

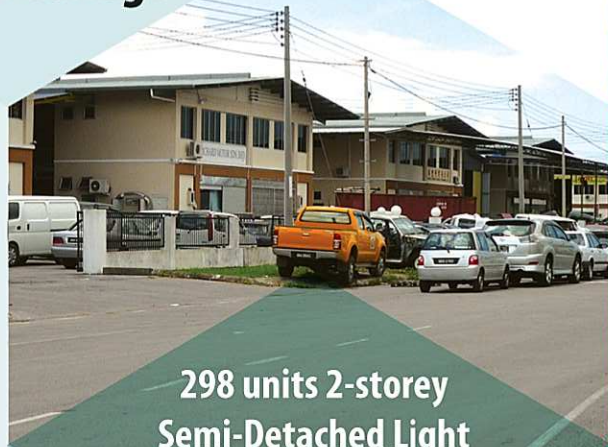
SMI INDUSTRIAL PARK, DEMAK LAUT, KUCHING

# SMI COMMERCIAL CENTRAL

- Prime Location
- Next to **298 units of Industrial Factories**
- Next to **Sejingkat Technical College**
- Close to **Senari Port**



LOCALITY PLAN



298 units 2-storey  
Semi-Detached Light  
Industrial Buildings

**30 UNITS**  
3-STOREY  
SHOPHOUSES

**HURRY**

Phase 2A Fully Booked / Sold  
Phase 2B Open for Booking

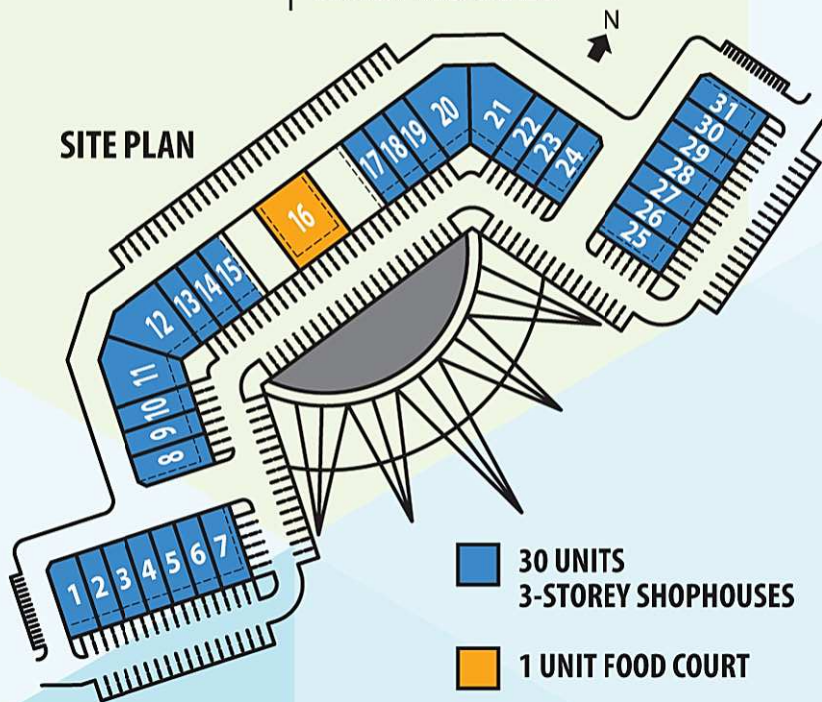




# SMI COMMERCIAL CENTRAL

**30 UNITS** | **3-STOREY SHOPHOUSES**

**SITE PLAN**



## SPECIFICATIONS

- |                                |                                                                                                                                                                                                                                                                         |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>STRUCTURE</b>               | • Reinforcement Concrete Framework /Cement Sand Bricks                                                                                                                                                                                                                  |
| <b>ROOFING</b>                 | • Metal Roofing                                                                                                                                                                                                                                                         |
| <b>CEILING FINISHES</b>        | • Gypsum Plaster Ceiling to 2 <sup>nd</sup> Floor Internal Areas                                                                                                                                                                                                        |
| <b>WINDOWS &amp; DOORS</b>     | • Natural Anodized Aluminium Frame c/w Tinted Glass<br>• Plywood Door Leaf (2 <sup>nd</sup> Floor)<br>• Roller Shutter (Ground Floor)<br>• One (1) Hour Rated Door to 1 <sup>st</sup> and 2 <sup>nd</sup> Floor Staircase<br>• Local Solid Timber Door to Toilet / Bath |
| <b>FLOOR FINISHING</b>         | • Ground Floor and 1 <sup>st</sup> Floor: Cement Screed<br>• Bedroom and Living Room (2 <sup>nd</sup> Floor): Cement Screed<br>• Toilets / Bathrooms: Homogeneous / Porcelain Tiles<br>• Staircase / Five Foot Way: Cement Screed                                       |
| <b>WALL FINISHING</b>          | • Internal: Emulsion Paint<br>• External: Weather Coat<br>• Ceramic Wall Tiles to Toilet & Bathroom up to ceiling height                                                                                                                                                |
| <b>RAILING</b>                 | • Mild Steel Railing for Staircase                                                                                                                                                                                                                                      |
| <b>PLUMBING &amp; SANITARY</b> | • Concealed Piping & Sanitary Wares                                                                                                                                                                                                                                     |
| <b>ELECTRICAL INSTALLATION</b> | • Single-Phase Electricity Supply to Each Floor, Main Switch with Conceal Wiring<br>• 13AMP Power Point : 14 points<br>• 15AMP Power Point : 6 points<br>• Lighting point : 35 points (Intermediate Unit) / 38 points (Corner Unit)                                     |

Land owner / Developer 業主/發展商:



**福平實業有限公司**

**HOCK PENG REALTY SDN BHD** (Company No. 20325-D)  
Property Development • CIDB Reg. Grade G7 Contractor • A member of Hock Peng Organisation

Wisma Hock Peng, No. 123, Green Heights,  
Jalan Lapangan Terbang,  
93250 Kuching, Sarawak, Malaysia.

All Illustrations, scale models, plans, drawings are artist impressions only and shall not form part of any offer or contract. The developer reserves the right to modify a part or parts of the development prior to completion without prior notice. Whilst every care has been taken in providing this information, the developer shall not be held responsible for any inaccuracies.

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