ARCHT'S SPECS</td> </tr> <tr> <td>REF. DWG.</td> <td>yhsA078/32/DE/201,403</td> </tr> </tbody> </table> <p>Ironmongeries TIMBER DOOR C/W 1) SEL. DOOR HANDLE C/W LOCK = QTY 1 set 2) SEL. DOOR HINGES = QTY 3 nos.</p>	TD09		COMPONENT TYPE	FINISHES	FRAME	MDE01 ROLLER PAINT FINISH TO ARCHT'S SPECS	LEAF	DE07 ROLLER PAINT FINISH TO ARCHT'S SPECS	REF. DWG.	yhsA078/32/DE/201,403	<p>FFL +0 SL -50</p> <p>ELEVATION</p> <p>PLAN</p> <table border="1"> <thead> <tr> <th colspan="2">TD10</th> </tr> <tr> <th>COMPONENT TYPE</th> <th>FINISHES</th> </tr> </thead> <tbody> <tr> <td>FRAME</td> <td>MDE01 ROLLER PAINT FINISH TO ARCHT'S SPECS</td> </tr> <tr> <td>LEAF</td> <td>DE07a ROLLER PAINT FINISH TO ARCHT'S SPECS</td> </tr> <tr> <td>REF. DWG.</td> <td>yhsA078/32/DE/201,403</td> </tr> </tbody> </table> <p>Ironmongeries TIMBER DOOR C/W 1) SEL. DOOR HANDLE C/W LOCK = QTY 1 set 2) SEL. DOOR HINGES = QTY 3 nos.</p>	TD10		COMPONENT TYPE	FINISHES	FRAME	MDE01 ROLLER PAINT FINISH TO ARCHT'S SPECS	LEAF	DE07a ROLLER PAINT FINISH TO ARCHT'S SPECS	REF. DWG.	yhsA078/32/DE/201,403
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BUILDING DISTANCE



BUILDING DISTANCE



FINISHES SCHEDULE



PRIVATE LIFT LOBBY

Floor	Porcelain tiles 600x1200 – Guocera in Burlington Stone Lappato
Skirting	Innovar Polymer skirting 50mm high with paint finish
Wall	Skim coat and paint finish
Ceiling	Skim coat/Plasterboard and paint finish
Door	Fire rated HDF door (Door to service lobby/staircase)
Ironmongery	Lever handle mortise lockset
Sanitaryware, fittings & accessories	N/A

LIVING & DINING

Floor	Porcelain tiles 600x1200 – Guocera in Burlington Stone Lappato
Skirting	Polymer skirting 50mm high with paint finish
Wall	Skim coat and paint finish
Ceiling	Skim coat/Plasterboard and paint finish
Door	HDF solid core (Entrance Door)
Ironmongery	Lever handle mortise lockset
Sanitaryware, fittings & accessories	N/A

FAMILY ROOM

Floor	Porcelain tiles 600x1200 – Guocera in Burlington Stone Lappato
Skirting	Polymer skirting 50mm high with paint finish
Wall	Skim coat and paint finish
Ceiling	Skim coat/Plasterboard and paint finish
Door	N/A
Ironmongery	N/A
Sanitaryware, fittings & accessories	N/A

SERVING KITCHEN

Floor	Porcelain tiles 600x1200 – Guocera in Burlington Stone Lappato
Skirting	Polymer skirting 50mm high with paint finish
Wall	Skim coat and paint finish
Ceiling	Skim coat/Plasterboard and paint finish
Door	HDF solid core (Back-of-House Door)
Ironmongery	Lever handle mortise lockset
Sanitaryware, fittings & accessories	N/A

MAIN KITCHEN

Floor	Porcelain tiles 600x1200 – Guocera in Burlington Stone Lappato
Skirting	Polymer skirting 50mm high with paint finish
Wall	Skim coat and paint finish
Ceiling	Skim coat/Plasterboard and paint finish
Door	Sandblast anodised aluminium framed with cross reeded figured glass sliding door
Ironmongery	Flush pull handle
Sanitaryware, fittings & accessories	N/A

BALCONY

Floor	Porcelain tiles 600x600– Guocera in Burlington Stone Matt YR8016N
Skirting	Porcelain tiles 600x600 200mm high with aluminium capping – Guocera in Burlington Stone Matt YR8016N
Wall	Cement render and paint finish
Ceiling	Skim coat/Plasterboard and paint finish
Door	Sandblast anodised aluminium framed with sliding glass door
Ironmongery	Flush pull handle
Sanitaryware, fittings & accessories	N/A

MASTER BEDROOM

Floor	Engineered timber flooring – 12mm thk (1.2mm stained “Ash” veneer) x 165mm wide x 300-1210mm length on 9mm thk WBP plywood with anti wood borer treatment
Skirting	Polymer skirting 50mm high with paint finish
Wall	Skim coat and paint finish
Ceiling	Skim coat/Plasterboard and paint finish
Door	HDF solid core
Ironmongery	Lever handle mortise lockset
Sanitaryware, fittings & accessories	N/A

TYPICAL BEDROOM

Floor	Engineered timber flooring – 12mm thk (1.2mm stained “Ash” veneer) x 165mm wide x 300-1210mm length on 9mm thk WBP plywood with anti wood borer treatment
Skirting	Polymer skirting 50mm high with paint finish
Wall	Skim coat and paint finish
Ceiling	Skim coat/Plasterboard and paint finish
Door	HDF solid core
Ironmongery	Lever handle mortise lockset
Sanitaryware, fittings & accessories	N/A

MASTER BATHROOM

Floor	Porcelain tiles 600x600 – Guacera Luxstone
Skirting	Porcelain tiles 600x600 – Guocera Luxstone 200mm high with aluminum capping
Wall	<ul style="list-style-type: none"> • Porcelain tiles 600x600 – Guocera Luxstone (Shower Area and WC Backwall). • All other walls in skim coat and paint finish.
Ceiling	Plasterboard and paint finish
Door	HDF semi-solid core
Ironmongery	Lever handle mortise lockset
Sanitaryware, fittings & accessories	<ul style="list-style-type: none"> • Countertop basin with mixer (2 no.s). • Marble vanity counter, medicine shelf and wall mounted cabinet with mirror. • Tiled bench. • Wall hung water closet, actuator, hand bidet/bib tap, toilet roll holder. • Glass shower screen and door. • Overhead shower, handled shower and body jet (3 no.s jets) • Freestanding long bath and mixer.

TYPICAL BATHROOM

Floor	Porcelain tiles 600x600 – Guacera Luxstone
Skirting	Porcelain tiles 600x600 – Guocera Luxstone 200mm high with aluminum capping
Wall	Porcelain tiles 600x600 – Guocera Luxstone (Shower Area). All other walls in skim coat and paint finish.
Ceiling	Plasterboard and paint finish
Door	HDF semi-solid core
Ironmongery	Lever handle mortise lockset
Sanitaryware, fittings & accessories	<ul style="list-style-type: none"> • Wall mounted basin with mixer • Wall mounted cabinet with mirror. • Marble ledge with backsplash. • Water closet, hand bidet/bib tap, toilet roll holder. • Glass shower screen and door. • Overhead shower and handheld shower

YARD

Floor	Porcelain tiles 300x600 – Guocera Calais
Skirting	Porcelain tiles 300x600 – Guocera Calais 100mm high
Wall	Skim coat and paint finish
Ceiling	Plasterboard and paint finish
Door	Sandblast anodised aluminium framed glass sliding door
Ironmongery	Flush pull handle
Sanitaryware, fittings & accessories	Bib tap

MAID'S ROOM

Floor	Porcelain tiles 300x600 – Guocera Calais
Skirting	Porcelain tiles 300x600 – Guocera Calais 100mm high
Wall	Skim coat and paint finish
Ceiling	Skim coat/Plasterboard and paint finish
Door	Powder coated aluminium framed acrylic sliding folding door
Ironmongery	Build-in pull handle
Sanitaryware, fittings & accessories	N/A

MAID'S BATHROOM

Floor	Porcelain tiles 300x600 – Guocera Calais
Skirting	N/A
Wall	Porcelain tiles 300x600 – Guocera Calais
Ceiling	Plasterboard and paint finish
Door	Powder coated aluminum framed acrylic sliding folding door
Ironmongery	Build-in pull handle
Sanitaryware, fittings & accessories	N/A

AC LEDGE

Floor	Cement screed
Skirting	N/A
Wall	Cement render and paint finish
Ceiling	Skim coat and paint finish
Door	Sandblast anodised aluminium framed louver door
Ironmongery	N/A
Sanitaryware, fittings & accessories	Bib tap

SALES PACKAGE

Description	Bumi	Non Bumi
Booking Fee	<ul style="list-style-type: none"> ➤ RM30,000 ➤ Beneficiary Address: Lot C-02, Level 2, SkyPark @ One City, Jalan USJ 25/1, 47650 Subang Jaya, Selangor Darul Ehsan, Malaysia. 	
Cash Purchaser	Stage 2A : 7% Rebate	Stage 2A : 5% Rebate
Loan Purchaser	Stage 1 : 7% Rebate	Stage 1 : 5% Rebate
Early Bird Package	+ 2% Early Bird Rebate (on SPA Price) OR Kitchen Cabinet Furnishing	
Legal Fee & Stamp Duty	<ul style="list-style-type: none"> ➤ SPA Legal fee and disbursement fee to be borne by developer ➤ MOT, Stamp duty & Loan Legal fee to be borne by buyer 	

Steps On Placing a Booking

- Post dated cheque value should be RM 30,000 ; Post-dated on 31/5/2024
- Fill in Date, Purchaser name, IC & Unit No. on the Booking Form

KITCHEN CABINET FURNISHING INCLUDES:

