



YAYASAN PENDIDIKAN ISLAM SELANGOR

CADANGAN PEMBANGUNAN BERCAMPUR MELALUI SERAH BALIK DAN BERIMILIK SEMULA DI BAWAH SEKSYEN 204D KTN, DI ATAS LOT 35378, PT 4079, PT 4080, PT4081, PT 4082, PT 4083, LOT 35379, LOT 35380, TANAH SIMPANAN MELAYU BELIA 1, MUKIM SUNGAI PANJANG, DAERAH SABAK BERNAM, SELANGOR DARUL EHSAN.



LOCATION PLAN

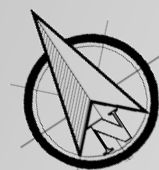


YAYASAN PENDIDIKAN ISLAM SELANGOR

SITE PLAN

LEGEND:

- ① SURAU
- ② RUMAH WARDEN
- ③ PEJABAT
- ④ ASRAMA LELAKI DAN ASRAMA PEREMPUAN
- ⑤ DEWAN
- ⑥ DEWAN MAKAN
- ⑦ PADANG PERMAINAN
- ⑧ TNB
- ⑨ STP
- ⑩ LOT KEDAI (8 UNIT)
- ⑪ PADANG REKREASI
- ⑫ LOT RUMAH SESEBUAH (19 LOT)
- ⑬ POND / OSD



YAYASAN PENDIDIKAN ISLAM SELANGOR

GUNATANAH	UNIT	MP	EKAR	%
RUMAH SESEBUAH (50' X 80')	19	8,366	2.07	21.2
LOT KEDAI (20' X 60')	8	980	0.24	2.5
PUSAT INSTITUSI	1	13,980	3.45	35.5
TANAH HAKMILIK PERSENDIRIAN	1	4,190	1.04	10.7
PENCAWANG ELEKTRIK	1	296	0.07	0.72
KOLAM TAKUNGAN OSD	1	1,312	0.32	3.3
STESEN PAM STP	1	1,044	0.26	2.7
KAWASAN LAPANG	-	2,451	0.61	6.3
RIZAB JALAN	-	6,687	1.66	17.08
JUMLAH	32	39,306	9.72	100

YAYASAN PENDIDIKAN ISLAM SELANGOR

PUSAT INSTITUSI	TINGKAT	MP
PEJABAT ADMIN DAN MAKMAL	3	1,707.74
ASRAMA, DEWAN MAKAN, BILIK DARJAH	4	4,200
DEWAN SERBAGUNA	2	1,554
SURAU	1	940.30
RUMAH GURU	4	16,000

YAYASAN PENDIDIKAN ISLAM SELANGOR

PERSPECTIVE



YAYASAN PENDIDIKAN ISLAM SELANGOR

PERSPECTIVE



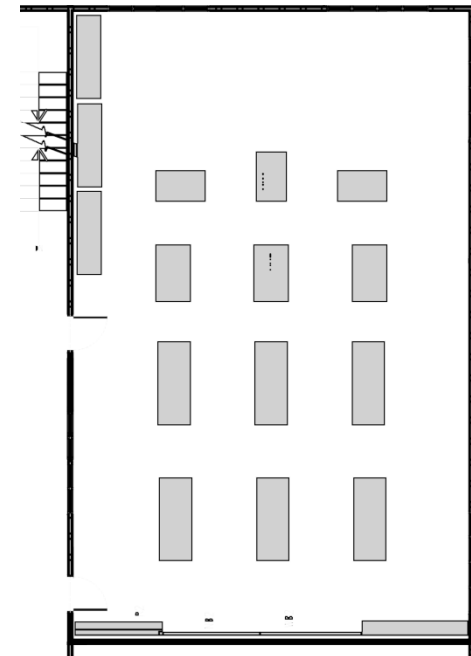
PEJABAT



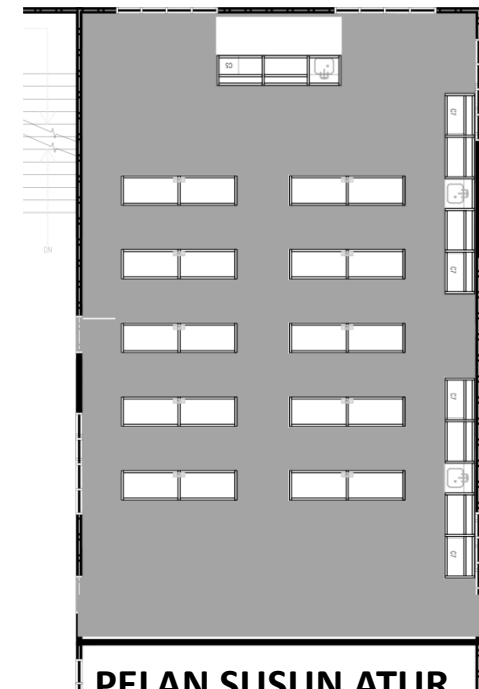
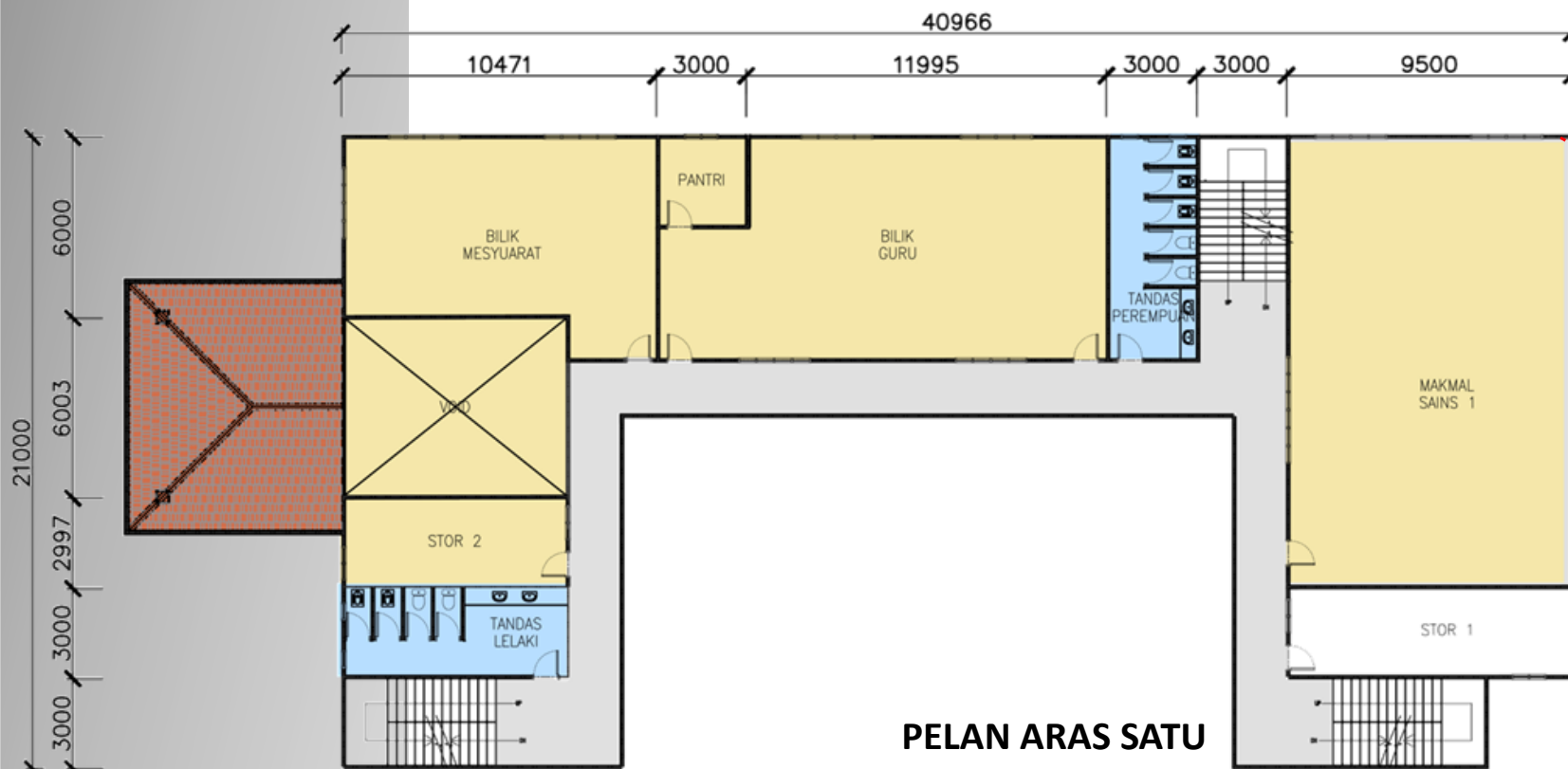
YAYASAN PENDIDIKAN ISLAM SELANGOR

PELAN

PEJABAT

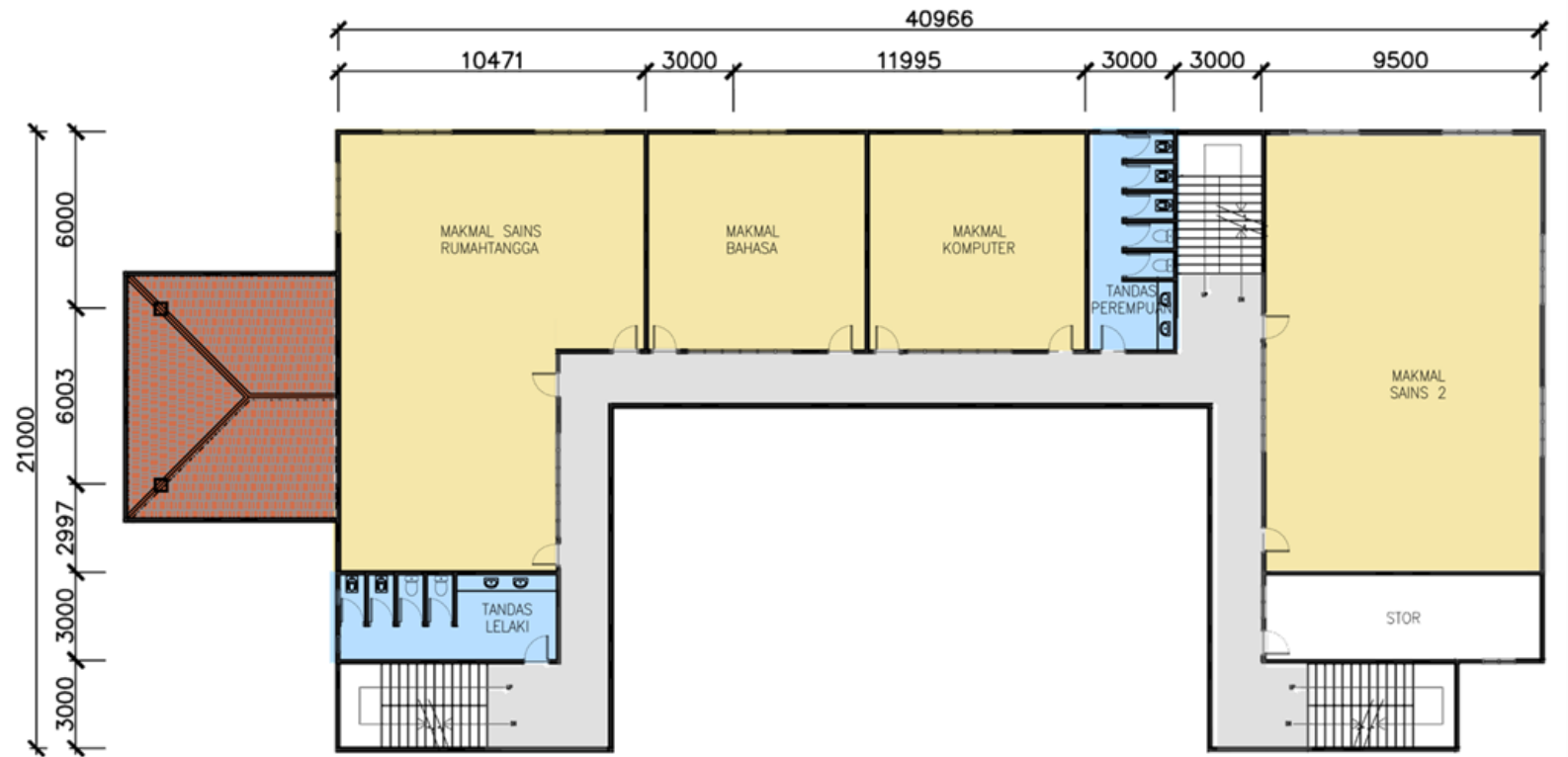


PELAN SUSUN ATUR
MAKMAL KEMAHIRAN



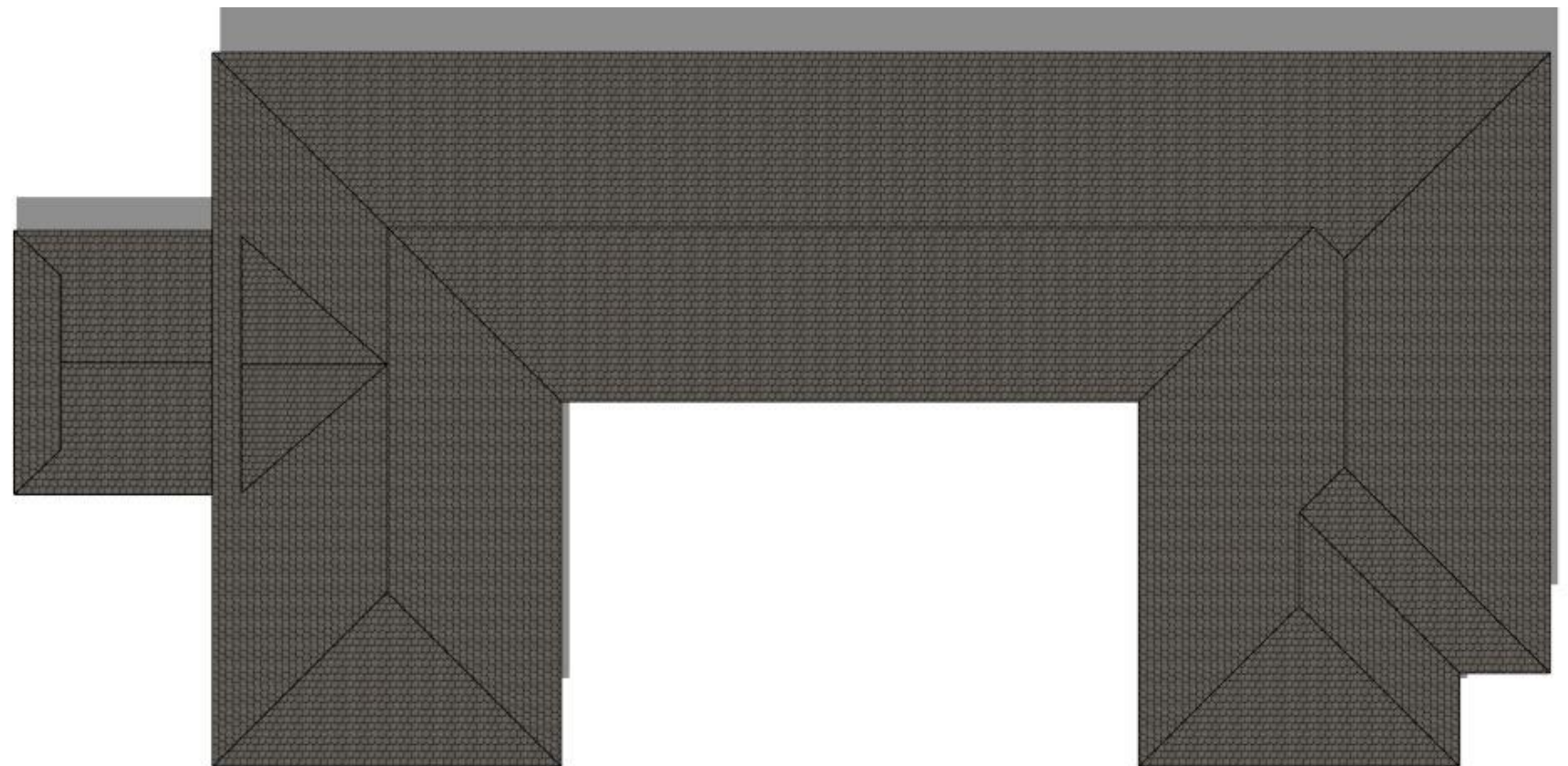
PELAN SUSUN ATUR
MAKMAL SAINS

PEJABAT



PELAN ARAS DUA

LOKASI:



PELAN BUMBUNG

ASRAMA LELAKI DAN PEREMPUAN

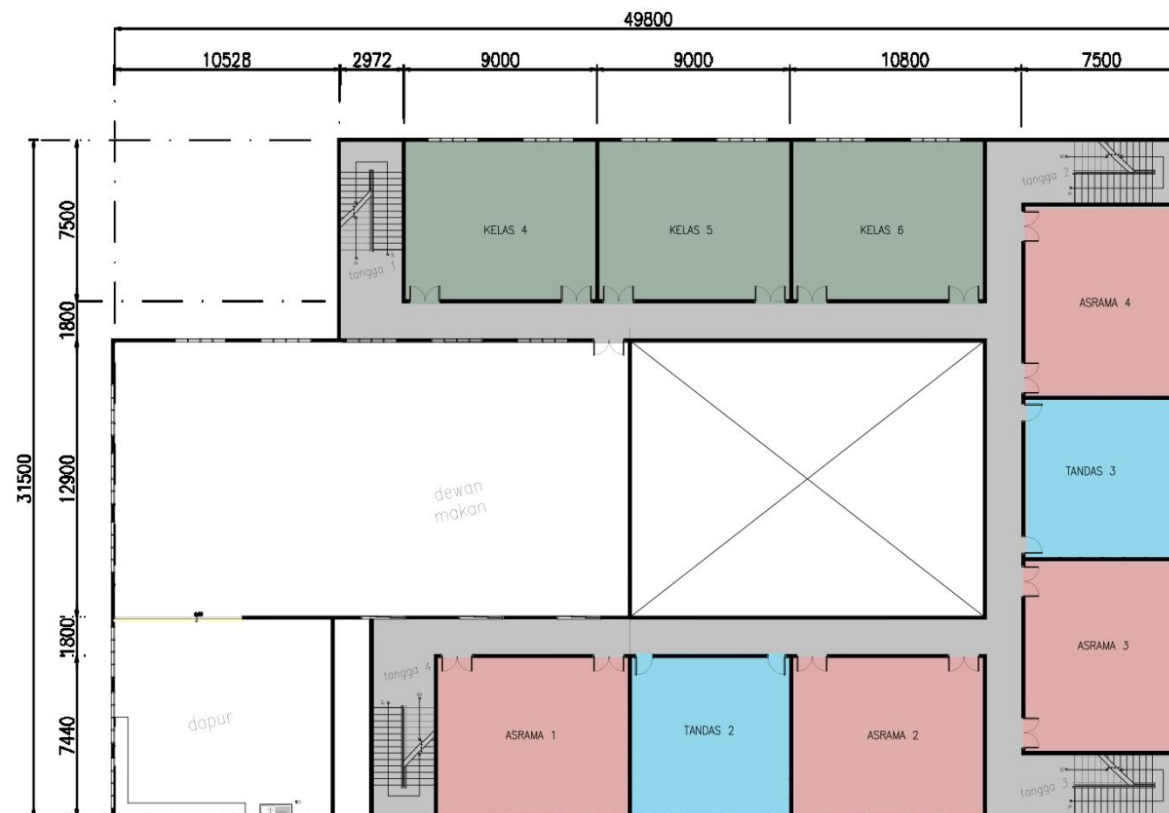


ASRAMA LELAKI DAN PEREMPUAN



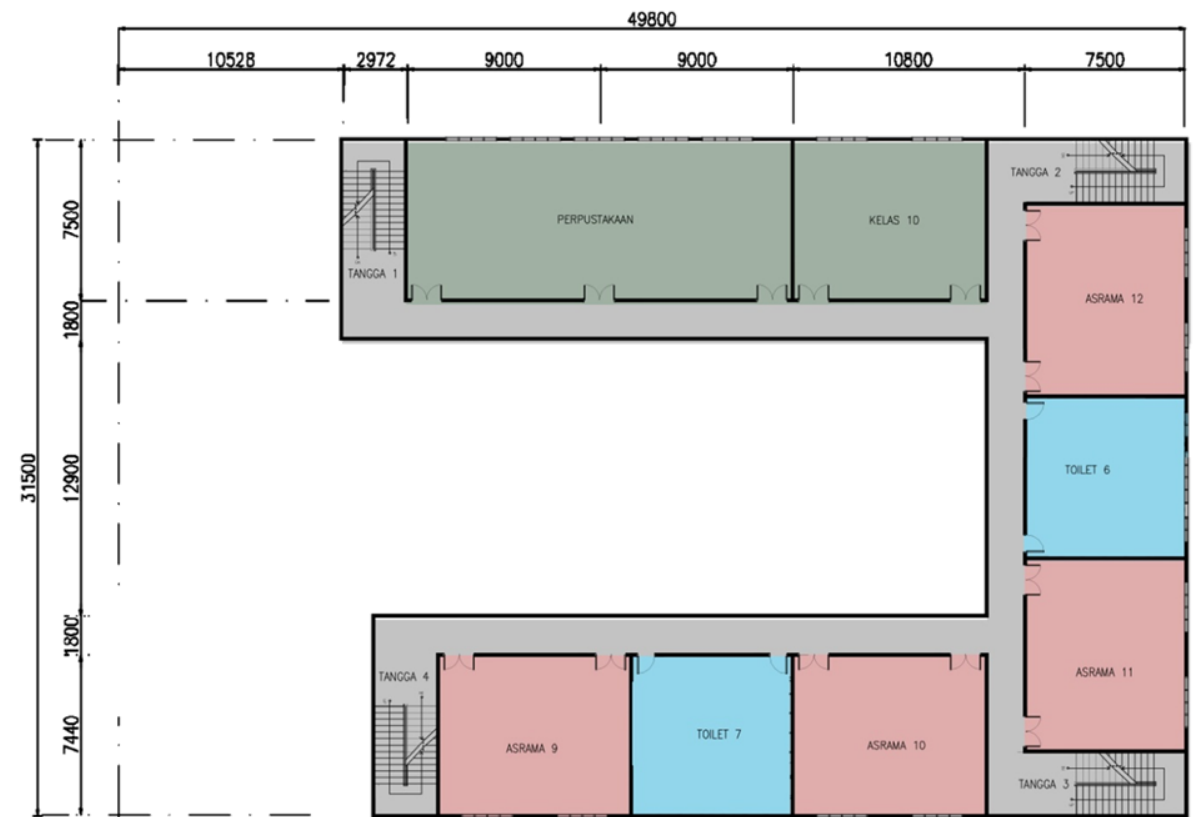
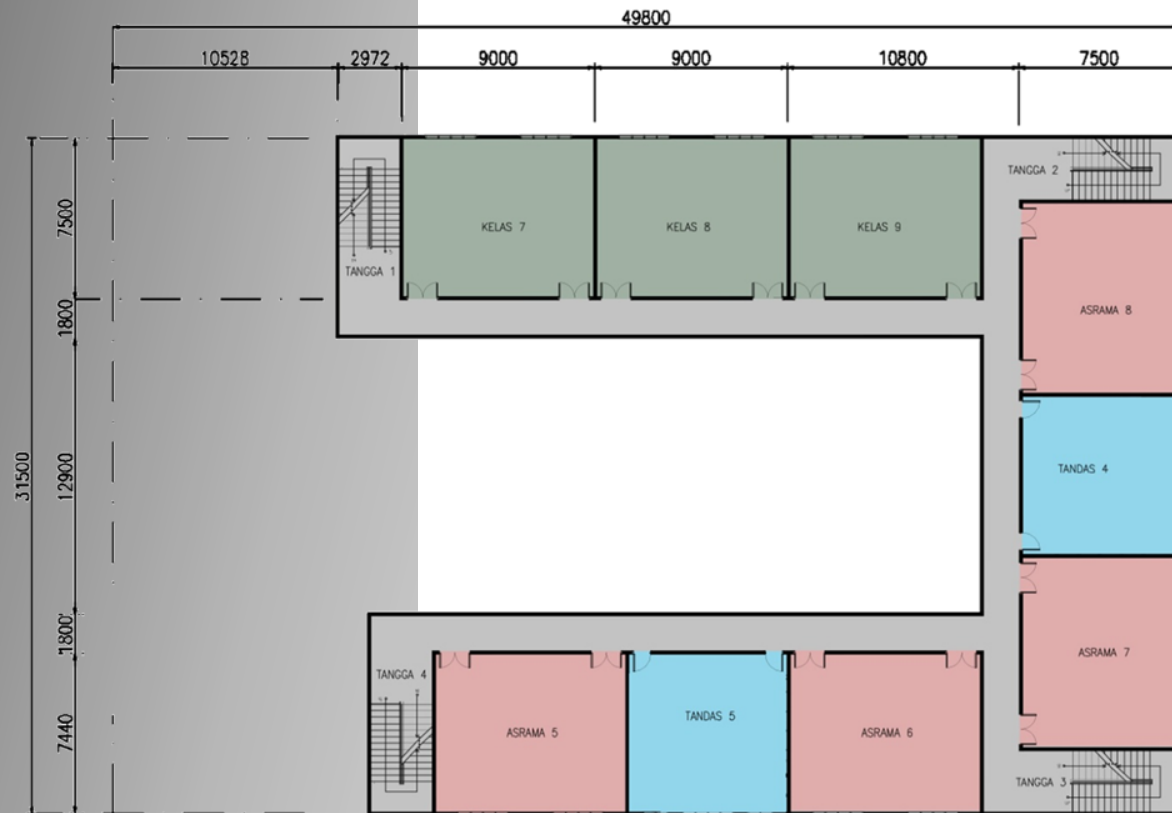
PELAN ARAS BAWAH

LOKASI:



PELAN ARAS SATU

ASRAMA LELAKI DAN PEREMPUAN



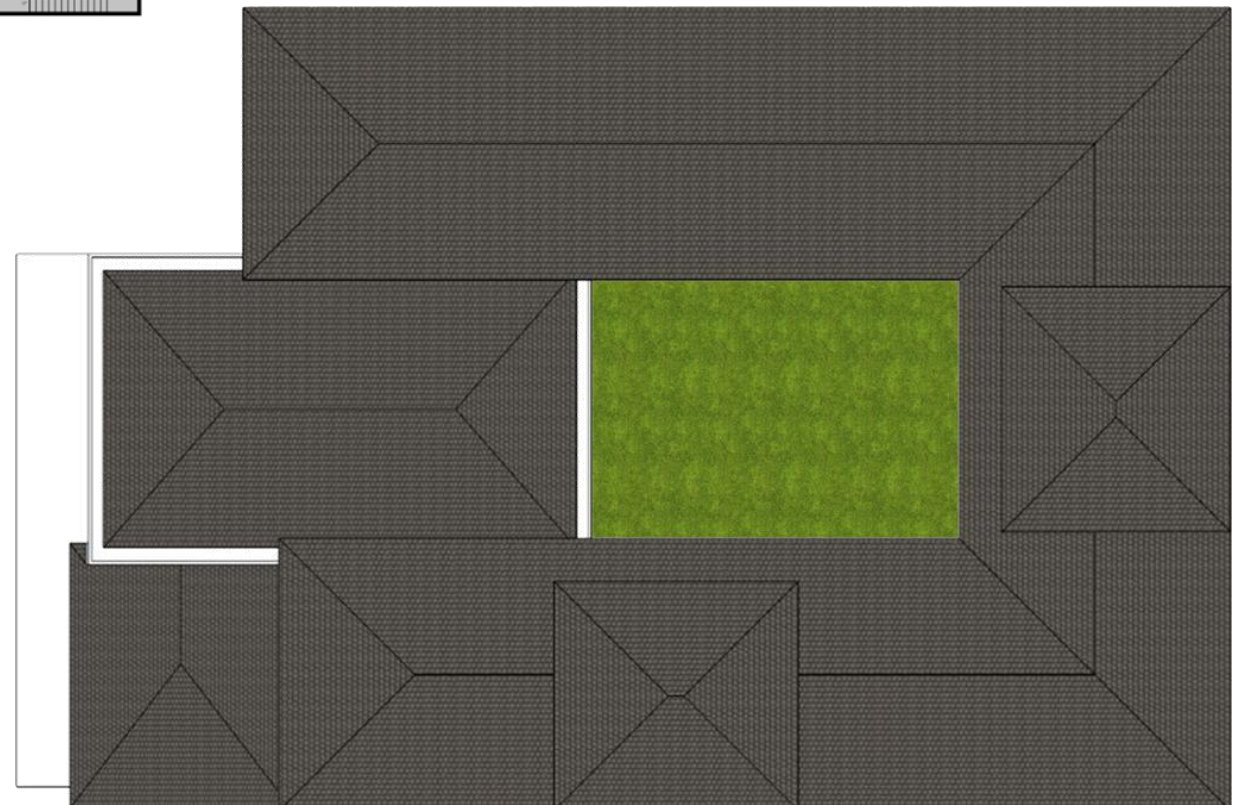
PELAN ARAS DUA

PELAN ARAS TIGA

LOKASI:



PELAN BUMBUNG



PELAN SUSUN ATUR PERABUT

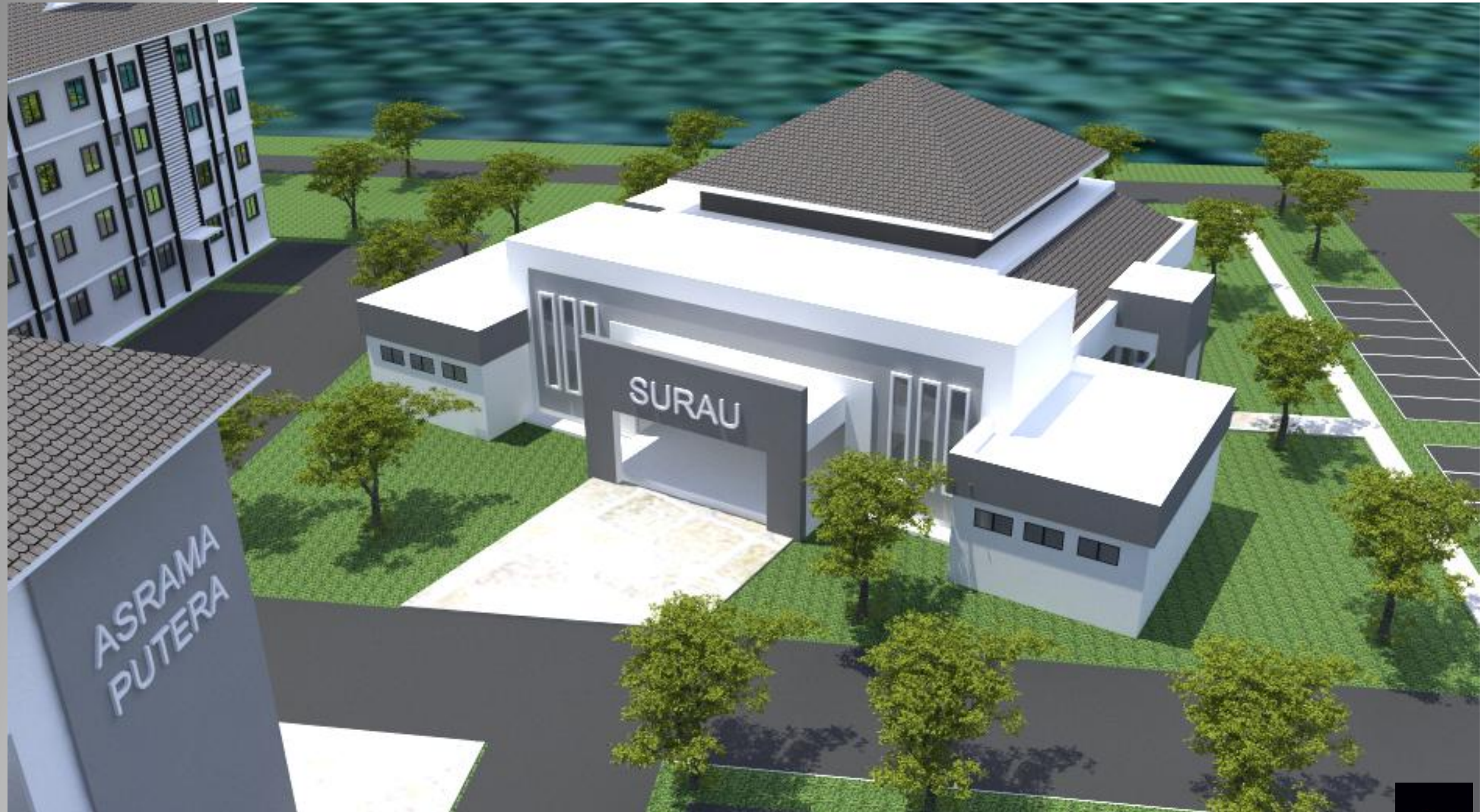


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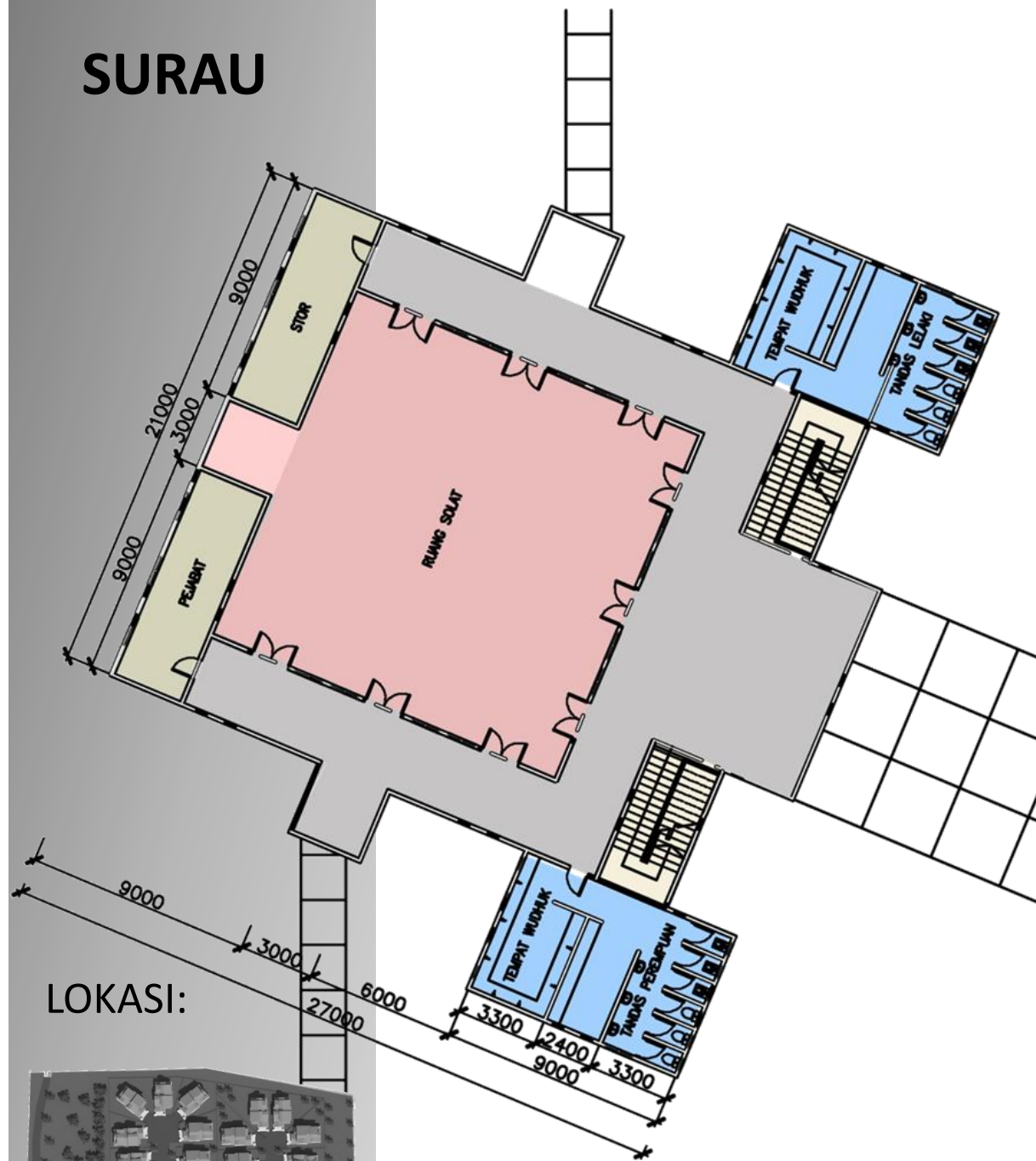


PELAN ARAS BAWAH

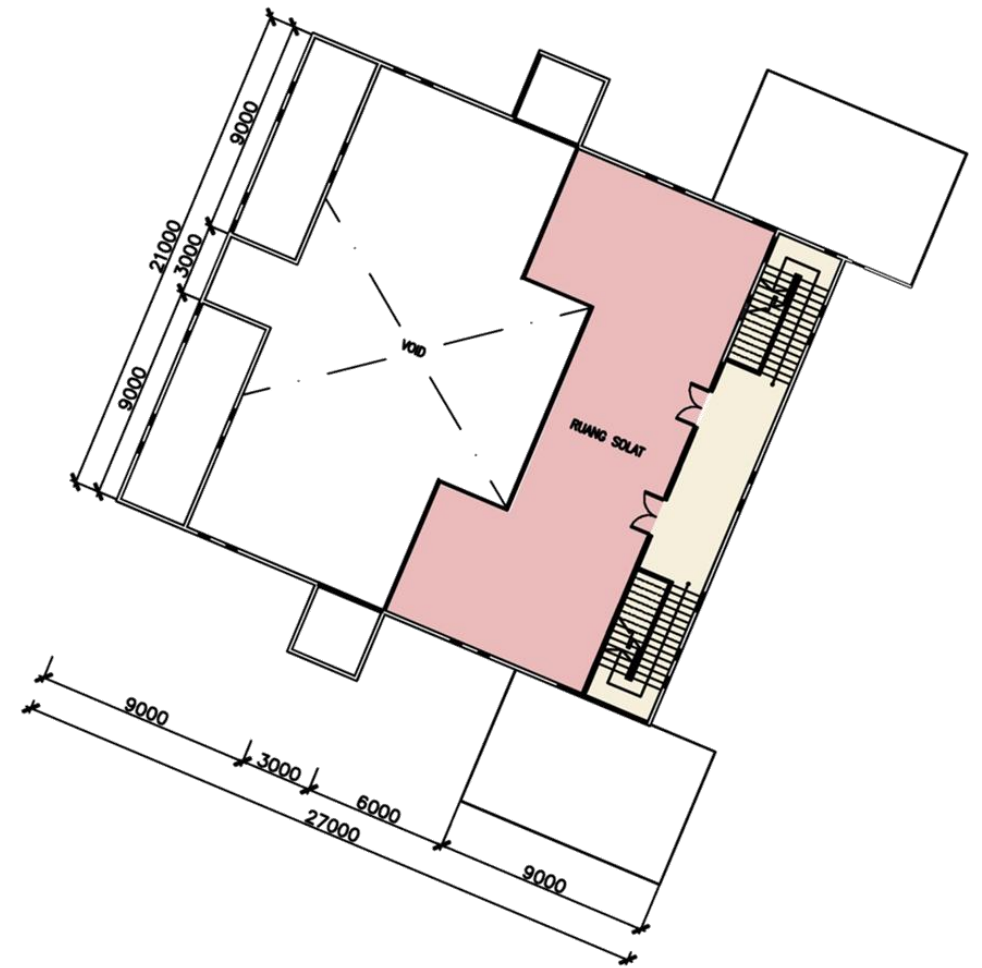
SURAU



SURAU

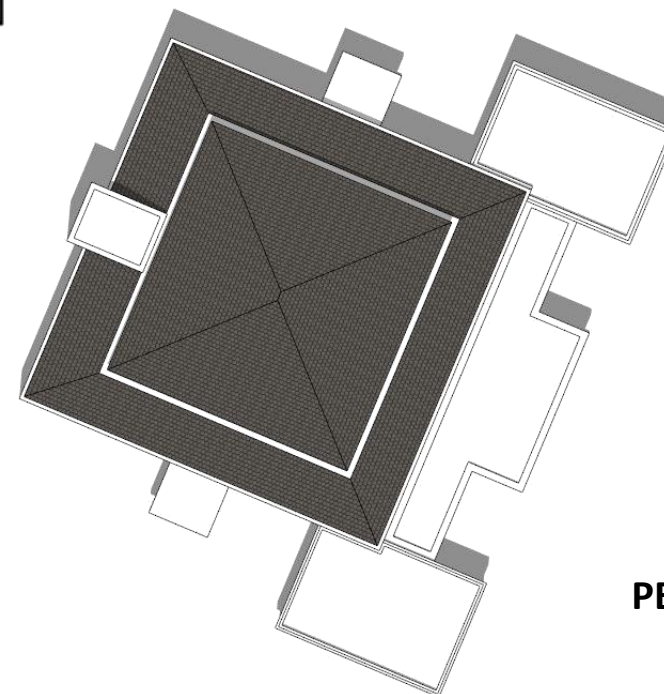


LOKASI:



PELAN ARAS SATU

PELAN ARAS BAWAH



PELAN BUMBUNG

RUMAH WARDEN

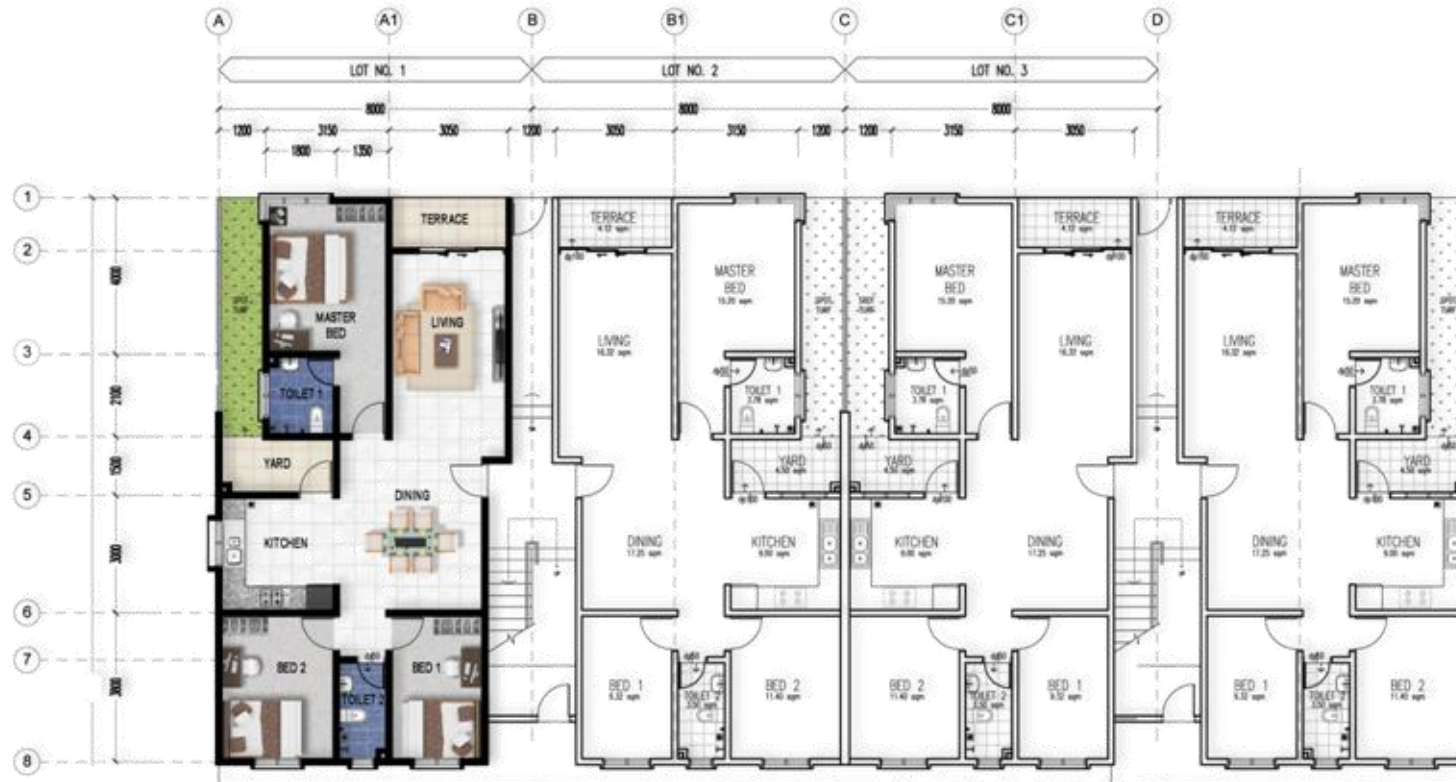


RUMAH WARDEN

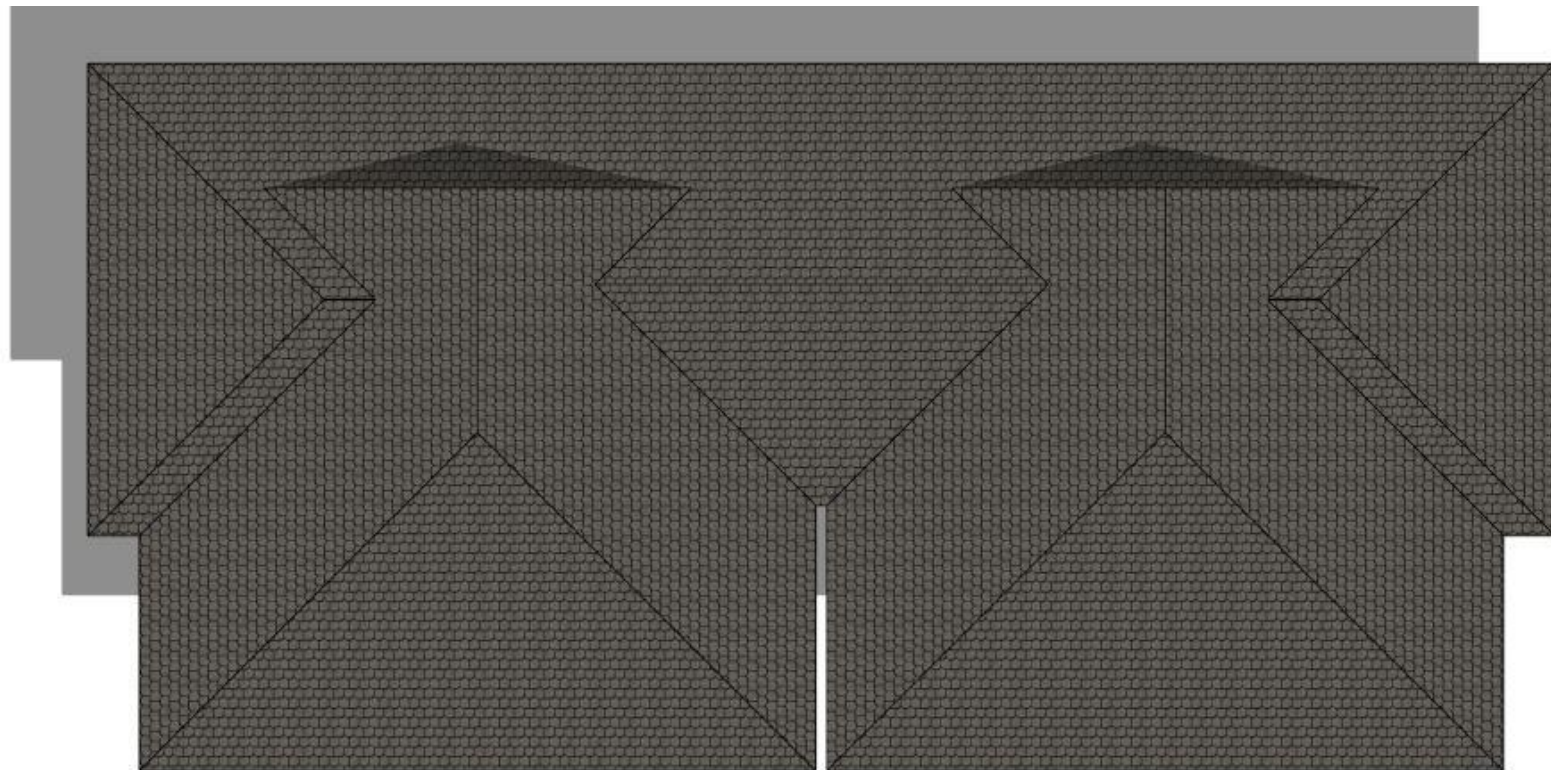


PELAN UNIT
1000 SQF

LOKASI:



PELAN ARAS BAWAH – 4 TINGKAT
1000 SQF

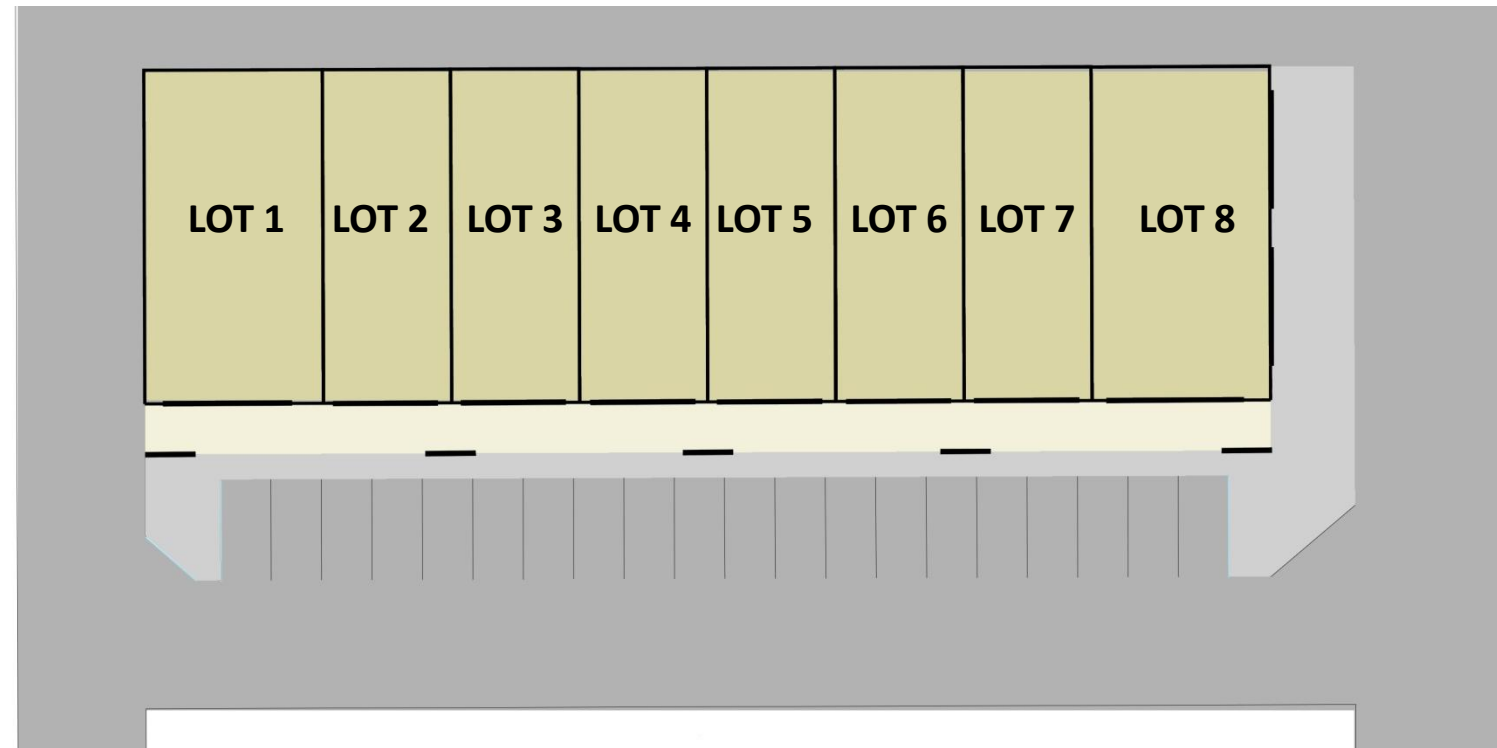


PELAN BUMBUNG

LOT KEDAI

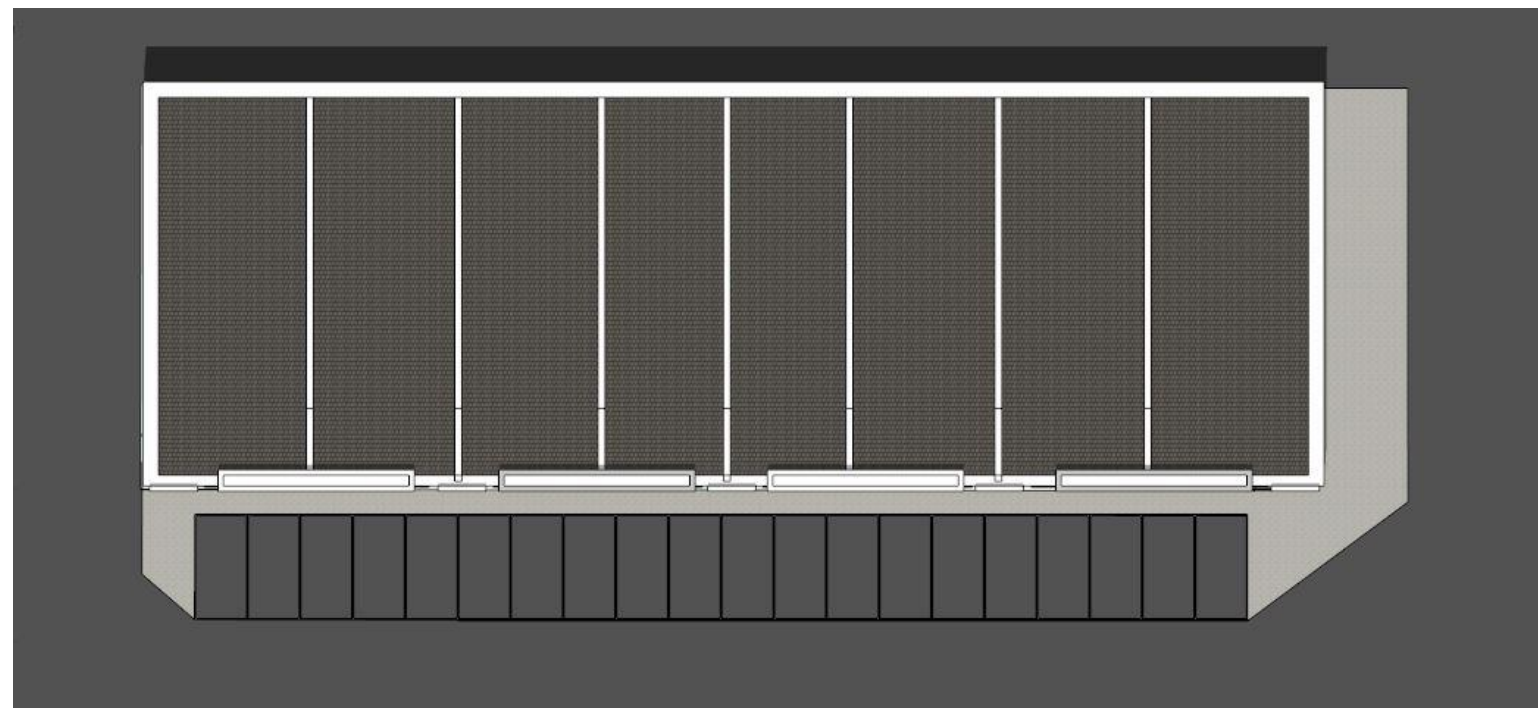


LOT KEDAI
20' X 60'



PELAN ARAS BAWAH

LOKASI:

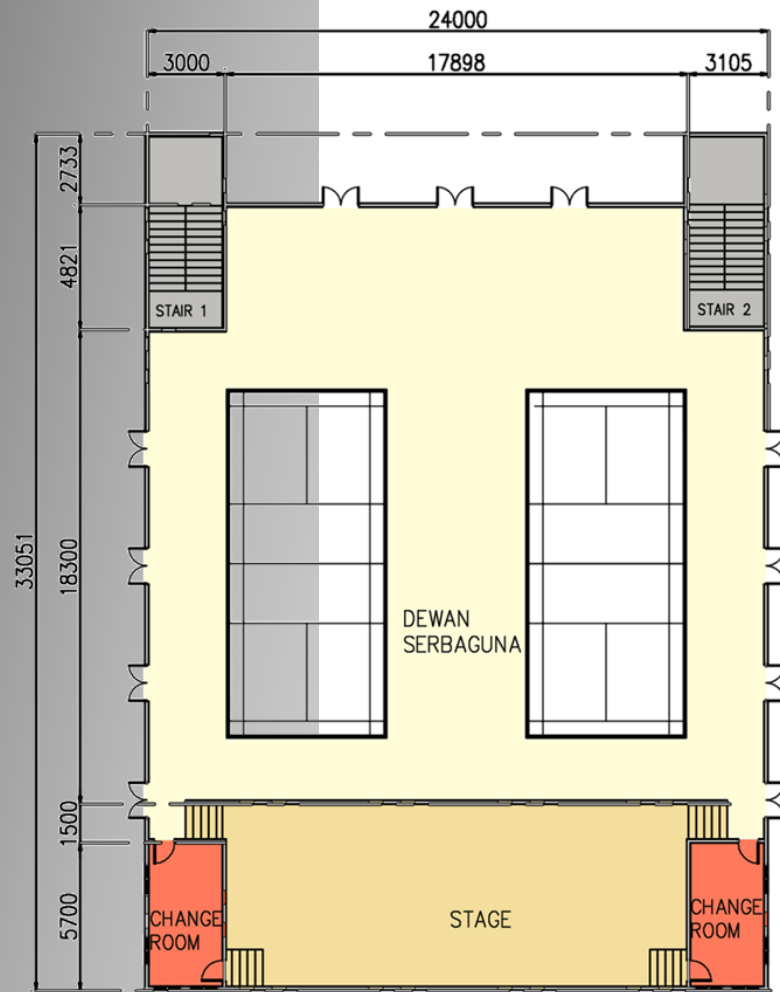


PELAN BUMBUNG

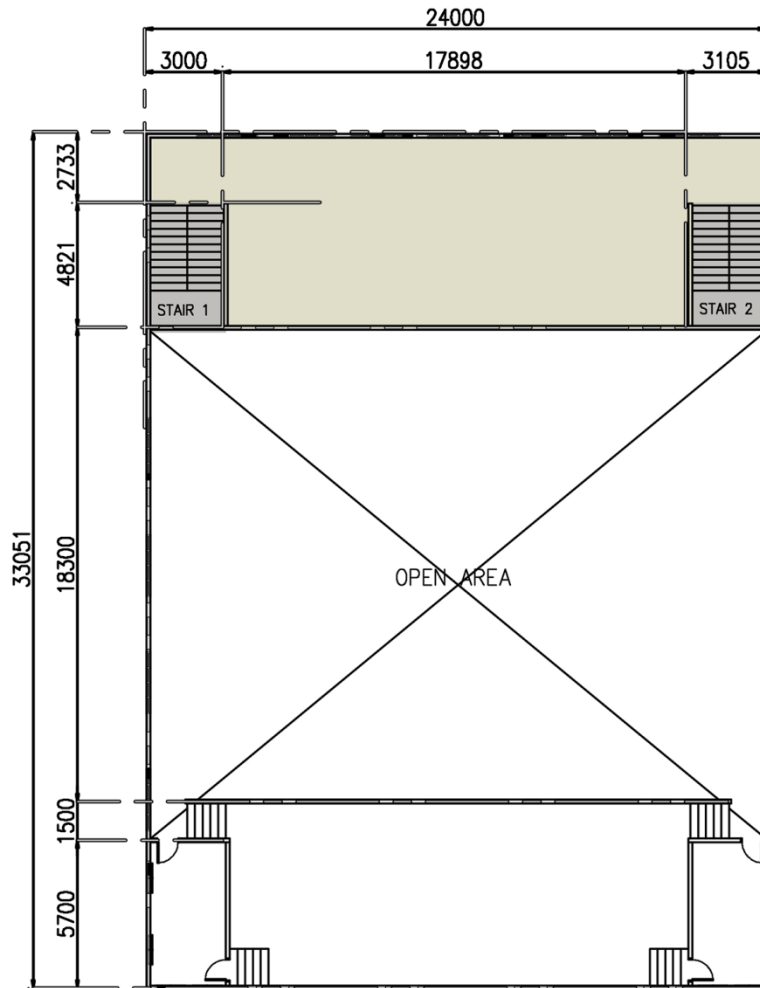
DEWAN



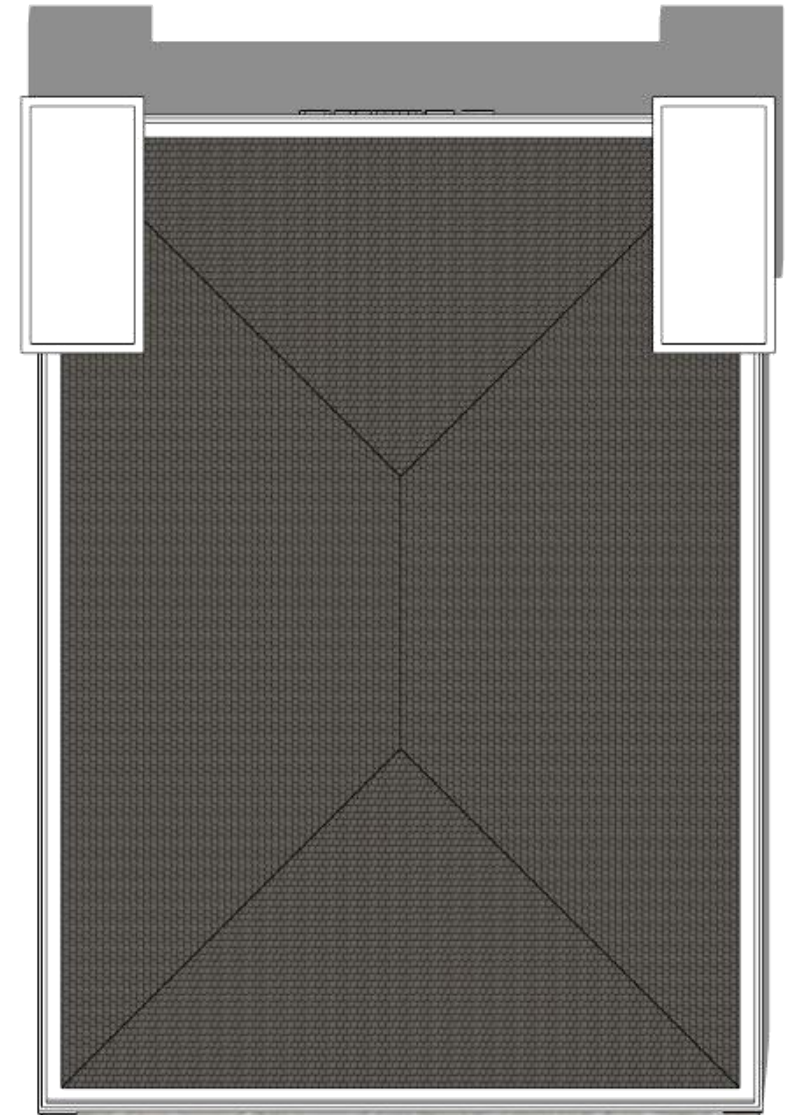
DEWAN



PELAN ARAS BAWAH

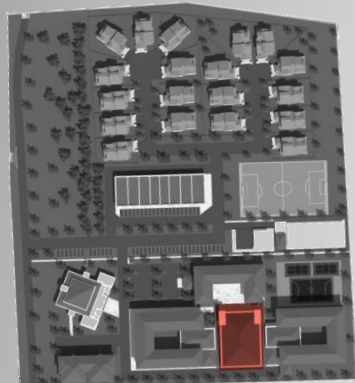


PELAN ARAS SATU



PELAN BUMBUNG

LOKASI:



YAYASAN PENDIDIKAN ISLAM SELANGOR

COST ESTIMATION

PROJECT DEVELOPMENT ANALYSIS							
ITEM	TYPE OF BUILDING	UNIT	FT ² /Unit	TOTAL GFA (FT ²)	LAND	ACRE / PERCENT	
0.01	Kelas/Asrama	2	45,036	90,072			
0.02	Bangunan Penadbiran & Makmal	1	19,356	19,356	Total Proposed Land Area	3.45	
0.03	Rumah Guru (1 Tingkat)	2	4,575	9,150	Built Up Area (ft2)	137,656	
0.04	Surau	1	7,072	7,072			
0.05	Dewan Serbaguna	1	12,006	12,006			
TOTAL UNIT OF BUILDING				137,656			
Item	Description	GFA	UNIT	Rate (RM)	QTY	Amount (RM)	Total Amount (RM)
1.00	MAIN BUILDING COST						
1.01	Kelas/Asrama	90,072	ft2	RM 120.00	1	RM 10,808,640.00	
1.02	Bangunan Penadbiran & Makmal	19,356	ft2	RM 120.00	1	RM 2,322,720.00	
1.03	Rumah Guru (1 Tingkat)	9,150	ft2	RM 100.00	1	RM 915,000.00	
1.04	Surau	7,072	ft2	RM 150.00	1	RM 1,060,800.00	
1.05	Dewan Serbaguna	12,006	ft2	RM 180.00	1	RM 2,161,080.00	
1.06	Mechanical & Electrical Works (30%)	-	-	-	-	RM 5,180,500.00	
1.07	Piling Works (250mm x 250mm RC pile, 36m penetration)	137,656	ft2	RM 23.00	1	RM 3,166,090.00	
TOTAL BUILDING COST							RM 25,614,800.00
2.00	EXTERNAL WORKS						
2.01	Site Clearing, Demolition & Earthworks]		
2.02	Roads, Carpark & Kerbs]		
2.03	Surface Water Drainage]		
2.04	Sewerage Works (incl. piping & manholes)]		
2.05	Water And Hydrant Reticulation]	RM 2,242,500.00	
2.06	Signages]		
2.07	Landscape & Turfing]		
2.08	External M & E Services]		
2.09	Sewage Treatment Plan	700	PE	RM 1,000.00		RM 700,000.00	
TOTAL EXTERNAL WORKS COST							RM 2,942,500.00
3.00	BUILDING AND EXTERNAL WORKS COST						28,557,300.00
4.00	PRELIMINARIES (8% of Building and External Works Cost)			8.00%		RM 2,284,600.00	
TOTAL CONSTRUCTION COST							RM 30,841,900.00
5.00	PROFESSIONAL FEES						
5.01	Project Consultant Fees (% of Construction Cost)		10.0%			RM 3,084,190.00	
5.02	Reimbursable Expenditure & Service Tax (% of Consultant Fees) (6% + 2%)		8.0%			RM 246,735.20	
5.03	Site Supervision (R.E. - 1No., COW - 2No.)					RM 501,840.00	
TOTAL FOR PROFESSIONAL FEES							RM 3,832,800.00
6.00	TOTAL COST FOR DESIGN & CONSTRUCTION						RM 34,674,700.00

PROJECT DEVELOPMENT ANALYSIS						
ITEM	TYPE OF BUILDING	UNIT	FT ² /Unit	TOTAL GFA (FT ²)	LAND	ACRE / PERCENT
7.00	LAND COST					
7.01	Land	150,282.00	ft2	RM -		-
7.02	Soil Investigation		LS	RM 60,000.00	1	RM 60,000.00
7.03	Land Survey Fees		LS	RM 50,000.00	1	RM 50,000.00
TOTAL LAND COST						RM 110,000.00
8.00	CONTINGENCY					
8.01	Contingency Sum - Allowance				RM -	RM -
9.00	LOCAL AUTHORITIES CONTRIBUTION					
9.01	Planning Fees]	
9.02	Infrastructure Service Fund (ISF)]	
9.03	Drainage]	
9.04	Deposit for Debris]	
9.05	TNB]	RM 345,000.00
9.06	SYABAS]	
9.07	Jab. Pembentungan / IWK]	
9.08	Kerja Tanah]	
9.09	Building Plan Submission]	
TOTAL LOCAL AUTHORITIES CONTRIBUTION						RM 345,000.00
10.00	TOTAL DEVELOPMENT COST					RM 35,129,700.00

Notes:

* The basis of construction cost is based on per ft2