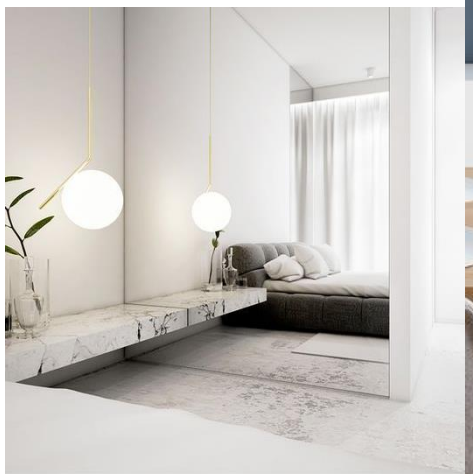
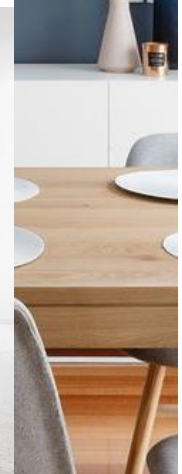
PRESENTATION REPORT

MARCH 2017

SS2/PJ Bungalow

Prepared by :
MAJU CEKAP CONSTRUCTION SDN. BHD.





Modern Contemporary

DEFINITION OF CONTEMPORARY

The **dictionary defines contemporary** as (1) **living or occurring at the same time**, or (2) **belonging to or occurring in the present**. Simply put, contemporary at its core refers to things "of the moment."

"Contemporary" architecture and style is, literally, what is being created and produced right now. It is dynamic, meaning it's constantly changing. It can be quite eclectic for this reason – contemporary style isnt tied down to one specific style – it's of the moment and borrows bits and pieces from a variety of styles and eras.

CONTEMPORARY DESIGN BASICS INCLUDE:

- **Colors** > neutral colors of cream, white, tan, beige, grey and brown are the background to the Contemporary color scheme. Brighter color accents are allowed, but kept to a minimum.

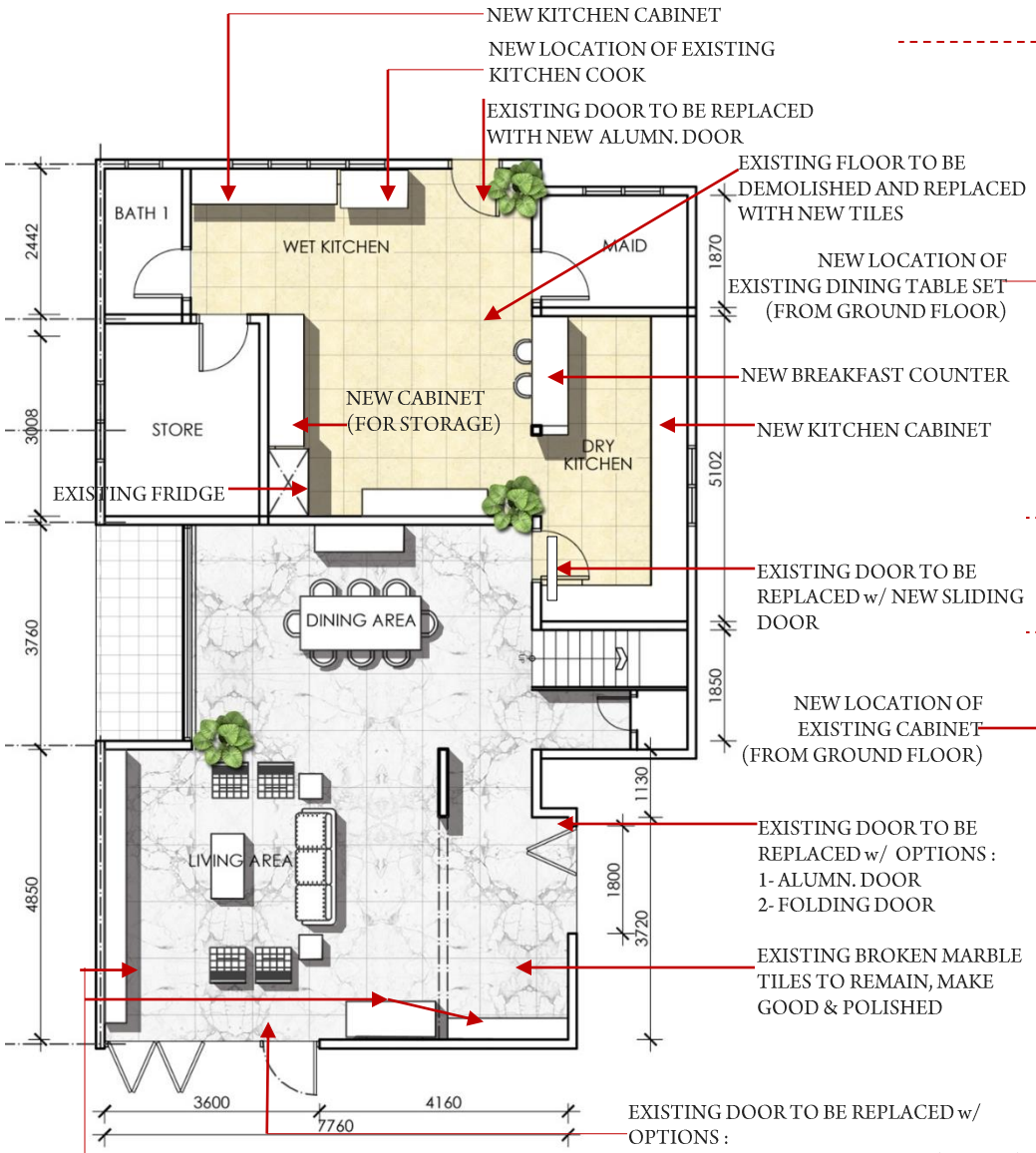
- **Furnishings** > smooth surfaces in light-colored woods, glass, nickel, stainless steel or chrome are featured in Contemporary furnishings. Textiles are natural fabrics (silk, cotton, linen, and wool) in neutral colors, with the occasional bold color or pattern used as an accent piece.

- **Walls** > neutral paint colors on the walls, with the occasional accent wall in a brighter color, work for this style. Tone-on-tone patterned wallpaper also works as long as the pattern in not too dominate.

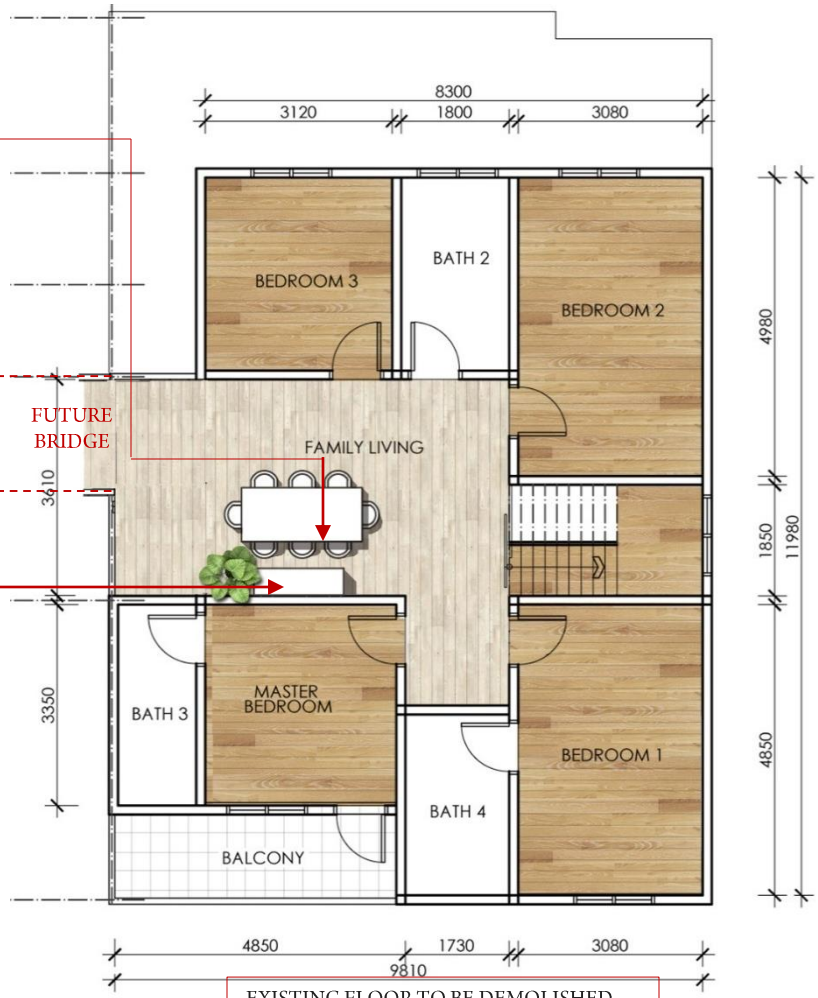
- **Flooring** > bare floors are done in wood, cement, stone or laminate, with the occasional addition of an area rug in a simple pattern. Wall-to-wall carpeting should be in a solid, neutral color with a low pile.

- **Window Treatments** > as with Modern, the preferred window treatment is none. However, if necessary for privacy, keep the treatment simple and a solid, neutral color.

Layout Plan



GROUND FLOOR



FIRST FLOOR

EXISTING FLOOR TO BE DEMOLISHED AND REPLACED WITH NEW TIMBER FLOORING

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Design Proposal

LIVING & DINING AREA

NEW DECORATIVE FIBROUS PLASTER CEILING W/HIDDEN LED LIGHTS

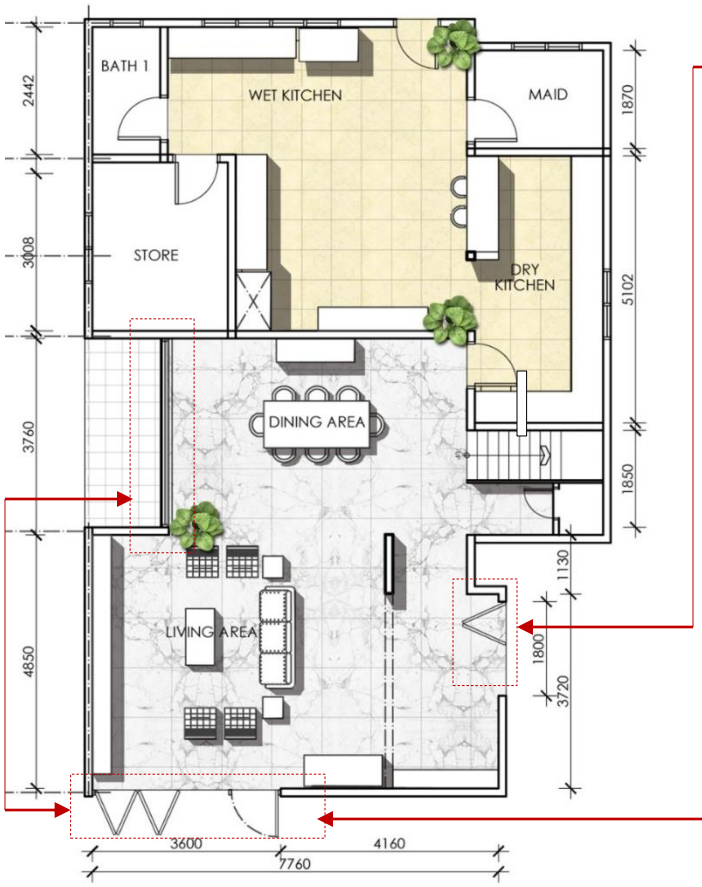
IDEA – CEILING DESIGN @ LIVING AREA

IDEA – SIDE ENTRANCE DOOR

OPTION 1 : NEW ALUMN. DOOR (3mm gap)
OPTION 2 : FOLDING DOOR

IDEA – DINING AREA

NEW DECORATIVE WALL PAPER AT DINING WALL TO ENHANCE THE SPACE AS FEATURE WALL



LAYOUT PLAN – GROUND FLOOR

IDEA –

OPTION 1 : NEW FOLDING DOOR
OPTION 2 : REMAIN & MAKE GOOD

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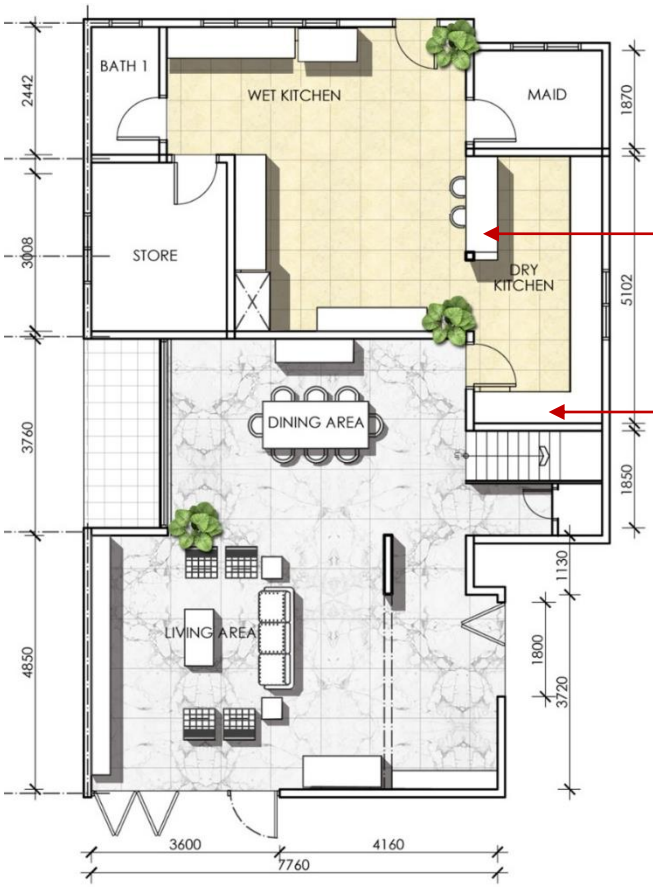
Design Proposal

KITCHEN (WET & DRY)

THESE MULTIPURPOSE COUNTER CAN ENHANCE A KITCHEN'S UTILITY AND APPEARANCE. CREATE THE SPACE LOOK ELEGANT

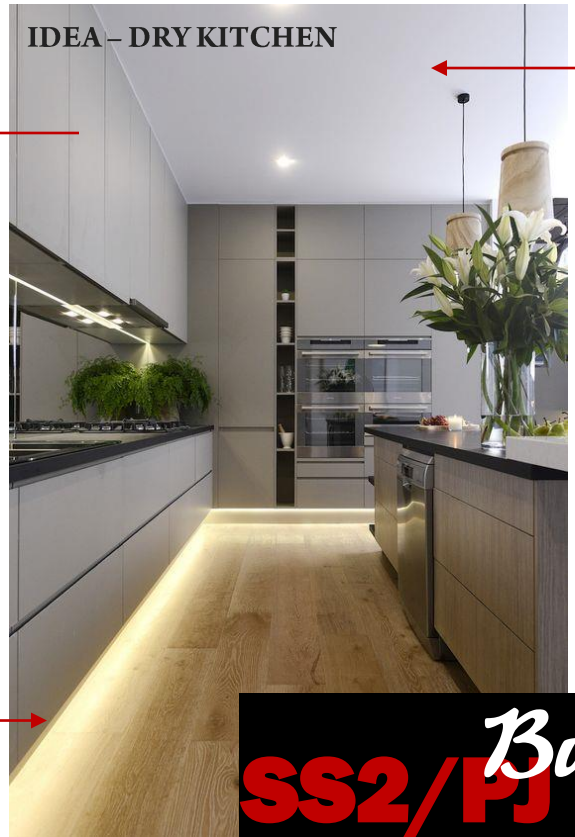
TABLE TOP FINISHES: NATURAL STONE (1 PIECE) WITH NO JOINT



LAYOUT PLAN – GROUND FLOOR

IDEA – BREAKFAST COUNTER

IDEA – DRY KITCHEN



PLAIN FIBROUS PLASTER CEILING w/ DOWN LIGHTS AND PENDANT LIGHTS AT BREAKFAST TABLE

IDEA – KITCHEN TOP

FLOATING STYLE FOR BOTTOM CABINET w/ LIGHTS BELOW CREATE THE SPACE SIMPLYCITY YET MODERN

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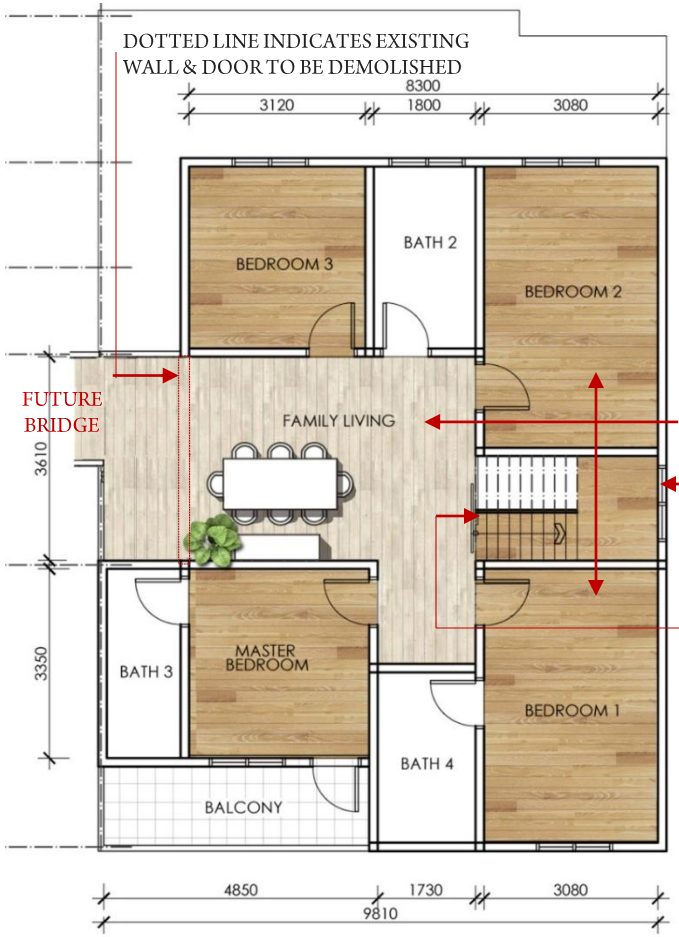
Design Proposal



LAYOUT PLAN – FIRST FLOOR

NEW FIBROUS PLASTER CEILING PANEL AT FAMILY AREA

NEW TIMBER FLOORING

NEW SLIDING WINDOW & FIX GLASS PANEL

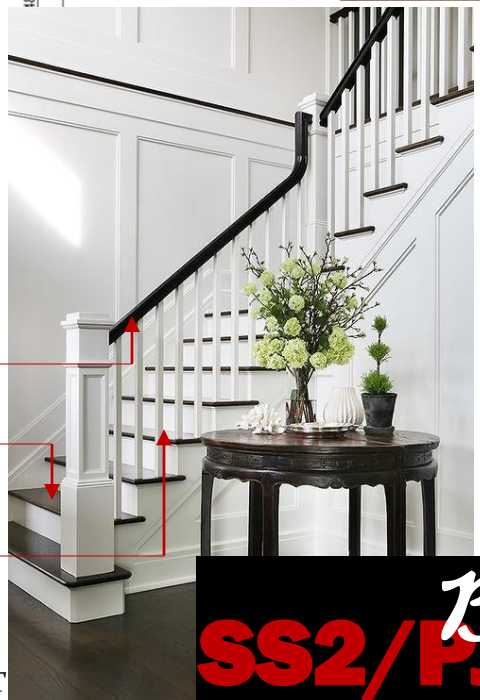
NEW SLIDING GLASS PANEL

IDEA – WORKING AREA

EXISTING POST HANDRAIL TO BE PAINTED w/ DARK STAIN

EXISTING TREAD & LANDING TO BE REPLACED WITH NEW TIMBER

EXISTING BALUSTER TO BE PAINTED WHITE



STAIRCASE TREATMENT

IDEA – MASTER BEDROOM

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Timber Flooring

Burmese Teak

Merbau

TOP BENEFITS OF TIMBER FLOOR

•The very first thing that you will notice with timber wood floors is that they instantly add beauty to your home. This is why, even though you may find the cost of this wood slightly higher than usual, it is worth it because it will last a lot longer than carpets or other types of flooring. Also, a good thing about timber is that it ages beautifully, so you don't have to worry about it losing its beauty in later years.

•The one thing that most seek from hardwood floors is the factor of cleanliness. The good news is that timber wood gets more and more resilient and sturdy over time. Therefore, it will help you keep the dirt and grime away. Even if you do spill something or have a few dust specks here and there, these can easily be cleaned away by a mop.

•Some good news for people with dust allergies or asthma is that timber can help you find relief from your problems because it will give you an allergy-free environment. This is great when compared to carpets because the latter contain up to 100,000 dust mites per square meter, which is bad news for allergic people.

•Another good reason for choosing timber wood is because it is eco-friendly. Timber is known to be a green alternative to flooring, which makes it ideal for anyone who wants to contribute to helping Mother Nature by becoming green and friendly to the environmental.

•Another advantage of timer wood is that it is flexible, so you can design and construct it in whichever way you want. Because of this flexibility, you can also expect the construction to go a lot faster as there are no wet trades involved

Kitchen Top

NATURAL STONE

One of the trademarks of premium taste and luxury to be shown in an establishment, would be the intricate, artistic use of premium grade natural stones. (marble, granite, quartz, travertine, sandstone, onyx, cobble stone and more, of the finest quality and with more than 100 varieties to choose from.)

The Advantage of Kitchen Tops -Aesthetically pleasing - decorative stone surface - Timeless functionality and quality -Resistant to stains, bacteria and dirt with low porosity surfaces -Water resistance -Easy to maintain with strong resistance to scratches or wear and tear -Polished marble lasts a long time with natural shine - Highly durable to withstand daily kitchen usage compared to conventional countertops -A great investment that enhances the value of the home -Your choice of colours and patterns to create a personalised look -Every marble countertop is unique.

BENEFITS :

- This is the most durable type of countertop available on the market and can last a lifetime if treated properly
- Heat-resistant
- Scratch-resistant
- Stain-resistant
- Does not have to be sealed
- A wide range of designer color options are available
- They literally pay for themselves since they add value to the home
- Safer than others since bacteria have a tough time taking hold
- Often less expensive than granite
- Uniform design

Aluminium Door

THE CARE AND MAINTENANCE OF ALUMINIUM

Despite its high durability and corrosion resistance, some simple steps could be employed when cleaning to avoid damage to the surface and prolong the life of the finishes:

Do's

- Keep clean by prompt removal of all dust, dirt, grime and any foreign matter.
- Gentle clean with a soft brush and mild detergent and rinse thoroughly by water.
- On POWDER COATED surfaces, use nothing harsher than a soft cloth or soft bristled brush with a mild soapy solution.
- On ANODISED surfaces, rub gently with a worn household scouring pad and mild soapy solution.

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Glass Skylight

UNIQUE MODERNIZATION
DESIGN & ELEGANCE WITH SYTLE

LAMINATED GLASS SKYLIGHT

Branded as the "safety glass" in industrial terms, therefore widely installed in many types of buildings and awnings.

Laminated glass skylight is able to provide three times more protection against solar heat gain and heat insulation as compared to conventional glasses in the market. The NRFC among laminated glass skylight is substantially better than required by most common building codes.

The skylight awning allows a controlled amount of natural lights to penetrate through the roofing structure, so that we can enjoy both natural lights and sufficient shades. This would provide the best protection in its class while providing sufficient shade and heat resistance for your porch, garden, and even backyard. Laminated Glass Skylight also offers a variety of colors to choose from to meet your interior and exterior needs.

The beautiful structure can be used in many different combinations. One of the most commonly adapted styles is the hollow type with aluminum exterior support. However, it can be much appealing when combined with different timbers such as chengal, balau etc. Laminate Skylight Roofing is flexible in terms of designs and combinations, while still packs low maintenance in the long run.

EXTERNAL RAILING

ROOF

PORCH

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