PROJECT QUALITY PLAN

PROPOSED CONDOMINIUM DEVELOPMENT ON LOTS 40955L MK 22 AT HOUGANG AVE 7/UPPER SERANGOON VIEW

For

M/S BODENHEIM INVESTMENTS PTE LTD

Copy No.	

Prepared By: Chong Lai Meng

Authorised By: Richard Teo

Date: 28 June 2002

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SECTION 1

QUALITY PLAN CONTROL AND DISTRIBUTION

1.1 List of Copy Holders

Copy No.	Copy Holder	Date of Issue
1	1292-PQP File	28 June 2002
2	Chong Lai Meng	28 June 2002

1.2 Revision Record

Revision	Date of Issue	Section Reference	Page(s)	Remarks
0		1 to 10	26	

SECTION 2

PROJECT INFORMATION

2.1 Project Description

Type of Development	Condominium development

Statistics of Development	
Site Area, m²	30,816
Nett Floor Area, m²	
Gross Floor Area, m²	92,400
Covered Carpark, m²	30,000
No. of Covered Carpark Lots	-
No. of Apartments/Houses	716
No. of Beds (for Hospitals)	-
No. of Guestroom (for Hotels)	-
No. of Blocks / No. of Storeys	11 Blocks of 17/15 storey
No. of Phases	1

2.2 Project Cost

M&E Services Cost Plan (S$ x 1M)										
Services	EI	ACVI	LEI	FFAI	PSI	SPFI				
Estimate										
Awarded	7.231	5.983	2.536	1.1	7.101	0.3				

Total Project Construction Cost (S$ x1M)			
	Site Clearance	Piling Works	Main Contract
Estimate	-	-	
Awarded	-	-	121

Site Clearance shall include earth work, soil improvement, service diversion and termination.

2.3 Scope of Works

2.3.1 Scope of Consultancy Services

Conceptual/Schematic Design	✓
Detailed Design	
Tender Documentation	
Tender Evaluation	
Contract Supervision (authority requirements only)	✓
M&E Costing Submissions to Authority	✓

(✓ *where applicable*)

2.3.2 Scope of M&E Services

ELECTRICAL	✓	AIR CONDITIONING	✓	SPRINKLER	✓	SANITARY	✓	SWIMMING POOL	✓
LIFT	✓	MECHANICAL VENTILATION	✓	FIRE ALARM	✓	COLD WATER	✓	STEAM BOILER	
ESCALATOR		MECHANICAL SMOKE EXTRACT	✓	HOSEREEL	✓	HOT WATER	✓	FUEL STORAGE	
PABX		COMPUTER A/C		WET RISER		TOWN GAS	✓		
SECURITY	✓	BST CARPARK EXH	✓	DRY RISER	✓	LPG GAS			
TELELIFT		HEATING				MEDICAL GAS			
DATA COMM.									
FLUSHFLOOR TRUNKING									

(✓ *where applicable*)

2.3.3 Submission to Relevant Authorities by Others

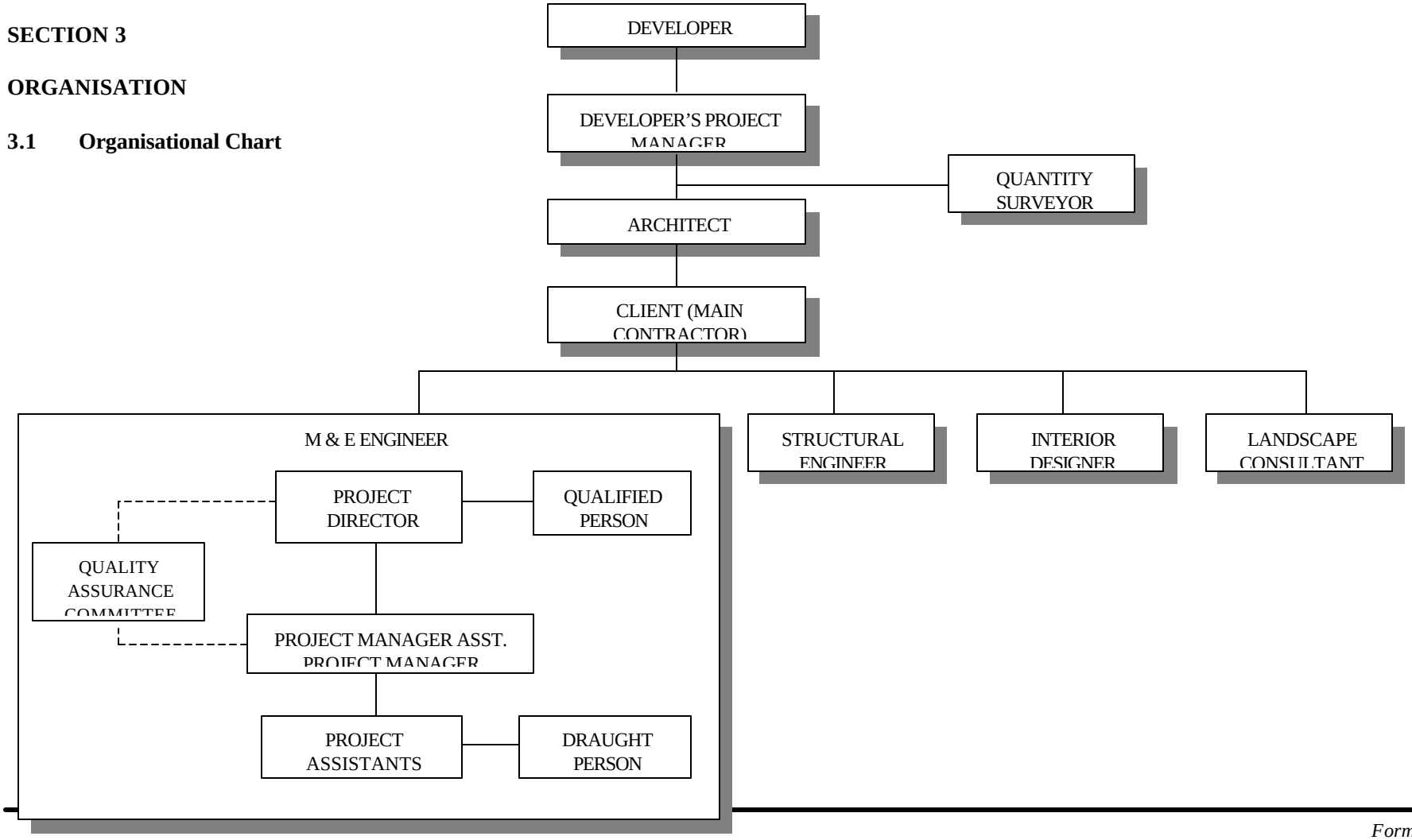
EJECTOR & DIVERTER		SUMP PUMP		FUEL OIL TANK		LIFT	✓	PRESSURE VESSEL		HOISTS		FOAM	

(✓ *where applicable*)

SECTION 3

ORGANISATION

3.1 Organisational Chart



3.2 AEC's Project Team Member

TITLE		NAME
Project Director		Richard Teo (RT)
Qualified Person	Mechanical	Andrew Loh (LCT)
	Electrical	Richard Teo (RT)
Project Manager		Chong Lai Meng (CLM)
Assistant Project Manager		Goh Soon Huat (GSH)
Project Assistant (Mech)		Sam Chong (SC)
Project Assistant (Elect)		Desmond Yeo (DY)
Draughtsperson		-
Resident Engineer (M&E)		
Assistant Resident Engineer (M&E)		-
Clerk-of-Work (M&E)		-

3.3 Developer's/Client's Representatives

Developer:- Bodenheim Investments Pte Ltd

Address:- 78 Shenton Way
#33-01
Singapore 079120

Tel:- 62218111

Fax:- 6225 3383

Client's Representatives:-

Name of Firm	Contact Person	Contact
Bodenheim Investments Pte Ltd	Name: Mr Cheang Kok Kheong Position: General Manager	Tel: 6221 8111 Fax: 6225 3383 Pager: - Handphone: - Email: -
KPK Quantity Surveyors	Name: Mr Steven Wong Position: Director	Tel: 6536 3303 Fax: 6536 2633 Pager: Handphone: Email: kpkqs@singnet.com.sg

3.4 Other Consultants (Local)

Function / Name of Firm	Contact Person	Contact
Architect Consortium 168 Architects	Name: Mr Ng Chan Guan Position: Deputy Architectural Manage r	Tel: 6832 0607 (DID) Fax: 6334 2627 Pager: - Handphone: - Email: guan@con168.com.sg
Structural Engineer SCE Consultants Pte	Name: Mr Selamet Gunawan Position: Structural Engineer	Tel: 6337 2828 Fax: 6339 9313 Pager: - Handphone: - Email: sce@sce.com.sg
Landscape Consultant Site Concept International	Name: Mr Ritchie Jude Tumulak (Ching Ching) Position: Landscape Architect	Tel: 6227 7152 Fax: 6473 5069 Pager: - Handphone: - Email: sitecon@singnet.com.sg

3.4 Other Consultants (Overseas) - **Not Applicable**

NOT USED

3.5 Contractors/Sub-Contractors

Function / Name of Firm	Contract *	Contact Person	Contact
Main Contractor Nakano Singapore Pte Ltd	D & B	Name: Mr Hidaka Position: General Manage	Tel: 6386 8730 Fax: 6387 6548 Pager: Handphone: Email: nakano@cyberway.com.sg
Air Conditioning & Ventilation Installation Sub-Contractor DaiDan Co Ltd	D & B	Name: Mr Maung Aunt Position: Assistant Project Manager	Tel: 6221 8488 Fax: 6225 0544 Pager: Handphone: 6736 6024 Email: maung@daidansin.com.sg
Plumbing & Sanitary Installation Sub-Contractor DaiDan Co. Ltd (Wang Kok Sewerage Construction Pte Ltd)	D & B	Name: Mr Kelvin Aw Position: Assistant Project Manager	Tel: 6280 7823 Fax: 6382 4371 Pager: Handphone: 9616 5566 Email: wangkok@singnet.com.sg
Electrical Installation Sub-Contractor DaiDan Co. Ltd	D & B	Name: Mr Edward Moh Position: Assistant Project Manager	Tel: 6221 8488 Fax: 6225 0544 Pager: Handphone: 9628 0785 Email: Edward@daidansin.com.sg
Lift Installation Sub-Contractor Chevalier Singapore Holdings Ltd	D & B	Name: Mr Dave Wang Position: Engineer	Tel: 6273 2266 Fax: 6747 2988 Pager: 9561 8973 Handphone: 9781 6725 Email: wangop@chevalier.com.sg
Fire Fighting & Alarm Installation Sub-Contractor DaiDan Co Ltd (Rife Engineering Pte Ltd)	D & B	Name: Mr Lim Koh Kwong Position: Manager	Tel: 6746 1732 Fax: 6746 8351 Pager: 9598 3110 Handphone: 9818 8010 Email: -
Swimming Pool Filtration Plant Installation Sub-Contractor DaiDan Co Ltd (Hydrotech M & E Services Pte Ltd)	D & B	Name: Mr Lai Heng Tong Position: Director	Tel: 6748 4779 Fax: 6748 8016 Pager: 9316 7817 Handphone: 9026 1457 Email: Hydrotech3@yahoo.com.sg

** Type of Contract*
- *NSC (Nominated Sub-Contract)*
- *DSC (Domesticated Sub-Contract)*
- *DC (Direct Contract)*
- *NS (Nominated Supplier)*

3.6 Authorities

Authorities/Department	Contact Person	Tel/Fax Nos./E-mail
PowerGrid/Power Supply:		
(a) Customer Supply	Mr Teo Koi Heng	Tel: 6823 8008
(b) Sub-Station	Mr Francis Chang See Tong	Tel: 6823 8564
(c) Installation		
(d) Meter Section		
(e) Road Lighting		
(f) Diversion		
Telecom:		
(a) Planning/Line Plant	Mr Gilbert Ho	Tel: 6848 5612
(b) Installation		
(c) Diversion		
BCD:		
(a) Building Plan		
FSB:		
(a) Building Plan		
(b) M&E Section	Ms Kwan Lian Sian	Tel: 6848 1455
PUB (Water)		
(a) Water Conservation	Mr Tham Tuck Kuan	Tel: 6731 3557 Fax: 6731 3023
(b) Plumbing Plan	Mr Lim Chee Leong	Tel: 6731 3695 Fax: 6731 3023
(c) Diversion		
PowerGas:		
(a) Planning/Submission	Mr Lim Soon Huat/Mr Ben Tan	Tel: 6586 8888
(b) Installation/Inspection	Mr Lim Teck Seng (Pager 92815977)	Tel: 6586 8872
(c) Diversion		
ENV (Sewerage):		
(a) Building Plan		
(b) M&E Section	Mr Lam Tong Choy	Tel: 6731 9653
(c) Diversion		
ENV (Pollution Control)		
(a) Planning/Submission		
(b) Inspection		

SECTION 4

PROGRAMME

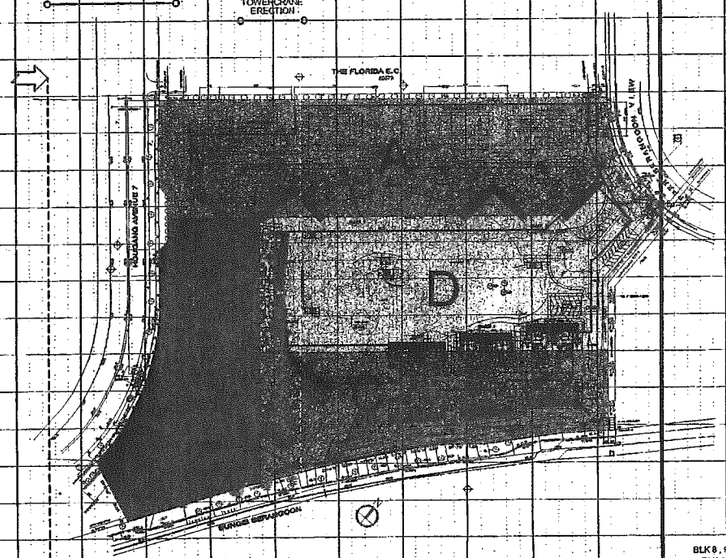
4.1 Overall Programme (see attached master programme)

MASTER NETWORK

NO.	PROJECT NAME	CLIENT	STRUCTURAL ENGINEER	TOTAL FLOOR AREA	NO. OF STOREY	CHECKED BY
	SERANGOON VIEW MASTER SCHEDULE	BODENHEIM INVESTMENTS PTE LTD	SCE CONSULTANTS (PTE)	92 448m²	18 STOREY	KUTSUZAWA
		ARCHITECT CONSORTIUM 168 ARCHITECTS PTE LTD	M & E ENGINEER ALPHA ENGINEERING CONSULTANT		CONSTRUCTION PERIOD 32 MTHS	DATE 20-03-2001

NAKANO SINGAPORE (PTE) LTD
No. 1 COLEMAN STREET #06-02
THE ADELPHI SINGAPORE 179803
Tel : 333 4933 Fax : 338 8568
Telex : RS 33197 NASIN

SCHEDULE DATE	Years	2001										2002												2003										
	Mths	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
	Construction Schedule	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	
MANUFACTURER / SHOP DRAWING		ALUM. WINDOW,DOOR PRESENTATION; SHOPDWG; CONFIRM; FABRICATION																																
		KITCHEN CABINET,WARDROBE,VANITY																																
TEMPORARY WORK		TEMPORARY FACILITES; TOWERCRANE ERECTION										ERECT SCAFFOLDING; PASSENGER HOST												DISMANTLE TOWER CRANE; DISMANTLE SCAFFOLDING & TEMPORARY LIFT										
MAIN BUILDING																																		
DESIGN WORKS																																		
ROOF																										WATER TANK FOUNDATION		WATERPROOF						
17th FLOOR (INCLUDED UPPER LEVEL OF MAISONNETTE)																								PARAPET WALL	WATER TANK FOUNDATION	WATERPROOF							
16th FLOOR																								BLK 8, 9, 10 BLK 4, 5	PLASTER BLOCK,ALM. WINDOW FRAME				MARBLE / TILE		PARQUET PAINTING		
15th FLOOR																									BLK 6,7, 11, 1, 2, 3									
14th FLOOR																								BLK 8, 9, 10 BLK 4, 5	PLASTER BLOCK,ALM. WINDOW FRAME				MARBLE / TILE		PARQUET PAINTING		
13th FLOOR																									BLK 6,7, 11, 1, 2, 3									
12th FLOOR																								BLK 8, 9, 10 BLK 4, 5	PLASTER BLOCK,ALM. WINDOW FRAME				MARBLE / TILE		PARQUET PAINTING		
11th FLOOR																									BLK 6,7, 11, 1, 2, 3									
10th FLOOR																								BLK 8, 9, 10 BLK 4, 5	PLASTER BLOCK,ALM. WINDOW FRAME				MARBLE / TILE		PARQUET PAINTING		
9th FLOOR																									BLK 6,7, 11, 1, 2, 3									
8th FLOOR																								BLK 8, 9, 10 BLK 4, 5	PLASTER BLOCK,ALM. WINDOW FRAME				MARBLE / TILE		PARQUET PAINTING		
7th FLOOR																									BLK 6,7, 11, 1, 2, 3									
6th FLOOR																								BLK 8, 9, 10 BLK 4, 5	PLASTER BLOCK,ALM. WINDOW FRAME				MARBLE / TILE		PARQUET PAINTING		
5th FLOOR																									BLK 6,7, 11, 1, 2, 3									
4th FLOOR																								BLK 8, 9, 10 BLK 4, 5	PLASTER BLOCK,ALM. WINDOW FRAME				MARBLE / TILE		PARQUET PAINTING		
3rd FLOOR																									BLK 6,7, 11, 1, 2, 3									
2nd FLOOR																								BLK 8, 9, 10 BLK 4, 5	PLASTER BLOCK,ALM. WINDOW FRAME				MARBLE / TILE		PARQUET PAINTING		
1st FLOOR																									BLK 6,7, 11, 1, 2, 3									
B1																								BLK 8, 9, 10 BLK 4, 5	PLASTER BLOCK,ALM. WINDOW FRAME				MARBLE / TILE		PARQUET PAINTING		
B2																									BLK 6,7, 11, 1, 2, 3									
EXCAVATION / PILECAP																																		
PILING																																		
POOL DECK LEVEL / LANDSCAPE																																		
EXTERNAL WORK																																		
PUB SUBSTATION / BIN CENTRE																																		
MINOR SEWER																																		
PLUMBING AND SANITARY																																		
ELECTRICAL																																		
A/C, M/V																																		
FIRE PROTECTION																																		
LIFT																																		
EQUIPMENT DELIVERY																																		
MATERIAL CONFIRMATION																																		



PREPARATION,CLEARING SITE,LEVELLING

ZONE A,B
ZONE C,D
EXCAVATION/PILECAP

CEILING SKIM COAT
CEILING
SKIM COAT WALL

BLOCK PLASTER PAINTING
SIGNAGE , CAR PARK LOT PAINTING

MOBILIZATION
PILING
PILING/SHORING

PILE
RC STRUCTURAL WORKS
BRICKS, ALM. DOOR FRAME
METAL WORK
PLASTERING
PAINTING/CLEANING
INSPECTION
RC STRUCTURAL WORK
WATERPROOF
TILE WORK
TESTING & COMMISSIONING
LANDSCAPE PLANTING
HOUSE DRAIN
BBQ PIT,BOUNDARY WALL AND FIRE ENGINE ACCESS
PUB EQUIPMENT
PUB TURN ON

CONSTRUCT LAST I/C
EXCAVATION/LAY PIPE
CONCEAL PIPING/GAS PIPE
CONNECTION
TANK & PUMP
FITTINGS

SHOP DWG/CO-ORDINATION
PREPARATION
BASEMENT I/C PIPING
CONDUIT AND WIRING
FITTINGS/EXTERNAL
BASEMENT DUCT WORK
CONCEAL CONDENSER PIPING
FIXING FAN COIL AND CONDENSER
SPRINKLER INSTALLATION & CONDUIT AND WIRING
HYDRANT PIPE

PRESENTATION
SHOPDWG
CHECK
CONFIRM
FABRICATION
LIFT SHAFT
INSPECTION
LIFT INSTALLATION

PRESENTATION & SELECTION
BATHTUB P/O
DELIVERY
DELIVERY ALM,T DOOR
DELIVERY OF TILE
DELIVERY OF SANITARY WARE
LIFT SHAFT HANDOVER
CONFIRM GRANITE OR MARBLE
DELIVERY OF MARBLE OR GRANITE
DRYLAY/ SELECTION

TESTING & COMMISSIONING
RI INSPECTION
INSPECTION/CLEANING FOR TOP
PRACTICAL COMPLETION

SECTION 4

PROGRAMME

4.2 Authority Submission Status for M&E Services - 1st Submission

Service	Authority	Original Submission		Comments/Resubmission						Approval/ Clearance
		Scheduled	Actual	Comment	Resubmit	Comment	Resubmit	Comment	Resubmit	
Application for Electricity Supply	Power Supply Pte Ltd	-	26/12/00	21/02/00	-	-	-	-	-	28/02/01
Power Supply Substation	PowerGrid Pte Ltd	-	19/04/01	25/04/01	26/7/01	10/8/01	27/8/01	-	-	4/9/01
Main Single Line Diagram	Power Supply Pte Ltd		-	-	-	-	-	-	-	
Metering Layout	PowerGrid Pte Ltd		-	-	-	-	-	-	-	-
Sanitary Installation	ENV (Sewerage)	-	30/8/01	-	-	-	-	-	-	6/9/01
Domestic Water Supply	PUB (Water)		15/11/01	10/12/01	1/3/02	-	-	-	-	28/3/02
Gas Supply Installation	PowerGas Pte Ltd		15/4/02	3/5/02	18/6/02	-	-	-	-	-
Air Conditioning & Ventilation Inst.	Building Control Division		NA	-	-					NA
	Fire Safety Bureau		19/6/02	-	-	-	-	-	-	20/6/02
Fire Fighting & Alarm Installation	Fire Safety Bureau		19/6/02	-	-	-	-	-	-	20/6/02
Telephone Installation	Telecom (Broadband)		13/12/01		-	-	-	-	-	20/12/01

SECTION 4

PROGRAMME

4.3 Authority Submission Status for M&E Services (Amendments) - 2nd Submission

NOT USED

SECTION 5

PROJECT RECORDS

5.1 List of Internal Files

Standard Files

File Ref:		File Ref:	
-CM	✓	-BD	✓
-PC	✓	-CC	
-AE	✓	-CF	
-AM	✓	-GC	✓
-AA	✓	-SF	✓
-PQP	✓	-EI *	

Project Files to be initiated by PM as and when required

File Ref:		File Ref:		File Ref:	
-SM	✓	-SR		-RVO	
-SC		-QM		-MT	
-AI/~~AD~~	✓	-EC		-DF	
-SQ/RFI		-MC	✓	-EOT	
-CO	✓	-PP	✓	-TM	

Service Files to be initiated by PM as and when required

	Service									
File Ref:	ACVI	FFAI	PSI	EI	LI	S				
-G	✓	✓	✓	✓	✓	✓				
-Q										
-VO										
-PP										
-AI										
-AD										
-CF										

* EI – Employer's Instruction

SECTION 5

PROJECT RECORDS

5.2 Filing of Drawings

The following team members shall take charge of filing of drawings, stamping "SUPERSEDED" drawings, etc.

Description	Team Member
Incoming Architectural Floor Plans	CLM
Incoming Architectural Sketches/Details	CLM
Incoming Structural Drawings	CLM
M&E Drawings	
- Electrical Installation	DY
- Lift & Escalator Installation	DY
- Air Conditioning & Ventilation Installation	CLM
- Fire Fighting & Alarm Installation	CLM
- Plumbing & Sanitary Installation	CLM
- Swimming Pool & Filtration Installation	CLM
Other Drawings	
- Interior Design Drawings	
- Landscape Drawings	

SECTION 6

INTERFACING

6.1 Method of Interface

Description	Method of Interface	
Client's Review & Approval	M&E Design Report	✓
	Pre-planned meeting at fixed intervals	✓
	Telefax, letter and telephone	✓
	Email	
Interface With External Design Teams	M&E Design Report	✓
	Pre-planned meeting at fixed intervals	✓
	Telefax, letter and telephone	✓
	Email	
Interface Between Internal Design Teams	Telephone	
	Email Internal Project Team Meeting	
	Circulation of Information	✓

(✓ *where applicable*)

SECTION 6

INTERFACING

6.2 Internal Design Interface - (Not Applicable)

NOT USED

SECTION 6

INTERFACING

6.3 Circulation of Documents to External Parties

	Code: A - Approval Required C - For Comments I - For Information Only	Client/ Client Rep.	Client's Project Manager	Architect	Structural Engineer	Quantity Surveyor	
1.	**Letters/Fax:**						
a.	Project Design	A	I	I	I	I	
b.	Project Administration	I	I	I	I	I	
c.	Project Cost Estimate/Contract Cost	A	I	I	-	C	
2.	**Drawings**						
a.	Outline Design Drgs.	C	I	C	C	-	
b.	Sketch Design Drgs.	I	I	C	C	-	
c.	Final Design Drgs.	A	I	I	I	I	
d.	Shop Drawings	-	-	A/C	C	-	
e.	As Built Drgs.	I	-	-	-	-	
3.	**Other Document**						
a.	Specification	I	I	I	-	-	
b.	Tender Document	I	I	I	-	I	
c.	Tender Evaluation Report	A	I	I	-	I	
d.	Design Report	A/C	I	C	-	-	
e.	Progress Report	-	-	-	-	-	
f.	Financial Report	-	-	-	-	-	
g.	Minutes of Meeting	I	I	I	I	I	
h.	Inspection Report	I	I	I	-	-	
i.	Testing & Comm. Report	I	I	I	-	-	
j.	O & M Manual	C/I	-	-	-	-	

SECTION 7

WORK AUTHORISATION

Activity \ Authorised Signatories	PD	QP	PM	SS
General Correspondences with Client	✓		✓	
General Correspondences with Other Consultants	✓		✓	
Review of Contractor's Shop Drawing			✓	
Review of Contractor's Technical Submittal			✓	
Review of Contractor's Sample Submittal			✓	
Correspondence/Submission to Authorities		✓		

(✓ *where authorised*)

Key to abbreviations:

PD : Project Director
QP : Qualified Person
PM : Project Manager/Assistant Project Manager
SS : AEC Site Staff

SECTION 8

DESIGN INPUT & METHODOLOGY

8.1 List of Client's Standards, Reference Documents or Brief

ITEM	KEPT BY
NA	NA

8.2 List of Applicable Code of Practice and Regulations

Electrical Wiring	~~BS~~	SS	IEE	~~NFPA~~	
Lightning Protection System	~~BS~~	SS			
Emergency Voice Communication System	~~BS~~	SS	~~NFPA~~		
Air Conditioning & Ventilation Installation	~~BS~~	~~AS~~	~~NFPA~~	SS	~~MS~~
Lift & Escalator Installation	~~BS~~	SS			
Sprinkler System	~~BS~~	SS	~~NFPA~~	~~AS~~	~~LPC~~
Wet Riser System/Dry Riser System	~~BS~~	SS	~~NFPA~~	~~AS~~	~~MS~~
Automatic Fire Alarm System	~~BS~~	SS	~~NFPA~~	~~AS~~	~~MS~~
Sanitary System	~~BS~~	SS	~~NFPA~~	~~AS~~	~~MS~~
Plumbing System	~~BS~~	SS	~~NFPA~~	~~AS~~	~~MS~~
Town Gas/LPG Supply System	~~BS~~	SS	~~NFPA~~	~~AS~~	
Boiler and Steam Supply System	~~ASME~~	~~BS~~	~~AS~~		
Mechanical Smoke Control System	~~BS~~	~~NFPA~~	~~AS~~		

(Delete where necessary)

SECTION 8

DESIGN INPUT & METHODOLOGY

8.3 List of Design Guide or Handbook Used

ASHRAE Handbooks

Institute of Plumbing's Plumbing Services Design Guide

8.4 List of Applicable Quality System Procedures

Alpha Engineering Consultant's Quality System Procedures

Section	Title
A1	Documentation of Quality System Procedure
A2	Documentation of Project Quality Plan
A4	Document Control
A9	Feedback Reporting
B3	Design Control
B4	Design Change Control
B5	Drawing Control
C1	Construction Process Control
C2	Testing and Commissioning
D1	Quality System Audit

8.5 List of Software Used For Design/Analysis (Not Applicable)

SECTION 9

CLIENT'S REQUIREMENTS

9.1 List of Output Required by Client:-

Item	* Remarks
M&E Design Report	A, C
Certificates of Supervision for TOP/CSC	I

** Remarks*

A: for approval ***C: for comment*** ***I: for Information*** ***Re: for record***

9.2 Specific Procedures Required By Client - Not Used

SECTION 10

LIST OF SUB-JOB

10.1 List of Sub-Job Numbers – (Not Applicable)

NOT USED