Alpha
Engineering Consultant

PROJECT QUALITY PLAN

PROPOSED CONDOMINIUM HOUSING DEVELOPMENT OF 1 BLOCK OF 5-4/STOREY RESIDENTIAL FLATS (TOTAL 73 UNITS) WITH SWIMMING POOL, ANCILLARY FACILITIES & BASEMENT CARPARK ON LOT 994 MK 13 AT JALAN ULU SEMBAWANG

For

M/S ANCHOR DEVELOPMENT PTE LTD

Copy No.	

Prepared By: Chim Heng Leong

Authorised By: Richard Teo

Date: 18 September 2006

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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	1410-PQP File	28 September 2005
2	Chim Heng Leong	28 September 2005

1.2 Revision Record

Revision	Date of Issue	Section Reference	Page(s)	Remarks
0	28 September 2005	1 to 10	26	
1	12 April 2006	1 to 10	26	
2	18 September 2006	1 to 10	26	+ 1 pg (Sect 4.1 – Master Programme)

SECTION 2

PROJECT INFORMATION

2.1 Project Description

Type of Development	Residential/Condominium

Statistics of Development	
Site Area, m²	6196.60
Nett Floor Area, m²	-
Gross Floor Area, m²	8675.10
Covered Carpark, m²	2,100
No. of Covered Carpark Lots	75
No. of Apartments/Houses	73 apartment units
No. of Beds (for Hospitals)	-
No. of Guestroom (for Hotels)	-
No. of Blocks / No. of Storeys	1 Blk of 5-4 storeys c/w 1 Basement
No. of Phases	1

2.2 Project Cost

M&E Services Cost Plan (S$ x 1M)							
Services	EI	ACVI	LEI	FFAI	PSI	SPFI	
Estimate	-	0.4756	-	-	-	-	
Awarded	0.9	0.4756	0.3	0.18735	0.7	0.1	

Total Project Construction Cost (S$ x1M)			
	Site Clearance	Piling Works	Main Contract
Estimate	-	-	-
Awarded	-	-	14.381

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	✓
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

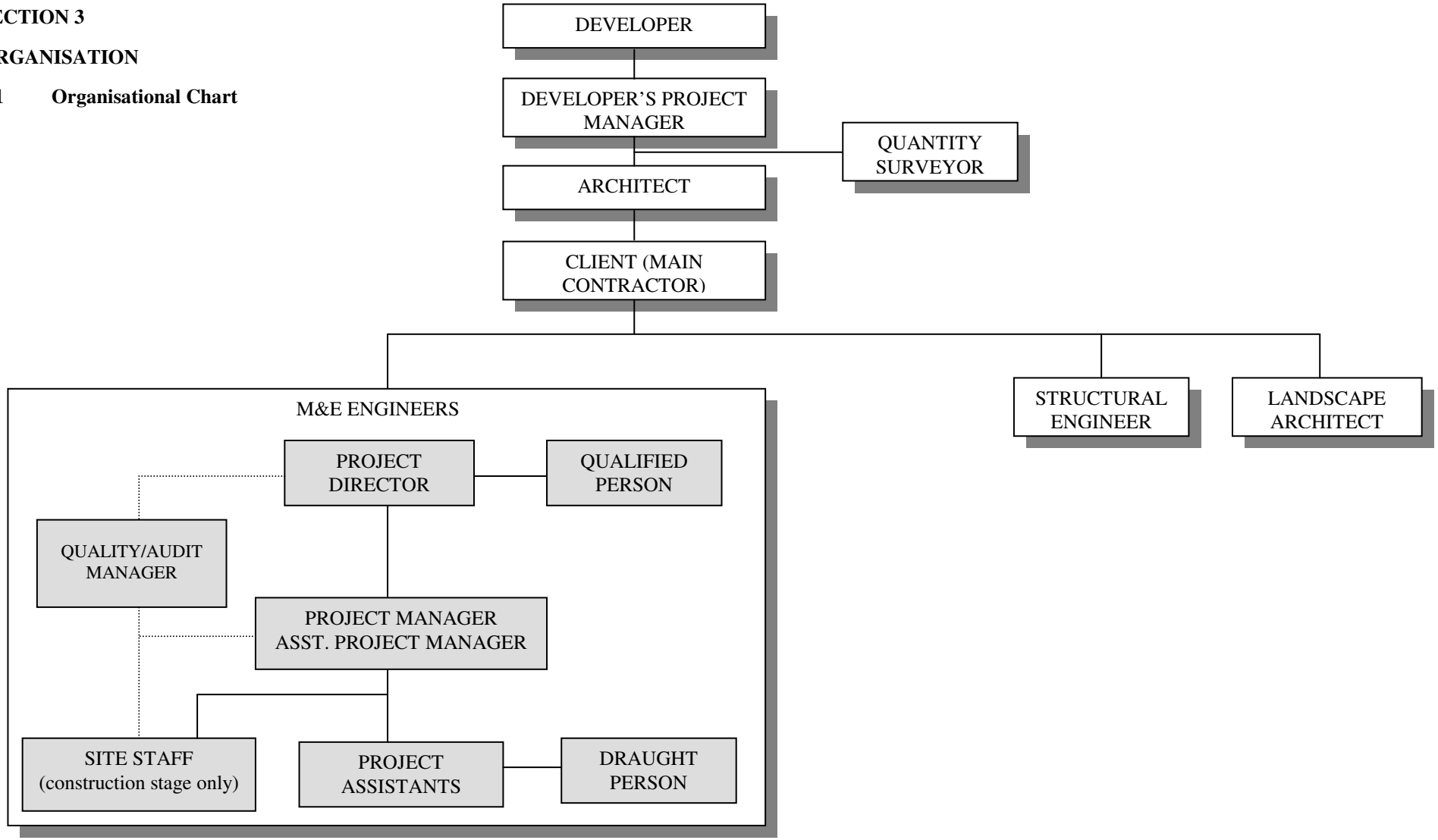
EJECTOR & DIVERTER		SUMP PUMP		FUEL OIL TANK		LIFT & ESCALATOR		PRESSURE VESSEL		HOISTS		FOAM	

(✓*where applicable*)

SECTION 3

ORGANISATION

3.1 Organisational Chart



SECTION 3

ORGANISATION

3.2 AEC's Project Team Member

TITLE		NAME
Project Director		Richard Teo (RT)
Qualified Person	Mechanical	Loh Chew Thong (LCT)
	Electrical	Richard Teo (RT)
Project Manager		Chim Heng Leong (CHL)
Assistant Project Manager		Loh Fook Yuen (LFY)
Project Assistant (Mech)		-
Project Assistant (Elect)		Lim Chai Hoon (LCY)
Draughtsperson		Common Pool
Resident Engineer (M&E)		-
Assistant Resident Engineer (M&E)		-
Clerk-of-Work (M&E)		S H Lim

3.3 Client/Client's Representatives

Developer:-	Anchor Developments Pte Ltd	Client:-	Nakano Singapore (Pte) Ltd
Address:-	438 Alexandra Road #02-00 Alexandra Point Singapore 119958	Address:-	1 Coleman Street, #06-02, The Adelphi, Singapore 179803
Tel:-	6276 4882	Tel:-	6333 4933
Fax:-	6271 0811	Fax:-	6338 8568

Client's Representatives:-

Name of Firm	Contact Person	Contact
Anchor Developments Pte Ltd	Name: Mr Lee Choon Li Position: Project Director	Tel: 6276 4882 Fax: 6271 0811 Handphone: 9633 9975 Email: cllee@centrepoint.com.sg
Nakano Singapore (Pte) Ltd	Name: Mr Low Han Thong Position: Project Manager	Tel: 6759 4392 Fax: 6759 4636 Handphone: 9848 8735 Email: ulusembawang@nakano.com.sg
Nakano Singapore (Pte) Ltd	Name: Mr Paul Yam Position: M&E Manager	Tel: 6759 4392 Fax: 6759 4636 Handphone: 9450 7027 Email: paul@nakano.com.sg
	Name: Position:	Tel: Fax: Handphone: Email:
	Name: Position:	Tel: Fax: Handphone: Email:

3.4 **Other Consultants** (Local)

Function / Name of Firm	Contact Person	Contact
Architect Project 168 Services Pte Ltd	Name: Mr C P Tan Position: Director Name: Ms Karen Lam Position: Architect	Tel: 6334 4887 Fax: 6334 2627 Handphone: 9669 9326 Email: cptan@con168.com.sg Tel: 6334 4887 ext 209 Fax: 6334 2627 Handphone: 9725 3556 Email: karen@con168.com.sg
Quantity Surveyor Davis Langdon & Seah Singapore Pte Ltd	Name: Mr Tay Ter Long Position: Quantity Surveyor	Tel: 6222 3888 Fax: 6224 7089 Handphone: - Email: mailqs@dls.com.sg
Structural Engineer SCE Consultants (Pte)	Name: Mr Slamet Gunawan Position: Associate	Tel: 6337 2828 Fax: 6339 9313 Handphone: - Email: sce@sce.com.sg
Landscape Consultant Site Concepts International Pte Ltd	Name: Mr William Koh Position: -	Tel: 6221 8826 Fax: 6221 8937 Handphone: - Email: sitecon@singnet.com.sg
Lighting Consultant	Name: Position:	Tel: Fax: Handphone: Email:
Acoustic Consultant	Name: Position:	Tel: Fax: Handphone: Email:
_____	Name: Position:	Tel: Fax: Handphone: Email:
_____	Name: Position:	Tel: Fax: Handphone: Email:

3.4 **Other Consultants** (Overseas) – **NOT USED**

Function / Name of Firm	Contact Person	Contact
Architect	Name: Position:	Tel: Fax: Handphone: Email:
M&E Consultant	Name: Position:	Tel: Fax: Handphone: Email:
Quantity Surveyor	Name: Position:	Tel: Fax: Handphone: Email:
Structural Engineer	Name: Position:	Tel: Fax: Handphone: Email:
Interior Designer	Name: Position:	Tel: Fax: Handphone: Email:
Lighting Consultant	Name: Position:	Tel: Fax: Handphone: Email:
Acoustic Consultant	Name: Position:	Tel: Fax: Handphone: Email:
_____	Name: Position:	Tel: Fax: Handphone: Email:

3.5 Contractors/Sub-Contractors

Function / Name of Firm	Contract *	Contact Person	Contact
Main Contractor Nakano Singapore (Pte) Ltd	DC	Name: Mr Loh Han Thong Position: Project Manager	Tel: 6759 4392 Fax: 6759 4636 Handphone: 9848 8735 Email: ulusembawang@nakano.com.sg
Air Conditioning & Ventilation Installation Sub-Contractor Design Aire Engineering (S) Pte Ltd	DSC	Name: Mr. William Liew Position: Director	Tel: 6746 9611 Fax: 6747 4922 Handphone: 9672 6277 Email: deaire@mbox3.singnet.com.sg
Plumbing & Sanitary Installation Sub-Contractor WTC Engineering Pte Ltd	DSC	Name: Mr Wang T C Position: Managing Director	Tel: 6745 9733 Fax: 6745 6806 Handphone: 9067 1144 Email: wtc97@mbox2.singnet.com.sg
Electrical Installation Sub-Contractor Tresima Asia Pte Ltd	DSC	Name: Mr Pek Beng Ee Position: Project Manager	Tel: 6841 9077 Fax: 6741 3940 Handphone: 9009 3117 Email: tresima@singtel.com.sg
Lift & Escalator Installation Sub-Contractor Ryoden (Singapore) Pte Ltd	DSC	Name: Mr K L Loh Position: Project Engineer	Tel: 6842 5678 Fax: 6748 2292 Handphone: - Email: kl.loh@rs.meap.com
Fire Fighting & Alarm Installation Sub-Contractor Design Aire Engineering (S) Pte Ltd	DSC	Name: Mr William Liew Position: Director	Tel: 6746 9611 Fax: 6747 4922 Handphone: 9672 6277 Email: deaire@mbox3.singnet.com.sg
Swimming Pool Filtration Plant Installation Sub-Contractor Hydrotech M&E Services Pte Ltd	DSC	Name: Mr Lai Heng Tong Position: Managing Director	Tel: 6748 4779 Fax: 6748 8016 Handphone: 9026 1457 Email: Hydrotech3@yahoo.com.sg
Carpark System Installation Sub-Contractor		Name: Position:	Tel: Fax: Handphone: Email:
_____		Name: Position:	Tel: Fax: Handphone: Email:

** 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
SP PowerGrid:		
(a) Sub-Station	Mr Francis Chang	6823 8555
(b) Diversion		
SP Services:		
(a) Customer Supply	Mr Rick Lim	6823 8282
(b) Installation		
(c) Meter Section		
(d) Road Lighting		
TFCC:		
(a) SCV		
(b) SingTel	Mr Chin Yong How	6848 5615
(c) IDA		
BCA:		
(a) Building Plan		
FSSD:		
(a) Building Plan		
(b) M&E Plan		
PUB (Water Supply) Network Dept:		
(a) Water Conservation		
(b) Plumbing Plan		
(c) Diversion		
PUB Water Reclamation (Network) Dept:		
(a) Building Plan/CBPU		
(b) M&E Plan		
(c) Diversion		
City Gas Pte Ltd:		
(a) Planning/Submission	Mr Liew Khee Boon	6586 8846/6586 8899 plan@citygas.com.sg
(b) Installation/Inspection		
PowerGas Pte Ltd		
(a) Diversion		
NEA (Pollution Control)		
(a) Planning/Submission		
(b) Inspection		

SECTION 4

PROGRAMME

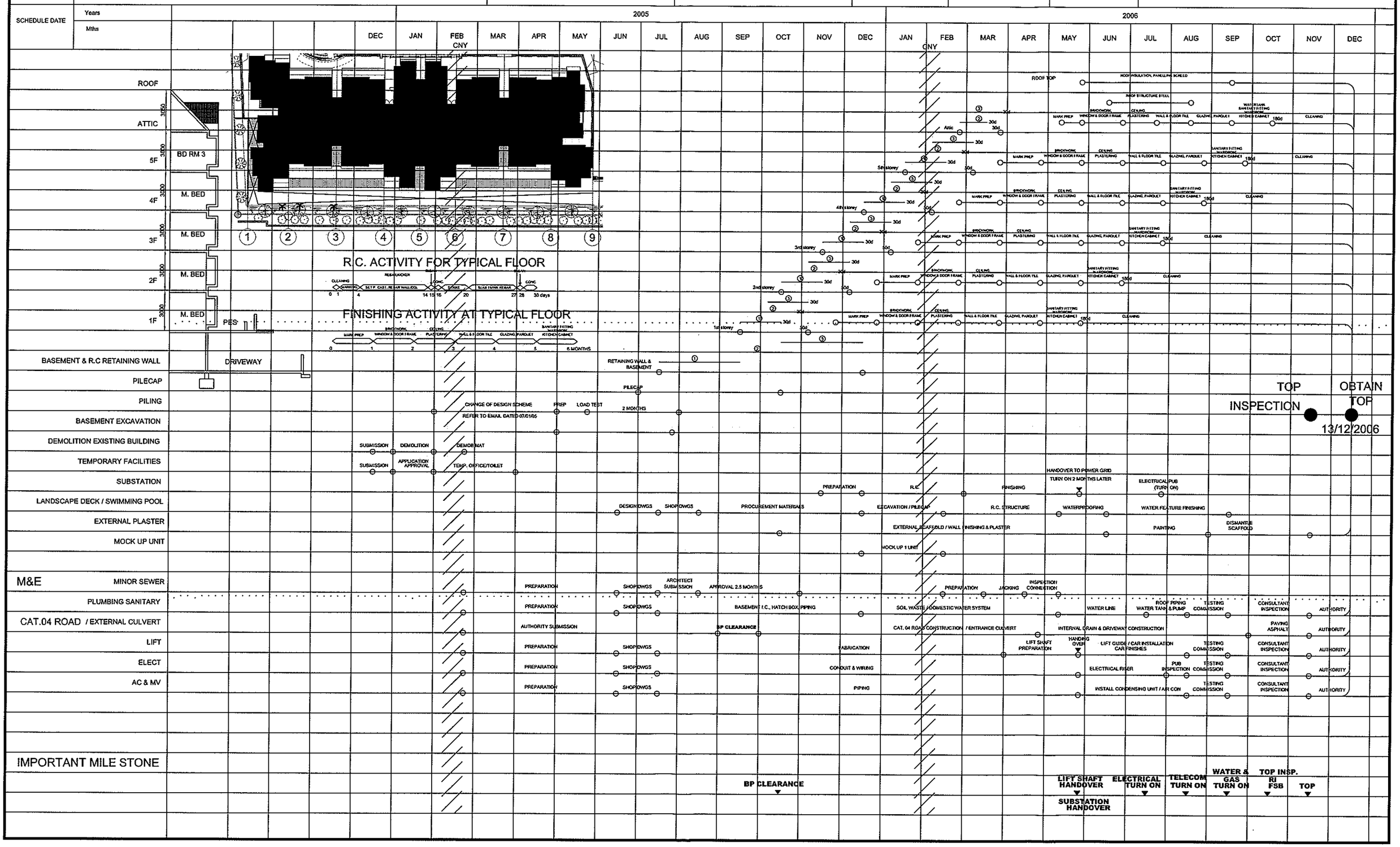
4.1 Overall Programme – refer to attach Master Programme

ID	TASK NAME	MONTHS	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
1.	Preliminary Planning																									
2.	Planning Submission																									
3.	Detail Design																									
4.	BP Submission																									
5.	BP Submission (Amendments)																									
6.	Tender Period for Piling																									
7.	Tender Period for Sub-Structure																									
8.	Tender Period for Super-Structure																									
9.	Piling Period																									
10.	Sub-Structure Construction Period																									
11.	Super-Structure Construction Period																									
12.	TOP																									
13.	CSC																									

MASTER NETWORK

NO.	PROJECT NAME	CLIENT	STRUCTURAL ENGINEER	TOTAL FLOOR AREA	NO. OF STOREY	CHECKED BY
	ULU SEMBAWANG MASTER SCHEDULE	ANCHOR DEVELOPMENTS PTE LTD	SCE CONSULTANTS (PTE)	8 636.27m²	5 STOREYS	LOW HAN THONG
		ARCHITECT	M & E ENGINEER		CONSTRUCTION PERIOD	DATE
		CONSORTIUM 168 ARCHITECTS PTE LTD	ALPHA ENGINEERING CONSULTANT		14th Dec 2004 – 13th Dec 2006	02-03-2005

NAKANO SINGAPORE (PTE) LTD
No. 1 COLEMAN STREET #06-02
THE ADELPHI SINGAPORE 179803
Tel : 6333 4933 Fax : 6338 8568



SECTION 4

PROGRAMME

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

Service	Authority	Original Submission		Comments/Resubmission						Approval/
		Scheduled	Actual	Comment	Resubmit	Comment	Resubmit	Comment	Resubmit	Clearance
Application for Electricity Supply	SP Services Ltd	30/1/05	25/1/05							4/2/05
Power Supply Substation	SP PowerGrid Ltd	1/3/05	28/2/05							23/3/05
Metering Layout	SP Services Ltd	-	-	-	-	-	-	-	-	-
Sanitary Installation	PUB Water Reclamation (Network) Dept	15/5/05	30/8/05	-	-	-	-	-	-	2/9/05
Domestic Water Supply	PUB (Water Supply) Network Dept	30/10/05	26/10/05	11/11/05	30/11/05	14/12/05	21/12/05	-	-	11/1/06
Gas Supply Installation	City Gas Pte Ltd	30/9/05	4/10/05	-	-	-	-	-	-	26/10/05
Air Conditioning & Ventilation Inst.	FSSD	15/11/05	7/3/06	-	-	-	-	-	-	24/3/06
Fire Fighting & Alarm Installation	FSSD	15/11/05	8/2/06	-	-	-	-	-	-	27/2/06
Telephone Installation	TFCC	30/9/05	12/10/05	-	-	-	-	-	-	28/10/05
Broadband Co-axial Cable System (BCS)	Starhub Cable Vision	30/9/05	12/10/05	-	-	-	-	-	-	28/10/05
Fuel Storage	FSSD	-	-	-	-	-	-	-	-	-
	NEA (Pollution Control)	-	-	-	-	-	-	-	-	-

SECTION 4

PROGRAMME

4.3 Authority Submission Status for M&E Services (Amendments) - 2nd Submission – NOT USED

Service	Authority	Original Submission		Comments/Resubmission						Approval/
		Scheduled	Actual	Comment	Resubmit	Comment	Resubmit	Comment	Resubmit	Clearance
Application for Electricity Supply	SP Services Ltd									
Power Supply Substation	SP PowerGrid Ltd									
Metering Layout	SP Services Ltd									
Sanitary Installation	PUB Water Reclamation (Network) Dept									
Domestic Water Supply	PUB (Water Supply) Network Dept									
Gas Supply Installation	City Gas Pte Ltd									
Air Conditioning & Ventilation Inst.	FSSD									
Fire Fighting & Alarm Installation	FSSD									
Telephone Installation	TFCC									
Broadband Co-axial Cable System (BCS)	Starhub Cable Vision									
Fuel Storage	FSSD									
	NEA (Pollution Control)									

SECTION 5

PROJECT RECORDS

5.1 List of Internal Files

Standard Files

File Ref:		File Ref:	
- Owners		- Architect	
- Authorities		- Other Consultants	
- Contractors		- CC	
- CF/CC	✓	- PQP/QSP	✓

Project Files to be initiated by PM as and when required

File Ref:		File Ref:		File Ref:	
1410	✓				

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	LCY
Incoming Architectural Sketches/Details	LCY
Incoming Structural Drawings	LCY
M&E Drawings	
- Electrical Installation	LCY
- Lift & Escalator Installation	LCY
- Air Conditioning & Ventilation Installation	CHL
- Fire Fighting & Alarm Installation	CHL
- Plumbing & Sanitary Installation	CHL
- Swimming Pool & Filtration Installation	CHL
Other Drawings	
- Interior Design	LCY
- Landscape/Waterscape	LCY

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 USED

Item No.	Description*	Required From	Required By	Date Required	Remarks

** Information required by INTERNAL DESIGN TEAM MEMBERS*

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	C	-	C	C	-	
b.	Project Administration	I	-	C	C	C	
c.	Project Cost Estimate/Contract Cost	-	-	-	-	-	
2.	**Drawings**						
a.	Outline Design Drgs.	-	-	-	-	-	
b.	Sketch Design Drgs.	-	-	-	-	-	
c.	Final Design Drgs.	-	-	-	-	-	
d.	Shop Drawings	C	-	A	C	-	
e.	As Built Drgs.	-	-	-	-	-	
3.	**Other Document**						
a.	Specification	-	-	I	-	-	
b.	Tender Document	-	-	-	-	-	
c.	Tender Evaluation Report	-	-	-	-	-	
d.	Design Report	-	-	-	-	-	
e.	Progress Report	-	-	-	-	-	
f.	Financial Report	-	-	-	-	-	
g.	Minutes of Meeting	-	-	-	-	-	
h.	Inspection Report	-	-	-	-	-	
i.	Testing & Comm. Report	-	-	-	-	-	
j.	O & M Manual	-	-	-	-	-	

SECTION 7

WORK AUTHORISATION

Activity \ Authorised Signatories	PD	QP	PM	AE	SS
General Correspondences with Client	✓	✓	✓		
General Correspondences with Other Consultants			✓	✓	
M&E Cost Estimate Report	✓				
M&E Design Report	✓				
Check Prints		✓			
Tender Drawing Approval					
Tender Specification Approval					
List of Tenderers					
Tender Questionaires					
Tender Reports					
Draft Letter of Award					
Review of Contractor's Shop Drawing			✓	✓	
Review of Contractor's Technical Submittal			✓	✓	
Review of Contractor's Sample Submittal			✓	✓	
Contractor's Request for Deviation			✓	✓	
Progress Payment Valuation Form					
Final Account Valuation					
Draft Variation Order					
Engineer/Architect's Instruction/Direction					
Site Instruction/Direction					
Correspondence/Submission to Authorities		✓	✓		

(✓*where authorised*)

Key to abbreviations:-

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

SECTION 8

DESIGN INPUT & METHODOLOGY

8.1 List of Client's Standards, Reference Documents or Brief – NOT USED

ITEM	KEPT BY

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 Installation	~~BS~~	SS			
~~Sprinkler System~~	~~BS~~	~~SS~~	~~NFPA~~	~~AS~~	~~LPC~~
Wet 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	~~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

Carrier's Handbook of Air Conditioning System Design

ASHRAE Handbooks

Institute of Plumbing's Plumbing Services Design Guide

8.4 List of Applicable Quality System Procedures

Alpha Engineering Consultant's Quality Management System Procedures

Section	Title	✓ where applicable
M1	Preparation of Consultancy Offer	
M2	Project Commissioning and Service Agreement	
M3	Design Control	
M4	Design Change Control	
M5	Tender Process and Evaluation	
M6	Authority Submission	✓
M7	Construction Process Control	✓
M8	Testing and Commissioning	✓
S1	Document Control	✓
S2	Documentation of Quality Management System Procedure	✓
S3	Documentation of Project Quality Plan	✓
S4	Specification Control	
S5	Library Control	
S6	Archive Control	✓
S7	Filing Control	✓
S8	Drawing Control	✓
S9	Administration Control	✓
S10	Purchasing Control	
S11	Training Control	
S12	Computer Control	
Q1	Quality System Audit	✓
Q2	Feedback Reporting	✓
Q3	Clients Feedback	
Q4	Management Review	

8.5 List of Software Used For Design/Analysis – NOT USED

DESCRIPTION/ PACKAGE NAME	VERSION	SUPPLIER/ SOURCE	PURPOSE	
Calculux	2.30	Philips	Lighting design	
Cophos	3.31	Zumtobel	Lighting design	
Carrier E20-II	3.21	Carrier	Programme for determination of heat load, duct size and its losses, etc.	
Gensize 2	2.1	Onan	Generator sizing	
Lift Traffic	-	Alpha Engineering	Lift traffic calculation	
Econdial	2.5	Merlin Gerlin	Design for low voltage network	
Hyena	4.00.1	ACADS-BSG	Fire Sprinkler & Hydrant Analysis	
Fault Level Calculation	-	Alpha Engineering	Calculation of voltage drop and fault level	

(✓*where applicable*)

SECTION 9

CLIENT'S REQUIREMENTS

9.1 List of Output Required by Client:-

Item	* Remarks
M&E Design Report	C, A
M&E Cost Estimate Report	-
Pre-Qualification of Tenderers	-
Tender Documents	-
Tender Report	-
Payment Valuation for QS	-
Certificates of Supervision for TOP/CSC	Re

** Remarks*

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

Other purposes and for action: please specify.

9.2 Specific Procedures Required By Client *(If applicable)*

NOT USED

SECTION 10

LIST OF SUB-JOB

10.1 List of Sub-Job Numbers – NOT USED

Sub Job No	Description	Allocation Details