Alpha
Consulting Engineers Pte Ltd

PROJECT QUALITY PLAN

LUXUS HILL PHASE 12

For

SINGAPORE UNITED ESTATES (PTE) LTD

Copy No.	1

Prepared By : Khor Bee Khoon/ Thin Thin Tun

Authorised By : Loh Fook Yuen

Date : 17 March 2025

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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	6342	17 March 2025

1.2 Revision Record

Revision	Date of Issue	Section Reference	Page(s)	Remarks
0	17 December 2023	1 to 11	30	+ 1 page (Section 4.1 – Overall Programme)
1	17 March 2025	1 to 11	29	+ 1 page (Section 4.1 – Overall Programme)

SECTION 2

PROJECT INFORMATION

2.1 Project Description

Type of Development	Residential

Statistics of Development	
Site Area, m²	–
Nett Floor Area, m²	–
Gross Floor Area, m²	41,500
Covered Carpark, m²	–
No. of Covered Carpark Lots	–
No. of Apartments/Houses	159
No. of Beds (for Hospitals)	–
No. of Guestroom (for Hotels)	–
No. of Blocks / No. of Storeys	4
Green Mark Category	
No. of Phases	1

2.2 Project Cost

M&E Services Cost Plan (S$ x 1M)										
Services	EI	ACVI	LEI	FFAI	PSI	SPFI				
Estimate	17.52 mil	4.6mil	12.72 mil	-	15.9 mil	0.63 mil				
Awarded										

Total Project Construction Cost (S$ x1M)			
	Site Clearance	Piling Works	Main Contract
Estimate			Approx 150mil to 200mil
Awarded			

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

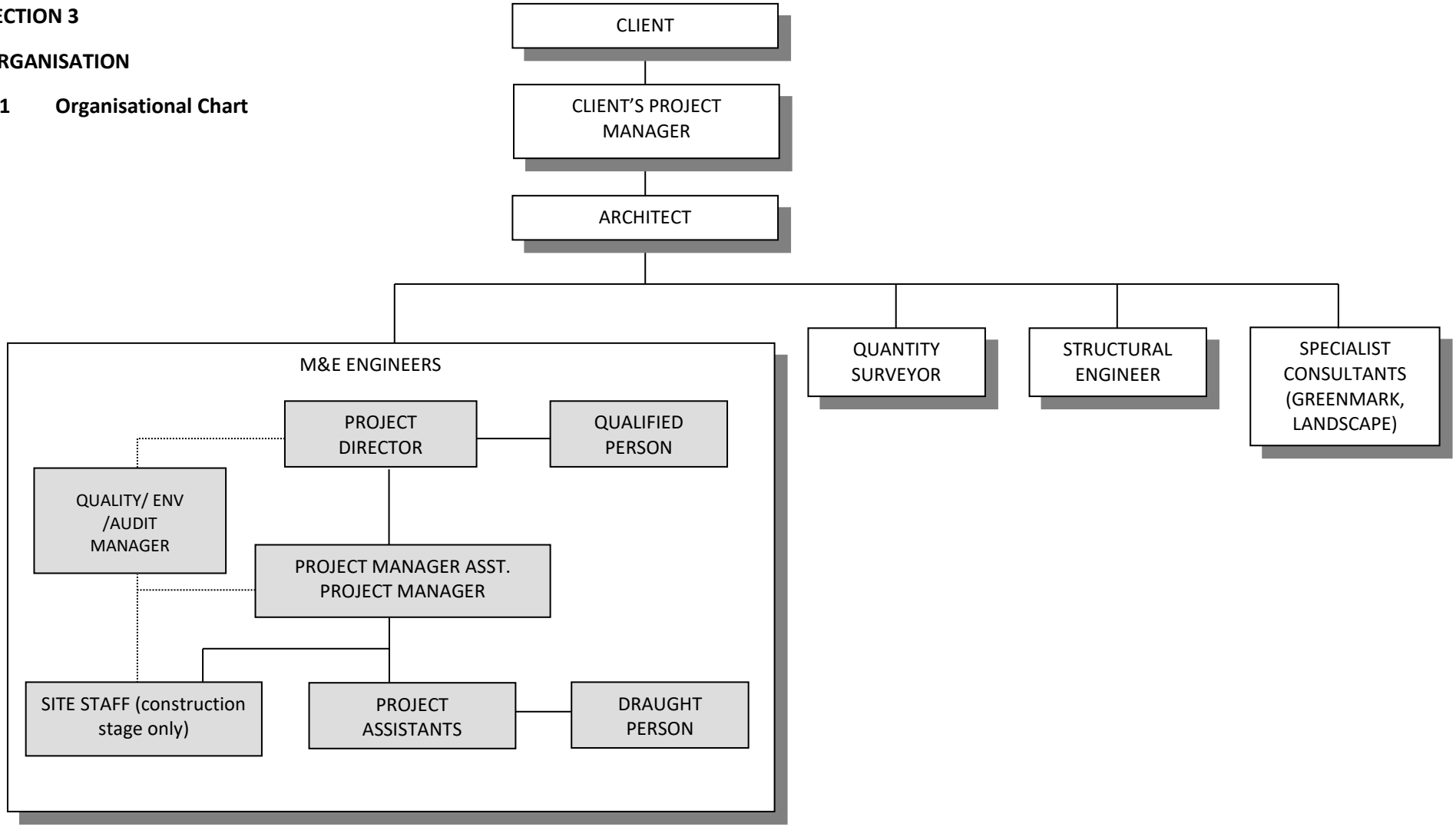
EJECTOR & DIVERTER		SUMP PUMP	✓	FUEL OIL TANK		LIFT & ESCALATOR	✓	PRESSURE VESSEL		HOISTS		FOAM	

(✓*where applicable*)

SECTION 3

ORGANISATION

3.1 Organisational Chart



SECTION 3

ORGANISATION

3.2 ACEPL's Project Team Member

TITLE		NAME
Project Director		Loh Fook Yuen (LFY)
Qualified Person	Mechanical	Choong Choon Guan (CCG)
	Electrical	Loh Fook Yuen (LFY)
Project Manager		Khor Bee Khoon (KBK)
Assistant Project Manager		–
Project Assistant (Mech)		–
Project Assistant (Elect)		Thin Thin Tun (TTT)
Draughtsperson		Common Pool
Resident Engineer (M&E)		–
Assistant Resident Engineer (M&E)		–
Clerk-of-Work (M&E)		–

3.3 Client/Client's Representatives

Client: Singapore United Estates (Pte) Ltd

Address: 2 Bukit Merah Central
#13-01
Singapore 159835

Tel: 6890 0333

Fax: 6536 1858

Client's Representatives:-

Name of Company	Contact Person	Contact
SINGAPORE UNITED ESTATES (PTE) LTD	Name: Ms Kris Kum Cheng Liu Position: Project Manager	Tel: – Fax: – Handphone: 9710 0370 Email: Luxus11and12@bukitsembawang.sg
SINGAPORE UNITED ESTATES (PTE) LTD	Name: Ms Yvonne Yan Position: Head of Department (Project)	Tel: 6890 0312 Fax: 6536 1858 Handphone: – Email: Luxus11and12@bukitsembawang.sg
	Name: Position:	Tel: Fax: Handphone: Email:
	Name: Position:	Tel: Fax: Handphone: Email:
	Name: Position:	Tel: Fax: Handphone: Email:

3.4 **Other Consultants** (Local)

Function / Name of Company	Contact Person	Contact
Architect Park+Associates Pte Ltd	Name: Ms Tan Peng Geok Position: Project Architect	Tel: 6282 0604 Fax: 6282 0604 Handphone: 9692 4437 Email: Luxus11@parkassociates.com.sg
Quantity Surveyor Northcroft Lim Consultants Pte Ltd	Name: Ms Kathy Lu Position: Executive Director	Tel: 6220 7188 Fax: 6222 0868 Handphone: – Email: 2356lh@northcroft.sg
Structural Engineer KTP Consultants Pte Ltd	Name: Mr Chew Aik Loong Position: Principal Engineer	Tel: – Fax: – Handphone: 9186 9832 Email: aikloong.chew@ktpworld.com
Interior Designer	Name: Position:	Tel: Fax: Handphone: Email:
Interior Designer	Name: Position:	Tel: Fax: Handphone: Email:
Lighting Consultant	Name: Position:	Tel: Fax: Handphone: Email:
Landscape Consultant	Name: Position:	Tel: Fax: Handphone: Email:
Green mark Consultant	Name: Position:	Tel: Fax: Handphone: Email:

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

Function / Name of Company	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 – NOT APPLICABLE

Function / Name of Company	Contract *	Contact Person	Contact
Main Contractor		Name: Position:	Tel: Fax: Handphone: Email:
Air Conditioning & Ventilation Installation Sub-Contractor		Name: Position:	Tel: Fax: - Handphone: Email:
Plumbing & Sanitary Installation Sub-Contractor		Name: Position:	Tel: Fax: Handphone: Email:
Electrical Installation Sub-Contractor		Name: Position:	Tel: Fax: Handphone: Email:
Lift & Escalator Installation Sub-Contractor		Name: Position:	Tel: Fax: Handphone: Email:
Fire Fighting & Alarm Installation Sub-Contractor		Name: Position:	Tel: Fax: Handphone: Email:
Swimming Pool Filtration Plant Installation Sub-Contractor		Name: Position:	Tel: Fax: Handphone: Email:
Carpark System Installation Sub-Contractor		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/LT reticulation	Mr Abbas/Mr Wong Ci Siang	6916 8557 / 9636 7638
(b) Diversion		
SP Services: (a) Customer Supply		
(b) Installation		
(c) Meter Section		
(d) Road Lighting		
TFCC: (a) SCV		
(b) SingTel		
(c) IMDA	Mr Gibson Tan	Email: Gibson_Tan@imda.gov.sg
BCA: (a) Building Plan		
(b) Green Mark		
FSSD: (a) Building Plan		
(b) M&E Plan		
PUB (Water Supply) Network Dept: (a) Water Conservation		
(b) Plumbing Plan	Mr Lim Yee Tat (Water Supply Network Dept)	8121 9406 LIM_Yee_Tat@pub.gov.sg
(c) Diversion		
(d) NEWater		
PUB Water Reclamation (Network) Dept: (a) Building Plan/CBPU		
(b) M&E Plan		
(c) Diversion		
City Gas Pte Ltd: (a) Planning/Submission	NA	
(b) Installation/Inspection		
PowerGas Pte Ltd (a) Diversion		
NEA (Pollution Control) (a) Planning/Submission		
(b) Inspection		

SECTION 4

PROGRAMME

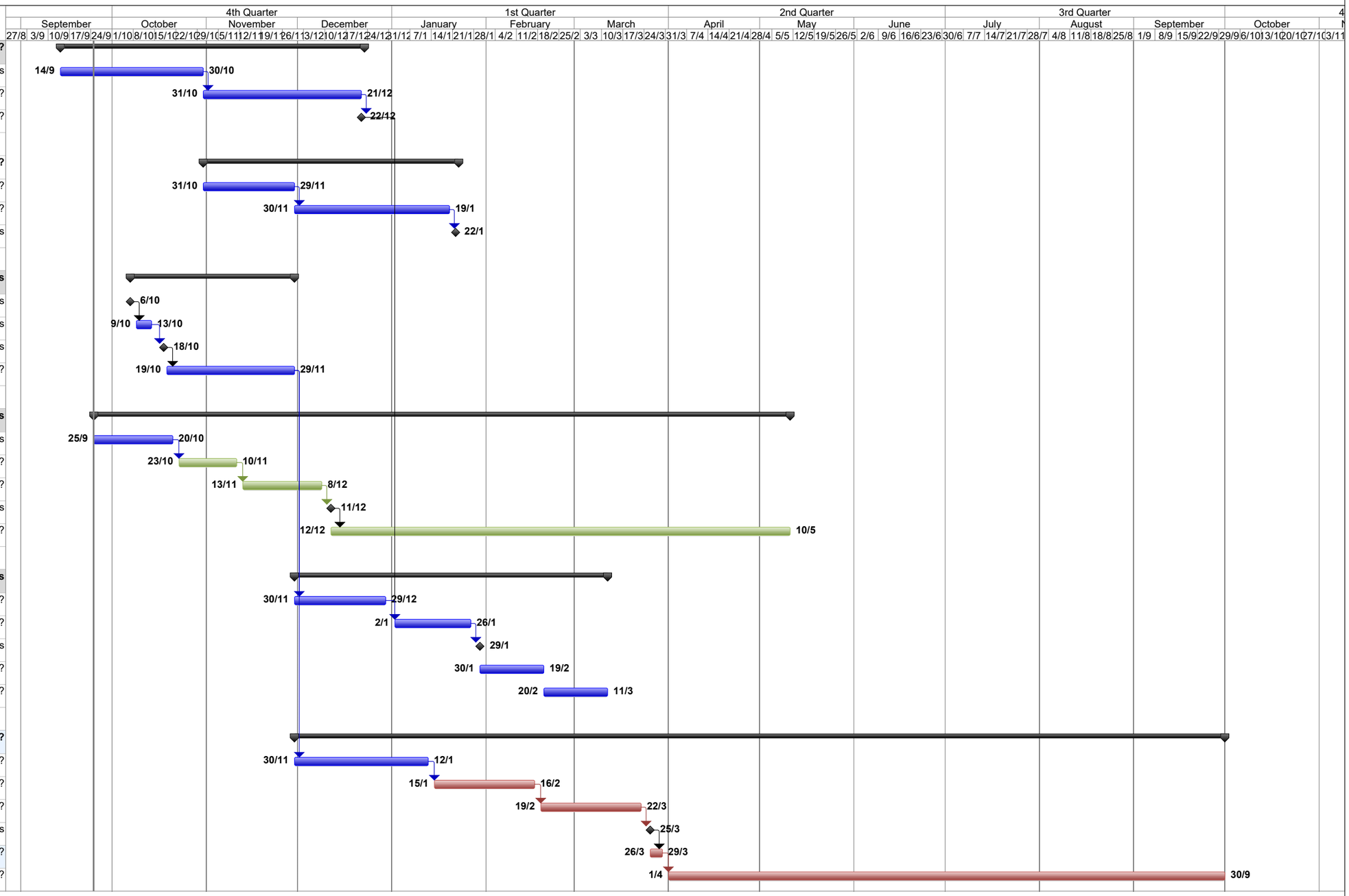
4.1 Overall Programme – To refer to the master programme attached.

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																									

Luxus Hills Phase 11 & 12 -- Submission, Tender & Piling Works

25th September 2023

ID	Task Name	Duration
1	**DC SUBMISSION PHASE 11**	**72 days?**
2	BIM Model & Drawing Preparation	6.6 wks
3	URA PP Submission (Ph 11)	38 days?
4	PP Obtained	0.2 wks?
5		
6	**DC SUBMISSION PHASE 12**	**60 days?**
7	BIM Model & Draing Preparation	4.4 wks?
8	URA PP Submission (Ph 12)	37 days?
9	PP Obtained	0.2 wks
10		
11	**SOIL INVESTIGATION WORKS**	**195 days**
12	KTP send invitation for SI Quatation	0 days
13	SI Quatation	5 days
14	Award SI Works	0 days
15	SI Report compilation	6 wks?
16		
17	**EARTHWORKS**	**195 days**
18	Tender Drawings & Document Preparation	4 wks
19	Earthwork Tender (3 weeks)	3 wks?
20	Interview & Negotiation	4 wks?
21	Award Earth Work Contract	0 days
22	Earth Works	21.8 wks?
23		
24	**PILING DESIGN & SUBM**	**195 days**
25	Piling Design	4.4 wks?
26	Piling ST Submission (Part 1)	3.8 wks?
27	Piling ST Approval (Part 1)	0 days
28	Piling ST Submission (Part 2)	15 days?
29	Piling ST Submission (Part 3)	15 days?
30		
31	**PILING**	**218 days?**
32	Piling Tender Preparation	32 days?
33	Piling Tender	25 days?
34	Interview & Negotiation	25 days?
35	Award Piling Contract	0 days
36	Piling Mobilisation	4 days?
37	Piling Works	26.2 wks?



Project: LUXUS HILLS PHASE 11 & 1

Date: Mon 25/9/23

Task	Summary	External Milestone	Inactive Summary	Manual Summary Rollup	Finish-only		
Split	Project Summary	Inactive Task	Manual Task	Manual Summary	Progress		
Milestone	External Tasks	Inactive Milestone	Duration-only	Start-only	Deadline		

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	10 Nov 23	10 Nov 23	22 Nov 23	22 Nov 23					7 Dec 23
Power Supply Substation	SP PowerGrid Ltd									
LT Reticulation	SP Services Ltd	31 May 24	31 May 24	9 July 24	14 Aug 24	5 Nov 24	8 Nov 24			
Sanitary Installation	PUB Water Reclamation (Network) Dept									
Domestic Water Supply	PUB (Water Supply) Network Dept		16 Oct 24	14 Nov 24	19 Dec 24					
External Water Reticulation System	PUB (Water Supply) Network Dept	29 Sept 23	29 Sept 23	23 Jan 24	8 Oct 24	21 Nov 24	16 Dec 24			3 Feb 25
Telephone Installation	TFCC	31 May 24	31 May 24	26 June 24	5 Aug 24	29 Oct 24	6 Nov 24	8 Nov 24	28 Nov 24	
Street Lighting Submission	LTA									

SECTION 4

PROGRAMME

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

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 (External Water Reticulation System)	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:	
- Owner	✓	- Architect	✓
- Authorities	✓	- Other Consultants	✓
- Contractors	✓	- CC	✓
- CF	✓	- PQP/QSP	✓

Project Files to be initiated by PM as and when required

File Ref:		File Ref:		File Ref:	
MC/EC	✓				

(✓*where applicable*)

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	Softcopy saved in the server
Incoming Architectural Sketches/Details	
Incoming Structural Drawings	
M&E Drawings - Electrical Installation - Lift Installation - Air Conditioning & Ventilation Installation - Plumbing & Sanitary Installation - Swimming Pool & Filtration Installation	

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

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

*Note: Applicable only, if the client engaged a Project Manager.

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 Questionnaires	✓	✓	✓		
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 : ACEPL Site Staff

SECTION 8

DESIGN INPUT & METHODOLOGY

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

ITEM	KEPT BY

8.2 List of Applicable Code of Practice and Regulations

Services	Title of Code of Practice/Standard
Electrical Wiring	SS 638 (formerly CP 5)
Lightning Protection System	SS 555 : 2018
Telephone Installation	COPIF 2018
Emergency Voice Communication System	–
Air Conditioning & Ventilation Installation	SS 553 : 2016
Lift & Escalator Installation	SS 550 : 2020
Sanitary System	Code of Practice on Sewerage & Sanitary Works
Plumbing System	SS 636 : 2018
Boiler and Steam Supply System	–
Mechanical Smoke Control System	–

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 Pre-Consultation and Waiver – NOT APPLICABLE

S/N	Description	Date of Application	Date of Approval	Remarks
1				
2				
3				
4				
5				

*To fill in actual information

8.5 List of Applicable Quality System Procedures

Alpha Consulting Engineers Pte Ltd'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 & Environmental 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	
S13	Non-Conformity and Corrective Action Procedures	✓
S14	Quality & Environmental System Audit	✓
S15	Feedback Reporting	✓
S16	Clients Feedback	✓
S17	Management Review	✓
S18	Risk Identification, Assessment & Control	✓

8.6 List of Software Used For Design/Analysis

DESCRIPTION/ PACKAGE NAME	VERSION	SUPPLIER/ SOURCE	PURPOSE	
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	
Hyena	4.00.1	ACADS-BSG	Fire Sprinkler & Hydrant Analysis	
Dialux	4.11	Changi Light	Lighting design	
Lift Traffic	7.18	Elevate	Lift traffic calculation	
Fault Level Calculation	11.11	ETAP	Calculation of fault level and voltage drop	

(✓*where applicable*)

SECTION 9

ENVIRONMENTAL CONSIDERATIONS

9.1 Sustainable Design Features/Criteria – NOT APPLICABLE

Item	Remarks
Green Mark criteria	
Green Design Features	

9.2 Site PPE Requirement – NOT APPLICABLE

The necessary Personal Protective Equipment (detailed below) shall be provided by the main contractor/Company in accordance to the site EHS requirements prior to the site monitoring.

PPE	✓ where applicable
Safety Helmet	
Safety Shoes	
Eye Protection	
Ear Protection	
Safety Harness / Belt	
Others:	

9.3 Site Emergency Preparedness – NOT APPLICABLE

Site staff shall comply with the site emergency preparedness and response procedure, established by the main contractor / owner, which shall include the following details.

Items	✓ where applicable
Evacuation Route	
Emergency Exit	
Assembly Point	
Emergency Contact List / Person	
Alarm system / methods	

SECTION 9

ENVIRONMENTAL CONSIDERATIONS

9.4 Reporting of Environmental Non-conformances

When encountering environmental non-conformances, Site Staff shall be responsible to feedback to the main contractor.

9.5 List of Applicable Environmental Management System Procedures – NOT APPLICABLE

Alpha Consulting Engineers Pte Ltd's Environmental Management System Procedures

Section	Title	✓ where applicable
E1	Aspect / Impact Identification, Risk Assessment & Risk Control	
E2	Identifying Legal & Other Requirements	
E3	Objectives, Targets & Programmes	
E4	Communication	
E5	Emergency Preparedness & Response	
E6	Monitoring & Measurement	
E7	Control of Air & Noise Pollution	
E8	Management of Wastes	

SECTION 10

CLIENT'S REQUIREMENTS

10.1 List of Output Required by Client:

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

* *Remarks*

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

Other purposes and for action: please specify.

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

NOT APPLICABLE

SECTION 11

LIST OF SUB-JOB

11.1 List of Sub-Job Numbers – NOT APPLICABLE

Sub Job No	Description	Allocation Details