

**Q LAND SDN BHD**  
**Standard Specification**



**Q LAND SDN BHD (1396134-M)**

Property Development | Project Consultancy | General Construction

## STANDARD SPECIFICATION

### 01 BASIC STRUCTURE

GROUND BEAMS  
COLUMNS  
ROOF BEAMS  
WINDOW FRAMES  
DOOR FRAMES

- Reinforced Concrete with a height of 1'6" from the ground level
- Reinforced Concrete with a height of 11' from the ground floor level
- Reinforced Concrete with a height of 1' from the ceiling level
- Medium Bronze Aluminium Frame
- Medium Bronze Aluminium Frame (Sliding Door), PVC Frame (Bathrooms), Seraya Kitam Timber Frame (Others Door Frame)

### 02 BUILDING FLOOR

DRAIN  
APRON  
PORCH  
DRIVE WAY  
GROUND FLOOR

- 9" Half Round P.C Drain
- Reinforced Concrete 4" thk
- Reinforced Concrete 4" thk
- Reinforced Concrete 4" thk
- Reinforced Concrete 4" thk

### 03 BUILDING WALL

BRICKWALL

- Cement Brick with cement plaster on both sides

*If the materials listed above are out of stock in the market, then we will change it to equivalent materials.*



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### 04 BUILDING ROOF

TRUSSES

VALLEY GUTTER

ROOF TILES

ROOF RAFTERS

THREE WAYS

END CAP

FASCIA BOARD

CEILING

- Alumzink blue channel 7575 (0.75mm TCT) & Alumzink blue batten 4535 (0.45mm TCT)
- Zink G26
- Monier Elabana
- Monier Elabana
- Monier Elabana
- Monier Elabana
- Sheera 10mm x 8"
- Skim Coat (Porch) Asbestos Ceiling (Apron) Double Layer Plaster Ceiling (Living Area) Single Layer Plaster Ceiling (Other Area)

### 05 FINISHING FLOOR

DRIVEWAY

APRON

PORCH

VERANDA

STAIRCASE

LIVING AREA

FAMILY AREA

DINING AREA

KITCHEN

BEDROOMS

BATHROOMS

- Cement
- Cement
- Porcelin Tile 1'X2'
- Porcelin Tile 1'X2'
- Porcelin Tile 1'X1'
- Porcelin Tile 2'X2' Plain
- Porcelin Tile 2'X2' Plain
- Porcelin Tile 2'X2' Plain
- Porcelin Tile 2'X2' Plain
- Porcelin Tile 1'X2'
- Porcelin Tile 1'X1'

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## STANDARD SPECIFICATION

### 06 FINISHING WALL

EXTERNAL WALL

INTERNAL WALL  
(BATHROOMS)

INTERNAL WALL  
(TABLE TOP)

INTERNAL WALL  
(OTHERS AREA)

- Jotun Sealer, Jotun Jotashield Paints  
(Limited to 3 colours)
- Vecera Ceramis 1'x2' (RM 5.90 per pcs)  
With a height of 7' from the ground floor level
- Vecera Ceramis 1'x2' (RM 5.90 per pcs)  
With a height of 3' from the top of tabletop
- Jotaplast Max Paints  
(Limited to 3 colours)

### 07 BATHROOM ACCESSORIES

WASHDOWN WC

BASIN

SHOWER

BASIN TAP

WALL TAP

HAND BIDET SET

FLOOR DRAINER

STOP COCK

- White Ceramic
- White Ceramic
- Brass Chrome
- Brass Chrome
- Brass Chrome
- Brass Chrome
- Brass Chrome
- Brass Chrome

### 08 KITCHEN ACCESSORIES

TABLE TOP (10' x 2')

SINK

SINK TAP

- Porcelain tile
- Aluminium double bowl
- Brass Chrome





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### 09 DOOR

- MAIN DOOR
- SLIDING DOOR
- KITCHEN DOOR
- BEDROOMS DOOR
- BATHROOMS DOOR

- Double Solid Timber (Seraya Kitam) with ST Guchi Lockset
- Dark Glass Sliding Door
- Single Solid Timber (Seraya Kitam) with ST Guchi Lockset
- Single Solid Timber (Meranti) with ST Guchi Lockset
- Vitally Folding Door

### 10 WINDOW

- BATHROOMS WINDOW
- OTHER AREAS WINDOW

- Dark Glass Top Hung
- Dark Glass Casement

### 11 PIPE

- SANITARY
- PLUMBING

- Water Storage Tank 200G (Poly) Base on diagramatic plumbing layout in plan
- Septic Tank 5PE 2000L (Poly) Base on diagramatic layout in plan

### 12 ELECTRICAL

DISTRIBUTION SINGLE PHASE
LIVING AREA
FAMILY AREA
DINING AREA
BEDROOMS
KITCHEN
BATHROOMS
PORCH
VERANDA

POINT		
FAN	13A PLUG	LAMP
1	2	4
1	2	2
1	1	2
1	2	2
0	2	2
0	0	1
0	1	2
0	0	1

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