

ภาคผนวก ญ

คู่มือระเบียบภายในโครงการ



RESIDENTIAL GUIDELINES

For

PIYA RESIDENCE

SUKHUMVIT 28 & 30

ใช้ในการยื่นเอกสารส่งงานสิ่งแวดลอมเท่านั้น

INTRODUCTION

Welcome to the General Guidelines of Piya Residence, 8 Soi Sukhumvit 30, Kwaeng Klongton, Khet Klongtoey, Bangkok 10110. We ask you to take the time to read these guidelines, and follow them. If all occupiers do so, everyone will be able to enjoy the development to the greatest extent possible.

In any apartment there have to be a number of rules or guidelines to allow all to peacefully enjoy their apartment. Your co-operation in following these rules will assist in the smooth, efficient and cost effective running of the residence. These guidelines are not intended to be prohibitive rather they set out a common code of good behavior which will ensure that the apartment is enjoyed by all. Should you wish to discuss these guidelines please contact any one of our management team. We would also like to take this opportunity of wishing you every enjoyment in your apartment.

**The Residence Management
Piya Residence 28 & 30
Piyasombat Land Co., Ltd.**

- | | |
|--|--|
| 1.1 “Piya Residence” | The apartment buildings which include 18 storey and 8 storey buildings, Common Facilities such as Swimming Pool, Kids’ Room, Fitness & Sauna Room and Car Park located at Soi Sukhumvit 28 and Soi Sukhumvit 30, Sukhumvit Road. |
| 1.2 “Owner” | Piyasombat Land Co., Ltd. is the owner of the apartment within Piya Residence. |
| 1.3 “Residence Management” | Shall be Piyasombat Land Co., Ltd.
8 Soi Sukhumvit 30, Kwaeng Klongton, Khet Klongtoey, Bangkok 10110. |

1. GENERAL GUIDELINES FOR PIYA RESIDENCE

1.
 - (a) The purpose of the Occupational Guidelines for Piya Residence is to help maintain the scheme as the highest quality living environment within Bangkok. They are for the benefit of all tenants who rent the apartment in these 2 buildings.
 - (b) The Residence Management is employed to act in the best interests of estate management for all tenants.
 - (c) The Residence Management is empowered to enforce the Occupational Guidelines and, from time to time as necessary, to amend, or revoke them or make new rules should any circumstances dictate.
2.
 - (a) The apartments shall be used for residential purposes only and must not be used for, or in connection with, any business, gambling or any illegal or immoral purpose.
 - (b) Only one family (plus domestic servants) may occupy; sub letting or sharing each apartment, whether for monetary value or otherwise, is not permitted; servant's families are not permitted to live in any apartment.
3. Tenants are requested to be considerate to their neighbors, and generally should not do anything that is likely to cause damage, become a nuisance or annoyance or otherwise interfere with the rights, comfort or convenience of other tenants.
4. Tenants should endeavor to keep the noise emanating from their apartments at a low level at all times and in particular between the hours of 22.00 hrs. through 07.00 hrs.
5. Washing or other articles must not be hung outside the apartments.
6. No sign or advertisement of any kind may be displayed from any window or other part of the apartments, or any other areas of the building.
7. Tenants are not permitted to make structural alterations or additions to, or paint the outside of their apartment, alter the exterior window glass, corridors or generally do anything that might alter or affect the external appearance of the building.

8. The Resident Manager is to be informed of any electrical wiring work or plumbing work prior to commencement of the works, and consent must be given.
9. The LPG Supply is prohibited at Piya Residence.

All other statutory regulations whether present or future should be adhered to at all times.

10. The installation of any window guard, external shade or awning and the erection of any external T.V. antenna, etc, are not permitted.
11. W.C.s should be used only for the purpose for which they are intended and no rubbish should be thrown into them. The cost of clearing any blockage and/or making good any breakage or damage resulting from their misuse will be charged to the tenant of the apartment in which the problem originated.
12. Tenants are responsible for interior repairs to their apartments. The management will provide technicians for the provision of other repairs within individual apartments, and undertakes to use its best endeavors to carry out many repairs as quickly as possible. The cost of such repair will be billed to the relevant apartment at the next billing period.
13. Normal household refuse should be in garbage bag tied and place in litter bin service in garbage room on each floor. The building cleaner will pick up twice a day at 10:00 a.m. and at 4:00 p.m. It should not be left or thrown outside the apartment. The cooperation of all residents is requested to keep the building clean and free to litter, which is to the benefits of all tenants. The time may be subject to change by the resident manager provided the notice to all residents.
14. All pets are not allowed at Piya Residence.
15. Tenants should not allow domestic staff to stay or loiter in the Common Areas or generally to be a nuisance or cause annoyance to other occupiers.
16. Tenants must not cause damage to any of the Common Areas or Common Services and Facilities. Damage to common areas will be charged to the tenant who caused the damage.
17. Children should not be permitted to play in the lobbies, lifts, staircases, corridors, fitness and sauna room. Any damage or discoloration to decorations caused by children will be charged to the tenant of the apartment in which the child concerned resides.
18. No cycling or roller skating in the common area, swimming pool or the car park.

19. (a) Storage of tenant's articles will be at the discretion of the Residence Management. Tenants must not block, obstruct or store or leave anything in the Common Areas. It is prohibited to store any flammable product or substance in the designated storage area. The Residence Management reserves the right to remove any such substances with or without a tenant's permission.
- (b) In the interests of safety and security, baby carriages, scooters, pedal cars, toys and such like should not be left unattended and under no circumstances may they be left, kept or stored in any car parking space or within the Common Areas, especially the lobby. Bicycles should be kept in areas as designated by the Residence Management.
- (c) The Residence Management has the right to remove any offending article or obstruction without prior warning and without liability to its tenant.
20. All posts shall be delivered to the allocated mail boxes in front of elevator area of Piya Residence. The Residence Management can accept no responsibility for any undelivered or lost mail, or parcels of any description.
21. The Residence Management are empowered to make bye-laws and regulations governing the use of the Recreational Facilities (which form part of the Common Areas) in the interests of good Estate Management as set out in Appendix 1.
22. Tenants are not permitted to send any of the building staff out of the building for their own private business or purpose, in the interest of the efficient running of the building as a whole. Outside delivery man is not allowed to enter the building.
23. The replacement of light bulb is free of charge during the first 3 months after move in period.
24. Any consent of approval under the Occupancy Guidelines given by the Residence Management may be revoked at any time.
25. The tenants have to return all access cards given by the expiry date of the Lease Agreement. In case of being stolen, loss or damage, please contact Piya Residence office immediately. The replacement charge is Baht 500.00 net per card (non-refundable).
26. For security reasons, please provide a photocopy of identification of the maid who is allowed by tenant to come on a regular basis to the Residence Management.
27. Any queries, complaints or suggestions with regard to any matter concerning the building should be made to the Residence Management, preferably in writing to the address below:



Address

Piya Residence

8 Soi Sukhumvit 30, Kwaeng Klongton, Khet Klongtoey, Bangkok 10110

Tel: 02-044-4555 / Fax: 02-034-2333

www.piyasombat.com

Management Office Contact Information

Piya Residence 30 Office	02-044-4555
Office Staff	– ext 8802/8803
Reception 28	– ext 8807
Reception 30	– ext 8808
Security Booth 28	- ext 8809
Security Booth 30	- ext 8810

Ms. Patimaporn Sahib: patimaporn.sa@piyasombat.com

Mr. Papon Klinmuenwai : papon.kl@piyasombat.com

Office Mobile 099-158-1414

Management Working Hours:

Monday - Saturday	
Management Office	: 09:00 AM to 05:00 PM
Receptionist	: 09:00 AM to 05:00 PM
Technician	: 24 hours
Security Guard	: 24 hours

2. CARPARKING BY-LAWS FOR PIYA RESIDENCE

1. Tenants are to park in their allocated space only.
2.
 - (a) Car parking spaces shall be available for the use of tenant visitors. Visitors shall be directed to these spaces on arrival. Free parking is limited to 4 hours only.
 - (b) The visitor's spaces are under the control of the Residence Management and no tenant, guest or visitor may park in them without their prior permission.
 - (c) The visitor must receive the car parking ticket at the entrance and the tenant must sign on the ticket and return at the exit.
3.
 - (a) Tenants must not use the parking space of any other tenant without their prior consent.
 - (b) Parking is to be in the allocated spaces only.
4. No Lorries, vans, commercial or goods vehicles may be parked in any car parking space, apart from delivery vehicles and the like visiting the building on legitimate business and parking on side only as directed by the Residence Management.
5. The car parking area is for the storage of motor vehicles only and is not to be used for any other purpose.
6. No storage of flammable materials is permitted in the car parking areas, and no changing of engine fuel is allowed.
7. Children under the age of 15 should not be permitted to use the car parking area for any purpose, and must be accompanied by an adult who is fully responsible for any child under his or her control.
8. Motor vehicles should not sound horns whilst in the car parking areas.
9. Motor vehicles are not allowed to be washed in any area of Piya Residence.
10. Motor vehicles should not be running whilst stationary for longer than 5 minutes.
11. Motor vehicles are to be parked so that the exhaust fumes do not stain the walls of the property.
12. Each parking space may only be used for the parking of one private car.

13. (a) The movement and parking of vehicles within the building is under the control of the Residence Management and all drivers must comply with their directions.

(b) The speed limit in the building and drive-way approach is 15/km./hr.
14. Any vehicle parked in contravention of the above rules may be removed by the Residence Management without prior warning. The Residence Management may also, without liability to its tenant, remove and dispose of any derelict vehicle that is an eyesore or otherwise causing nuisance (notwithstanding that it has been left in a designated and/or allocated parking space). All costs included in such acts will be borne by the tenants.
15. All persons using the parking spaces do so entirely at their own risk. The Residence Management shall not be held responsible for any loss of, or damage to, any vehicle, or the contents or accessories of any vehicle, for any accident or injury which may be sustained by any person, whether by tenant or guest of tenant or otherwise arising directly or inclusively from, or in connection with, the use of any parking space.
16. Car drivers are to wait in designated areas as specified by the Residence Management and are not to sit by the vehicles.
17. The Residence Management reserves the right to charge for visitor's car parking should circumstances warrant; or to turn visitors away.

APPENDIX I

ใช้ในการยื่นเอกสารส่งรายงานสิ่งแวดล้อมเท่านั้น

SWIMMING POOL

The following rules and regulations shall govern the use of the swimming pool. Please note that these rules and regulations are intended both for the safety and enjoyment of the tenants. They may be amended from time to time at the Residence Management's discretion.

- ☐ The facility is open daily from 06.00 a.m. to 1000 p.m.
- ☐ The swimming pool is for the use of the Residents and their families. Personal guests of the Residents are permitted when accompanied by the Residents.
- ☐ You must shower before entering the swimming pool.
- ☐ Children under the age of 12 must be accompanied by an adult who must remain in attendance and be fully responsible for any child under his or her control.
- ☐ Staff employed by the Residents is not allowed to use the facilities.
- ☐ Dogs or pets or any kind are not allowed in any of the facilities.
- ☐ Smoking and the consumption of food or drinks in the pool is strictly prohibited.
- ☐ There is no lifeguard on duty. Use of the swimming pool is at your own risk.
- ☐ The depth of the swimming pool is 1.20 meters.
- ☐ Persons knowingly suffering from any contagious or communicable diseases are not allowed to use the swimming pool.
- ☐ Do not swim while under the influence of alcohol or drugs.
- ☐ Appropriate swimwear must be worn in and around the swimming pool.
- ☐ No diapers are allowed in the pool.
- ☐ Ball games, bicycle, roller skates, skate board are not permitted at the pool.
- ☐ Respect the other Residents using the swimming area.
- ☐ All persons using the swimming pool do so at their own risk and sole responsibility. The Owner/ Management accept no liability for the injury, death or loss associated with the use of the facilities.
- ☐ The Management reserves the right to prohibit entry and remove usage and access rights to any individuals who fail to abide by these terms and conditions.
- ☐ Should any of the facilities be damaged, kindly inform the Management immediately for further necessary action.

KIDS' ROOM

The following rules and regulations shall govern the use of the fitness room. Please note that these rules and regulations are intended both for the safety and enjoyment of the tenants. They may be amended from time to time at the Management's discretion.

Kids' Room is reserved for children and subject to parental supervision. It is the exclusive responsibility of the accompanying adults to carefully watch over their children.

- ☐ The facility is open daily from 0600 a.m. to 0800 p.m. The Management reserves the right to prescribe opening and closing times, and to direct that the facilities be occasionally closed for the purpose of carrying out repairs or other work, or any other programmed events.
- ☐ The Kids' Room is a facility for the exclusive use and enjoyment of the residents' children and will not be supervised unless there is a programmed event.
- ☐ Personal guests of the Residents may use these facilities only when accompanied by a responsible Resident. The Management reserves the right to restrict the period and hours during which guests may be permitted, and the number of such guests, should the facilities in the opinion of the Management become overcrowded.
- ☐ Children over the age of 10 should not be encouraged to use the Kids' Room.
- ☐ Staff employed by the Residents is not allowed to use the facilities.
- ☐ Pets are not allowed in the Kids' Room.
- ☐ Responsible adults must at all times ensure that all users comply with requirements of signs or notices exhibited by the Management.
- ☐ Abuse of the facilities in any way causing damage will result in the responsible Residents being invoiced with the costs.
- ☐ The Management reserves the right to ban from the facilities any persons, who substantially disregard these by laws or who conduct themselves in a dangerous or irresponsible manner.
- ☐ All persons using these facilities do so at their own risk. The Management shall not be responsible for any accident or injury which may be sustained by any person whether the Resident or guest, arising directly or indirectly out of, or in connection with the use of facilities, or anything ancillary thereto, and whether caused by negligence or otherwise.
- ☐ Out of the operating hours when there are programmed events, all children must be accompanied by a responsible adult.
- ☐ Should any of the facilities be damaged, kindly inform the Management immediately for further necessary action.

SAUNA

The following rules and regulations shall govern the use of the Sauna.

Please note that these rules and regulations are intended both for the safety and enjoyment of the tenants. They may be amended from time to time at the Residence Management's discretion.

- ☐ The facility is open daily from 0600 a.m. to 1000 p.m. The Management reserves the right to assign opening and closing times and to direct that the facilities be closed on any occasion for the purpose of carrying out repairs or other work.
- ☐ The Sauna is for the exclusive use of the Residents and their families only.
- ☐ Personal guests of the Residents may be permitted to use the Sauna facilities only when accompanied by the Resident. The Management reserves the right to restrict the period and hours during which guests may be permitted and the number of such guests should the facilities, in the opinion of the Management, become over-crowded.
- ☐ Children under the age of 12 are permitted to use the facilities only when accompanied by an adult who must remain in attendance and be fully responsible for any child under his or her control.
- ☐ Staff employed by the Residents is not allowed to use the facilities.
- ☐ Dogs or pets of any kind are not allowed in any of the facilities.
- ☐ All persons using the facilities do so entirely at their own risk and sole responsibility. The Owner/Management accepts no liability for the injury, death or loss associated with the use of the Sauna.
- ☐ Do not exercise if you have consumed alcohol or are on medication.
- ☐ Users of the facilities must comply with the requirements of any signs or notices exhibited by the Management at all times.
- ☐ The consumption of food and drink in the Sauna is strictly prohibited.
- ☐ Smoking is strictly prohibited inside the Sauna.
- ☐ In the interest of hygiene it is necessary to shower or bath prior to using the Sauna.
- ☐ The Sauna facilities must be switched off by the Resident immediately after use.
- ☐ Abuse of any of the facilities in any way causing damage will result in the responsible Resident being invoiced with the costs.
- ☐ Should any of the facilities be damaged, kindly inform the Management Office immediately for further necessary action.
- ☐ The Sauna is to be regularly checked during its hours of use by the Management.
- ☐ The Management reserves the right to prohibit entry and remove usage and access rights to any individuals who fail to abide by these terms and conditions.

FITNESS ROOM

The following rules and regulations shall govern the use of the fitness room. Please note that these rules and regulations are intended both for the safety and enjoyment of the tenants. They may be amended from time to time at the Residence Management's discretion.

- ☐ The facility is open daily from 0600 a.m. to 1000 p.m. The Management reserves the right to assign opening and closing times and to direct that the facilities be closed on any occasion for the purpose of carrying out repairs or other work.
- ☐ The fitness room is for the exclusive use of the Residents and their families only.
- ☐ Personal guests of the Residents may be permitted to use these facilities only when accompanied by the Residents. The Management reserves the right to restrict the period and hours during which guests may be permitted and the number of such guests should the facilities, in the opinion of the Management, become over-crowded.
- ☐ Children under the age of 12 are permitted to use the facilities only when accompanied by an adult who must remain in attendance and be fully responsible for any child under his or her control.
- ☐ Staff employed by the Residents is not allowed to use the facilities.
- ☐ Dogs or pets of any kind are not allowed inside.
- ☐ All persons using the facilities do so entirely at their own risk and sole responsibility. The Owner/Management accepts no liability for the injury, death or loss associated with the use of the fitness room.
- ☐ Do not exercise if you have consumed alcohol or are on medication.
- ☐ Users of the facilities must comply with the requirements of any signs or notices exhibited by the Management at all times. Please ensure lighting and air conditioning units are turned off upon your leaving.
- ☐ The consumption of food and drink is strictly prohibited.
- ☐ Smoking and drinking alcohol is strictly prohibited.
- ☐ Appropriate sports attire and athletic shoes (non marking) must be worn at all times.
- ☐ Abuse of any of the facilities in any way causing damage will result in the responsible the Resident being invoiced with the costs.
- ☐ Should any of the facilities be damaged, kindly inform the Management immediately for further necessary action.
- ☐ The Management reserves the right to prohibit entry and remove usage and access rights to any individuals who fail to abide by these terms and conditions.
- ☐ Please wipe off equipment after you have used it.

Detail		Hotline	Telephone
Hospital	Bumrungrad Hospital	0-2011-5222	0-2066-8888
	Camillian Hospital (Thonglor)		0-2185-1444
	Samitivej Hospital (Sukhumvit)	0-2712-7007	0-2022-2222
	Bangkok Nursing Home Hospital		0-2233-2610-9
Police Station	Thonglor Police Station		0-2381-8853
Emergency	Patrol & Special Operation Division	191	
Fire	Klongtoey Fire Station	199	0-2258-2094
Electricity Authority	Khet Klongtoey		0-2348-5211
Water Supply	Khet Sukhumvit		0-2331-4485

For Emergency Case please contact the Management Team

Management		Mobile	Residence
General Manager	Ms. Patimaporn Sahib / Ying	081-611-7888	
Building Officer	Mr. Papon Klinmuenwai / Aum	080-605-5613	

ภาคผนวก ก

ป้ายเตือนห้ามเสียงดัง

or Tenants,

have been updated from Immigration Bureau that our fully furnished
apartment like Piya Residence is treated the same category as hotel
apartment. Effective immediately, please be informed that Residence
management is now required to submit TM6 number arrival card of all
guests & their families including visitors who stay in the premises to
Immigration Bureau within 24 hours after each arrival into Thailand
or can send photocopy of your arrival card with stamp that show TM
number and port of entry to piya.res@piyasombat.com (Building Dept)

in case you have received from Immigration Bureau that our fully furnished
apartment is treated the same category as hotel apartment.

I would like to apologize for any inconvenience caused by this.

Please feel free to contact our office at Piya Residence 10 for any other
inquiries you may have.

With you and best regards,

Maporn Sahib
Resident Manager
maporn.sa@piyasombat.com

30 Office 02-044-4555
30 Fax 02-034-2333
30 Mobile 099-158-1414
Security Booth PR28 extension 8600
Security Booth PR30 extension 8610

Effective 01st January 2019 onward
Free parking for visitors is limited to
4 hours only with room number
stamp & signature from tenants.

Piya Residence

02-044-4555

ประกาศ

ห้ามทำงานที่มีเสียงดังหลัง

เวลา 18.00 น. ของทุกวัน

(ปรับ 5,000 บาท / พื้นที่)

ฝ่ายบริหารอาคาร

ภาคผนวก ก

อะไหล่สำรองระบบบำบัด

รูปภาพอะไหล่สำรองระบบบำบัด



ภาคผนวก จ

การตรวจสอบประสิทธิภาพระบบบำบัดน้ำเสีย



WASTE PUMP SERVICE REPORT

BUILDING NAME : <u>PR 30</u>	LOCATION : <u>B 2 B</u>
Code : <u>SSP3</u>	<input checked="" type="checkbox"/> Submersible sawage pump
Brand / Model :	<input type="checkbox"/> Aerator Air Pump
Serial :	<input type="checkbox"/>

☒ ตรวจสอบทุก 1 เดือน

☐ ตรวจสอบทุก 3 เดือน

☐ ตรวจสอบทุก 6 เดือน

DESCRIPTION	REMARK
1. ตรวจสอบสภาพทั่วไปตัว Pump / Motor	N
2. ตรวจสอบชุด Pump	N
3. ตรวจสอบชุดสายพาน Aerator air pump	-
4. ตรวจสอบ Seal กันน้ำ / Machinical seal	N
5. ตรวจสอบ Rubber bushing	-
6. กวดขันน็อตต่าง ๆ ในระบบติดตั้ง	/
7. ตรวจสอบ ระบบควบคุมไฟฟ้า / Timer	N
8. กวดขันจุดต่อไฟฟ้าชุดควบคุม	/
9. วัดความต้านทาน Coil motor ohm. 0.9 1.0 1.1	/
10. วัดกระแส Motor amp. 3.4 3.2 3.4	/
11. ทำความ Filter	-
12. ทำความสะอาดทั้งหมด	/

COMMENT : Start = 9.7 Amp.

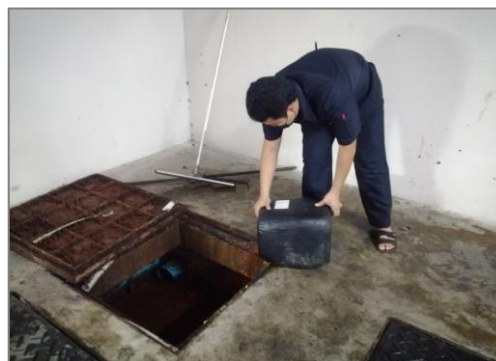
✓	DO PM
X	Don ' t pm
N	Normal
AN	Ab Normal

Check by Technician
Name : <u>ประสิทธิ์ ชื่นตา</u>
Date : <u>10 / 5 / 66</u>

Supervisor ' s acceptance
Name : <u>[Signature]</u>
Date : <u>20 / 5 / 66</u>

ภาคผนวก ๓

การตัดใจที่บริเวณบ่อตัดใจ



ภาคผนวก ค

การชักซ้อมแผนอพยพหนีภัย

ภาคผนวก ณ

การตรวจสอบระบบประปา และสระว่ายน้ำ

ตารางการตรวจเช็ดยานระบบประปา - สระว่ายน้ำอาคาร PR 30

ประจำปี 2566

เดือน	ระบบประปา - สุขาภิบาล								ระบบสระว่ายน้ำน้ำ								วันที่ตรวจสอบ	ผู้ตรวจสอบ				
	ท่อส่งน้ำ		วาล์วน้ำ		มิเตอร์		การรั่วซึม		ท่อระบายน้ำ		ผนังสระ		ปั๊มกรอง		ท่อส่งน้ำ				พื้นผิวแพ่งค์		ท่อระบายน้ำ	
	N	AN	N	AN	N	AN	N	AN	N	AN	N	AN	N	AN	N	AN			N	AN	N	AN
มกราคม	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		24/1/66	นางสาว
กุมภาพันธ์	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		26/2/66	นางสาว
มีนาคม	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		24/3/66	นางสาว
เมษายน	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		25/4/66	นางสาว
พฤษภาคม	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		30/5/66	อัสมา
มิถุนายน	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		24/6/66	นางสาว
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สิงหาคม																						
กันยายน																						
ตุลาคม																						
พฤศจิกายน																						
ธันวาคม																						

Comment :

N = Normal

AN = Ab Normal

Check By :

Date :

Approve By :

Date :

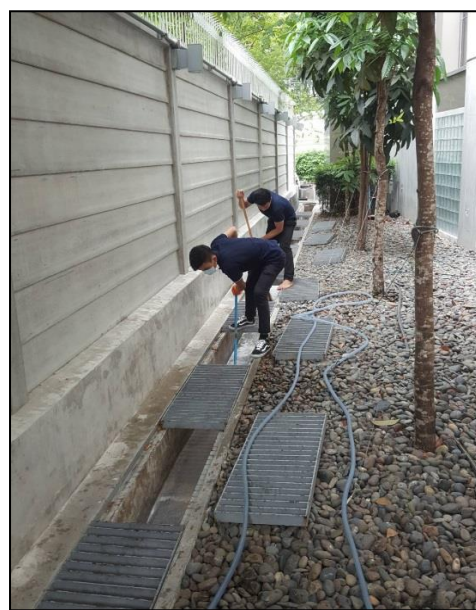
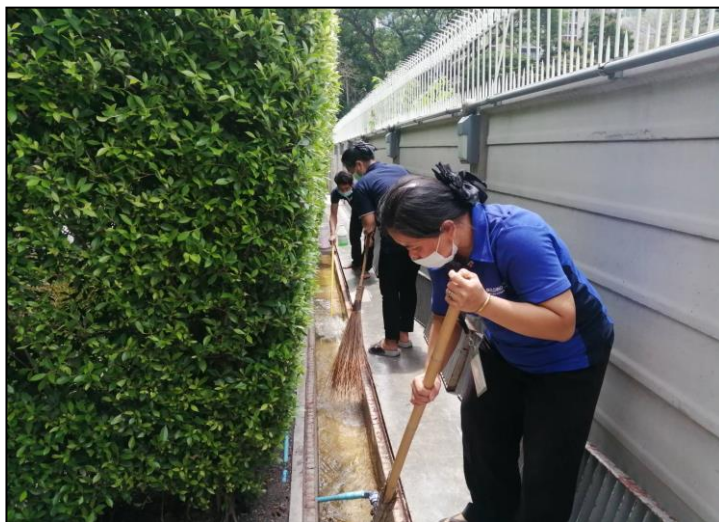
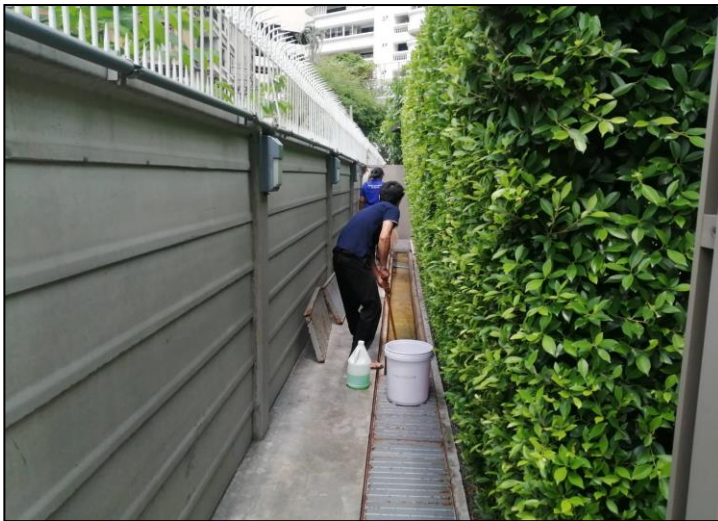
ภาคผนวก ด

ล้างทำความสะอาดถังเก็บน้ำสำรอง



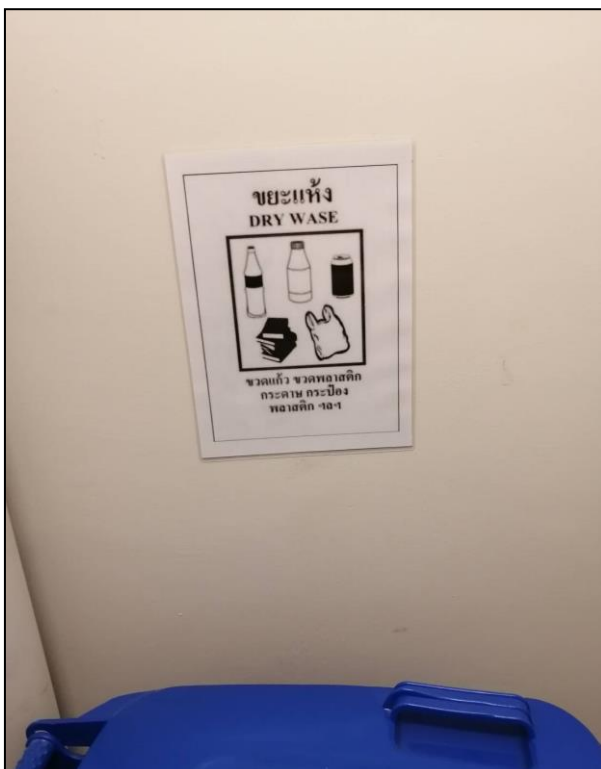
ภาคผนวก ต

การทำความสะอาดรางระบายน้ำ



ภาคผนวก ถ

ป้ายการคัดแยกขยะ และการรณรงค์



ภาคผนวก ท

การตรวจสอบระบบไฟฟ้าแสงสว่าง



ตารางตรวจสอบระบบไฟฟ้า - แสงสว่าง อาคาร Piya Residence 30

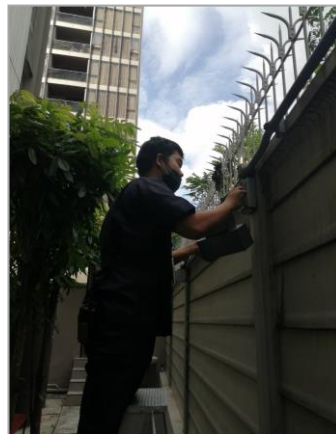
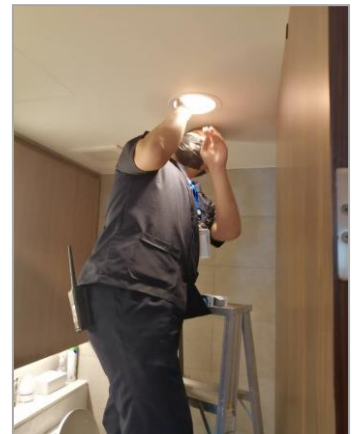
ประจำเดือน ม.ค. - มี.ค. 2566

Floor.	มกราคม						กุมภาพันธ์						มีนาคม											
	หลอดไฟ		ความสว่าง		สายไฟจุดต่อไฟฟ้า		อุปกรณ์ควบคุม		หลอดไฟ		ความสว่าง		สายไฟจุดต่อไฟฟ้า		อุปกรณ์ควบคุม		หลอดไฟ		ความสว่าง		สายไฟจุดต่อไฟฟ้า		อุปกรณ์ควบคุม	
	N	AN	N	AN	N	AN	N	AN	N	AN	N	AN	N	AN	N	AN	N	AN	N	AN	N	AN	N	AN
Lift Room	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓	
8	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓	
7	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓	
6	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓	
5	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓	
4	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓	
3	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓	
2	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓	
Lobby	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓	
B1A	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓	
B1B	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓	
B2A	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓	
B2B	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓	
MDB Room	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓	
Swimming Pool	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓	
ทางเดิน	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓	
ส่วนกลาง	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓	
พื้นที่รอบ	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓	
โครงการ	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓	
N = Normal	Check By : ๒๕/๑/๖๖						Check By : ๒๕/๑/๖๖						Check By : ๒๕/๑/๖๖						Check By : ๒๕/๑/๖๖					
AN = Ab Normal	Approve By : ๒๕/๑/๖๖						Approve By : ๒๕/๑/๖๖						Approve By : ๒๕/๑/๖๖						Approve By : ๒๕/๑/๖๖					

Floor.	เมษายน						พฤษภาคม						มิถุนายน					
	หลอดไฟ		ความสว่าง		สายไฟจุดต่อไฟฟ้า		หลอดไฟ		ความสว่าง		สายไฟจุดต่อไฟฟ้า		หลอดไฟ		ความสว่าง		สายไฟจุดต่อไฟฟ้า	
	N	AN	N	AN	N	AN	N	AN	N	AN	N	AN	N	AN	N	AN	N	AN
Lift Room	✓		✓		✓		✓		✓		✓		✓		✓		✓	
8	✓		✓		✓		✓		✓		✓		✓		✓		✓	
7	✓		✓		✓		✓		✓		✓		✓		✓		✓	
6	✓		✓		✓		✓		✓		✓		✓		✓		✓	
5	✓		✓		✓		✓		✓		✓		✓		✓		✓	
4	✓		✓		✓		✓		✓		✓		✓		✓		✓	
3	✓		✓		✓		✓		✓		✓		✓		✓		✓	
2	✓		✓		✓		✓		✓		✓		✓		✓		✓	
Lobby	✓		✓		✓		✓		✓		✓		✓		✓		✓	
B1A	✓		✓		✓		✓		✓		✓		✓		✓		✓	
B1B	✓		✓		✓		✓		✓		✓		✓		✓		✓	
B2A	✓		✓		✓		✓		✓		✓		✓		✓		✓	
B2B	✓		✓		✓		✓		✓		✓		✓		✓		✓	
MDB Room	✓		✓		✓		✓		✓		✓		✓		✓		✓	
Swimming Pool	✓		✓		✓		✓		✓		✓		✓		✓		✓	
ทางเดิน	✓		✓		✓		✓		✓		✓		✓		✓		✓	
ส่วนกลาง	✓		✓		✓		✓		✓		✓		✓		✓		✓	
พื้นที่รอบ	✓		✓		✓		✓		✓		✓		✓		✓		✓	
โครงการ	✓		✓		✓		✓		✓		✓		✓		✓		✓	
N = Normal	Check By : วิศวกร 25/4/66						Check By : วิศวกร 20/5/66						Check By : วิศวกร 20/6/66					
AN = Ab Normal	Approve By : วิศวกร						Approve By : วิศวกร						Approve By : วิศวกร					

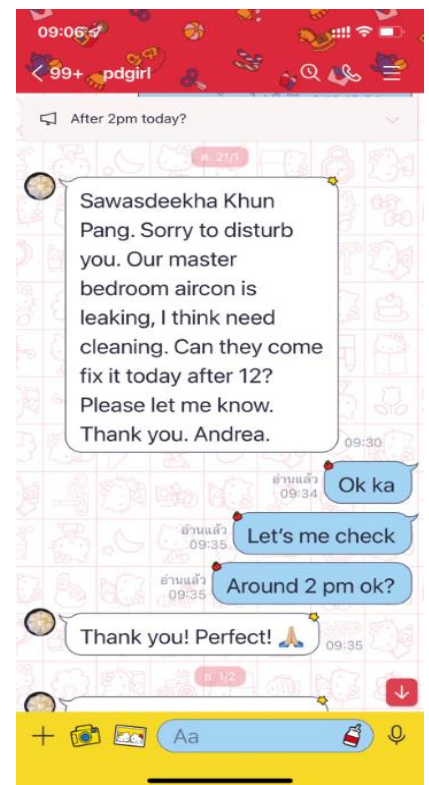
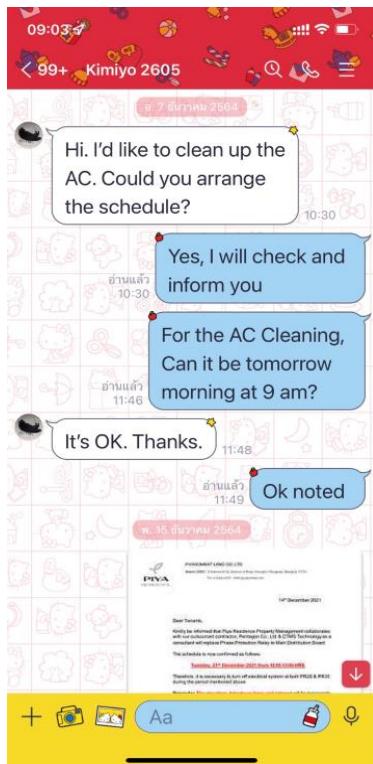
ภาคผนวก ๕

การตรวจสอบอุปกรณ์สายไฟฟ้า



ภาคผนวก น

การแจ้งตรวจสอบบำรุงรักษาเครื่องปรับอากาศ





ภาคผนวก บ

การตรวจสอบเครื่องปรับอากาศ



A/C SPLIT TYPE UNIT SERVICE REPORT

(1 Month)

 Building. PR 30 Code. 2504 Model. TTK 518 28 5 T01 Serial. 3T0116B03180 BTU. 18,300

DESCRIPTION	N	AN	Remark
1. ทำความสะอาดฟิลเตอร์	✓		
2. ตรวจสอบสภาพมอเตอร์ พร้อมฉีดสเปรย์หล่อลื่นแบร์ริง			
2.1 Fancoil Unit (ชุดคอยล์เย็น)	✓		
2.2 Condensing Unit (ชุดคอยล์ร้อน)	✓		
3. ตรวจสอบการรั่วซึมของท่อน้ำยา ตามข้อต่อ รอยเชื่อมจุดต่อต่างๆ	✓		
4. ตรวจสอบอุปกรณ์ควบคุมทางไฟฟ้า			
4.1 ตรวจสอบการติดต่อของ Thermostat	✓		
4.2 โฟเทนเซียล รีเลย์	✓		
4.3 Capacitor Start (แคปสตาาร์ท)	✓		
4.4 Capacitor Run (แคปรัน)	✓		
4.5 Magnatic Switch (แมกเนติกส์ สวิทช์)	✓		
4.6 Timer (ไทมเมอร์หน่วงเวลา)	✓		
4.7 ตรวจสอบระบบสายไฟวงจร จุดต่อต่างๆ ขั้วคอมเพรสเซอร์	✓		
5. ตรวจสอบระบบน้ำทิ้ง			
5.1 ตรวจสอบสภาพภาตรองน้ำ	✓		
5.2 ตรวจสอบท่อเดรนน้ำทิ้ง การรั่วซึมตามข้อต่อ	✓		
6. ตรวจสอบกระแสมอเตอร์			
6.1 Fancoil Motor (มอเตอร์ คอยล์เย็น)	-	-	
6.2 Condensing Motor (มอเตอร์ คอยล์ร้อน)	-	-	
6.3 Compressure Motor (มอเตอร์ คอมเพรสเซอร์)	5.9	✓	
7. ตรวจสอบความมั่นคงแข็งแรงของตัวเครื่อง			
7.1 ขารองกันสะเทือน	✓		
7.2 น๊อตและอุปกรณ์ยึดติดต่างๆ	✓		
8. วัดอุณหภูมิ			
8.1 อุณหภูมิหัวจ่าย (C)	✓		
8.2 อุณหภูมิห้อง (C)	✓		
9. ทำความสะอาดบริเวณที่ตั้งเครื่องจักร	✓		

COMMENT :

ทำงานทั่วไปปกติ

N = Normal
AN = Ab Normal
✓ = DO PM
X = Don ' t pm

ช่างเทคนิคผู้ดำเนินการ	ผู้ตรวจสอบ
Name <u>ปณณิษฐ์, อินท</u>	Name <u>กมลวิมล</u>
Date <u>10 / 5 / 66</u>	Date <u>15 / 5 / 66</u>

ภาคผนวก ป

การตรวจสอบสัญญาฉ้อฉล

ชั้น	เดือน	มกราคม		กุมภาพันธ์		มีนาคม		เมษายน		พฤษภาคม		มิถุนายน		กรกฎาคม		สิงหาคม		กันยายน		ตุลาคม		พฤศจิกายน		ธันวาคม	
		N	AN	N	AN	N	AN	N	AN	N	AN	N	AN	N	AN	N	AN	N	AN	N	AN	N	AN	N	AN
B1A	รายละเอียด																								
	กระจกโค้ง	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓	
	เส้นจราจร	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓	
	ป้ายสัญลักษณ์	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓	
B1B	ความสะอาด	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓	
	กระจกโค้ง	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓	
	เส้นจราจร	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓	
	ป้ายสัญลักษณ์	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓	
B1A	ความสะอาด	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓	
	กระจกโค้ง	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓	
	เส้นจราจร	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓	
	ป้ายสัญลักษณ์	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓	
B1B	ความสะอาด	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓	
	กระจกโค้ง	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓	
	เส้นจราจร	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓	
	ป้ายสัญลักษณ์	✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓	
Check By :		ผู้ตรวจ		ผู้ตรวจ		ผู้ตรวจ		ผู้ตรวจ		ผู้ตรวจ		ผู้ตรวจ		ผู้ตรวจ		ผู้ตรวจ		ผู้ตรวจ		ผู้ตรวจ		ผู้ตรวจ		ผู้ตรวจ	
Date :		21/1/66		21/5/66		20/9/66		22/4/66		20/5/66		21/6/66		21/6/66		21/6/66		21/6/66		21/6/66		21/6/66		21/6/66	
Approve By :		ผู้ตรวจ		ผู้ตรวจ		ผู้ตรวจ		ผู้ตรวจ		ผู้ตรวจ		ผู้ตรวจ		ผู้ตรวจ		ผู้ตรวจ		ผู้ตรวจ		ผู้ตรวจ		ผู้ตรวจ		ผู้ตรวจ	

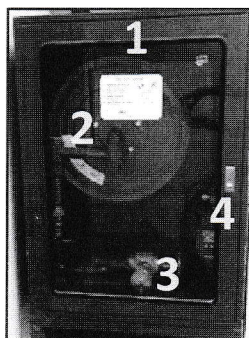
ภาคผนวก ผ

การตรวจสอบระบบป้องกันอัคคีภัย

Floor.	Code	สถานที่	จำนวน (Set)	สภาพตู้		สายดับเพลิง		หัวสวมเร็ว		ถังดับเพลิง		เคมีดับเพลิง		เวลา	ผู้ตรวจ	หมายเหตุ
				ปกติ	ไม่ปกติ	ปกติ	ไม่ปกติ	ปกติ	ไม่ปกติ	ปกติ	ไม่ปกติ	ปกติ	ไม่ปกติ			
8	FHC 8-1	หน้าโถง Lift ชั้น 8	1	✓		✓		✓		✓		✓				
7	FHC 7-1	หน้าโถง Lift ชั้น 7	1	✓		✓		✓		✓		✓				
6	FHC 6-1	หน้าโถง Lift ชั้น 6	1	✓		✓		✓		✓		✓				
5	FHC 5-1	หน้าโถง Lift ชั้น 5	1	✓		✓		✓		✓		✓				
4	FHC 4-1	หน้าโถง Lift ชั้น 4	1	✓		✓		✓		✓		✓				
3	FHC 3-1	หน้าโถง Lift ชั้น 3	1	✓		✓		✓		✓		✓		4.30	ชั้น 3	
2	FHC 2-1	หน้าโถง Lift ชั้น 2	1	✓		✓		✓		✓		✓				
Lobby	FHC Lobby-1	ข้างห้องไฟฟ้าชั้น G	1	✓		✓		✓		✓		✓				
B1A	FHC B1A-1	ลานจอดรถยนต์ชั้น B1A	1	✓		✓		✓		✓		✓				
B1B	FHC B1B-1	ลานจอดรถยนต์ชั้น B1B	1	✓		✓		✓		✓		✓				
B2A	FHC B2A-1	ลานจอดรถยนต์ชั้น B2A	1	✓		✓		✓		✓		✓				
B2B	FHC B2B-1	ลานจอดรถยนต์ชั้น B2B	1	✓		✓		✓		✓		✓				
รวม			12 ชุด													

Remark : ทำการเข้าถังเคมี พร้อมตรวจสอบและทำความสะอาดอุปกรณ์ภายในตู้

22/6/66



รายการอุปกรณ์ภายในตู้ดับเพลิง

1. ตู้เก็บอุปกรณ์ดับเพลิง
2. ชุดสายดับเพลิงขนาด 1.5 นิ้ว ยาว 50 เมตร
3. หัวสวมเร็ว (ทองเหลือง) ขนาด 2.5 นิ้ว
4. ถังดับเพลิงชนิด ABC ขนาด 10 ปอนด์