

## I A view of the building

### 1 Location

The **SINAHHA GOLF** residence is located in the Golf neighbourhood, 200 m across the US Embassy.

### 2 Number of Apartments

It is a 2-storey building featuring 10 furnished apartments including 4 suites and 6 two-bedroom flats.

### 3 Spaces

- \* A living room and a dining room ;
- \* A balcony ;
- \* A kitchen, a store room ;
- \* A laundry room ;
- \* One or two bedrooms complete with closets and bathroom ;
- \* A guest toilet.

### 4 Lighting

Top quality Ornamental chandeliers and filtered light bulbs.

### 5 Ventilation

The premises are aired through natural ventilation through large windows, screened by anti-mosquito wire nets.

### 6 Miscellaneous

- \* A guarded parking lot with accommodation space for a dozen cars ;

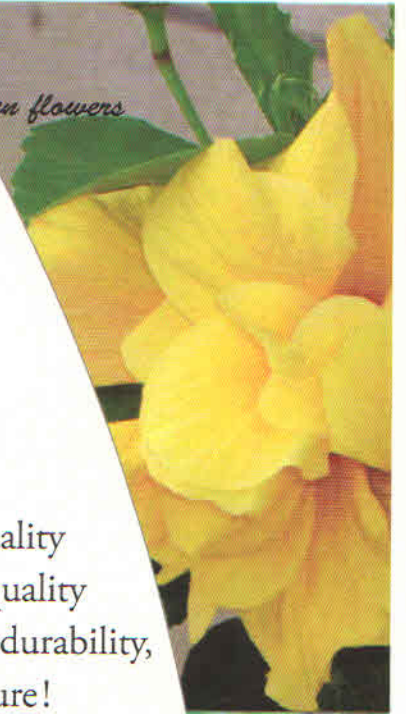


Our bulbs



- \* A garden graced with selected plants and flowers;
- \* A sports facility with a wide range of equipment to satisfy a variety of users.

*Garden flowers*



## II Finishings

The selection of building material was guided by the quality of the target project namely: A splendid edifice offering quality accommodation for VIPs. Emphasis was on maintenance, durability, comfort and design. It is simply a masterpiece of architecture!

### 1 Plumbing system

- \* The entire plumbing system was built with insulated copper bars;
- \* First-rate washroom facilities;
- \* Topnotch valving.

### 2 Electrical connections

- \* Standard European wiring;
- \* High quality electrical boxes complete with circuit breaker (Legrand).

### 3 Woodworks

- \* Kiln-dried lumber, finishings of superior quality;
- \* Porch and balustrade of wrought iron.



*Chandelier, balustrade, marble painting*

### 4 Painting

- \* Interior ceiling: staff;
- \* Corridor ceiling: Clouded sky, panelling;
- \* Interior walls: Satin finished painting, decorated with marble;
- \* Exterior walls: Top quality tiles.

*ceiling faux painted to resemble a cloudy sky*



### III Equipment

#### 1 Air-conditioned living room

- \* Leather living set;
- \* Home cinema;
- \* Dining table;
- \* Gorgeous curtains.



*Home cinema*

#### 2 Air-conditioned bedroom

- \* A bed with a 20 cm thick air mattress;
- \* Two bedside lamps per bed;
- \* Matching desk, closet and curtains...



*Air mattress*

#### 3 Bathroom

It contains a massage column as well as other equipment.



*Massage column*

#### 4 Kitchen

- \* Marble-decorated kitchen
- \* Electric cooker;
- \* Refrigerator;
- \* High quality kitchen utensils;
- \* Micro wave, etc.



*Kitchen...*

## 5 Laundry room

- \* Washing and drying machines.

### IV Security

The building's strategic location (opposite the US Embassy) makes for a particular security status. Surrounded by a electrical barbed wire fence, the **SINHAHA GOLF** building carries a four-pronged security system:

- \* Anti-intrusion security;
- \* Fireproof security;
- \* Security against SNEC water supply disruptions;
- \* Security against AES SONEL power outages.

#### 1 Intrusion

Before visiting any given apartment, any visitor entering the building must first go through a number of check points.

##### a On arrival at the gate

The visitor must present identification information at the gate. Once an apartment number is dialled, the occupant will survey the visitor on his monitor.

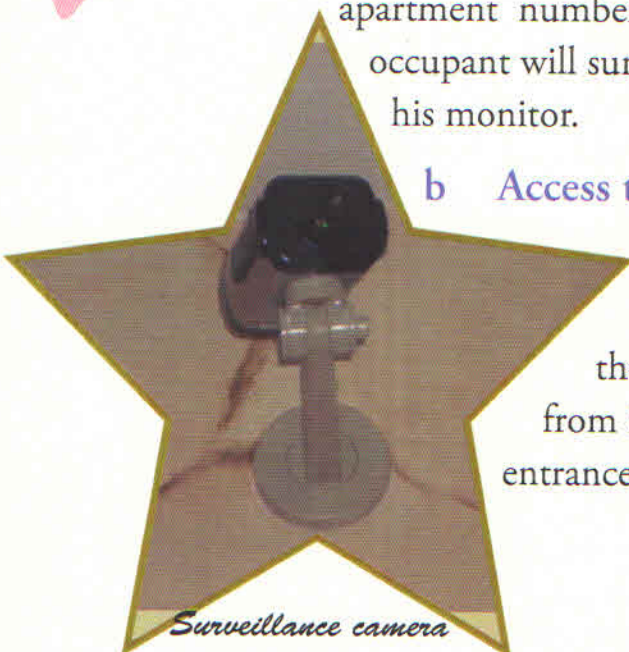
##### b Access to the building

If the tenant opts to receive the visitor, he will trigger the opening of the main door from inside and hence grant him entrance into the building.

*Gate*

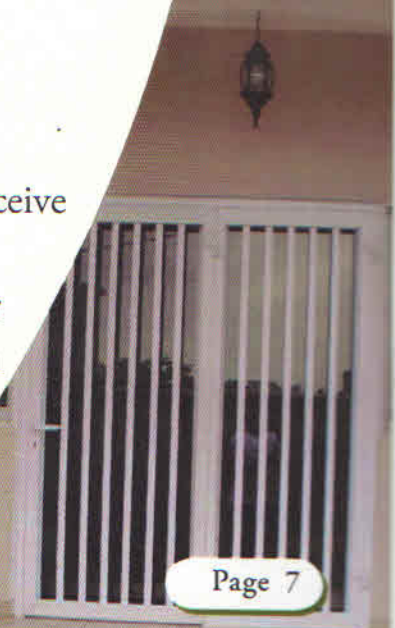


*Video monitor*



*Surveillance camera*

*Main door*



### c Access to the apartment

A video surveillance system mounted on each landing serves to monitor all the visitor's movements all the way to the apartment of destination. Naturally, there is a presence detector which automatically switches on the light. The occupant still has the option of carrying out a last identification through the door viewer of the main door. Following which he may decide to half open the door which is blocked with the safety chain or simply open it ajar.



*Monitor screen*

### d Entrance with a vehicle

There is an impervious infra-red camera mounted outside the parking lot which is operational round the clock.

**N.B.:** A surveillance videotape recorder stores images filmed and viewed on control screens for 480 hours.

## 2 Fire accidents

The building is fully equipped with the requisite technology for averting and extinguishing any fire.

### a Alarm system

- \* Each room (living room, kitchen, bedrooms) is equipped with a fire detector;
- \* There are fire warning sirens for both interior and exterior alarms.



*Fire detector*

### b Response system

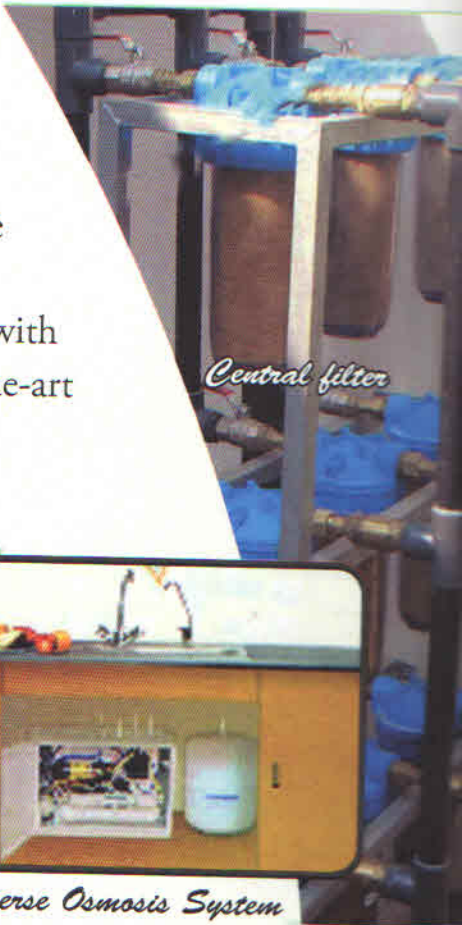
- \* Extinction by water: With a 30m-long fire hose station found on each landing;
- \* Extinguishing powder: Two multipurpose powder extinguishers (on every landing and in the parking area).



*Fire hose station*

### 3 Water

A central filter is installed at the entrance to the building for physical treatment of water through decantation. Each apartment is equally equipped with a reverse osmosis water treatment unit: State-of-the-art Technology!

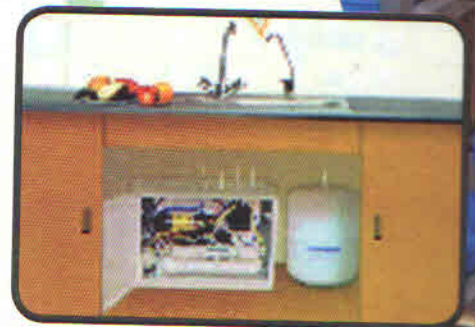


*Central filter*

#### a Water quality

Water quality must meet WHO drinkability standards in terms of physico-chemical and bacteriological properties.

It is an indispensable constituent of cell life and accounts for 70% of Human body weight. It therefore demands the utmost attention on our part. When its quality is good and sufficient amounts are taken in, it nurtures and regenerates our body organs. Contrariwise, it weakens the body system. We must therefore be careful to fully hydrate our cells with quality water.



*Reverse Osmosis System*

#### b Characteristics of ideal water, bottled water and osmosed water

Brand	PH	Oxydat0 (RH2)	Resistivity ®	Nitrates
Ideal water	6,3 - 6,8	Less than 23,0	More than 8000	0
Volvic	7	26,60	5263	6,3
Evian	7,4	26,52	1697	3,8
Vittel	7,6	26,92	825	6,0
Contrex	7,2	26,64	431	0
Hépar	7,3	29,96	383	3,0
Périer	5,5	24,27	1369	19,0
Badoit	5,9	24,90	519	5,3
St Yorre	6,4	25,04	144	0
Osmosed water	6,6	22	30000	0

- \* Its pH (pH value) must fall within the range of 6.5 to 6.8:
  - ☞ At PH < 6.5 the body is susceptible to viral infections e.g. meningitis;
  - ☞ At PH < 6.8 the body is vulnerable to degenerative (cancers) and cardiovascular diseases.
- \* Oxidation-Reduction (RH2): This parameter is a measure of the water's electron content. Where it is higher than 23 RH2, the water can cause illness. It is found in high concentrations in bottled water owing to its prolonged stay in the containers.
- \* Resistivity  $\geq$  8000 Ohms. This parameter reflects the degree of purity of water and hence its speed of circulation in the human body. The higher it is, the stronger the water's hydrating, cleansing and dissolving properties. The low resistivity of bottled water may be attributed to its high concentration of inorganic elements which are not absorbed by the human body.

Ideal water produced through reverse osmosis technology protects the body from a host of diseases: Heartburn, kidney failure, depression, asthma, diabetes, kidney stones, obesity, Alzheimer's, constipation, rheumatism, high blood pressure, cancer, etc.

**SINHAHA GOLF**

*...if welfare had another name...*



*Professional integrated osmosis*

#### 4 Electrical energy

A noise proof automatic generator (60 KVA) keeps up electricity supply to the building in the event of a power outage.



*Electric generator*

#### V Other Services

Extra services that are permanently available include:

- \* A porter service: For your errands;
- \* A housekeeper: For your ordered services, particular tastes and to make your stay enjoyable;
- \* A cleaning service: To keep your apartment clean;
- \* A tourist guide: To make you discover the wonderful sights of our landscape;
- \* A car rental service: With a chauffeur for every type of vehicle;
- \* A catering service: For home delivery even late into the night (menu boards available);
- \* An optical fibre connected to each apartment 24h/24; High speed internet access, telephone and satellite images;
- \* A water cooler for your functions.

**SINHAHA GOLF**

*a building, a frame apart...*

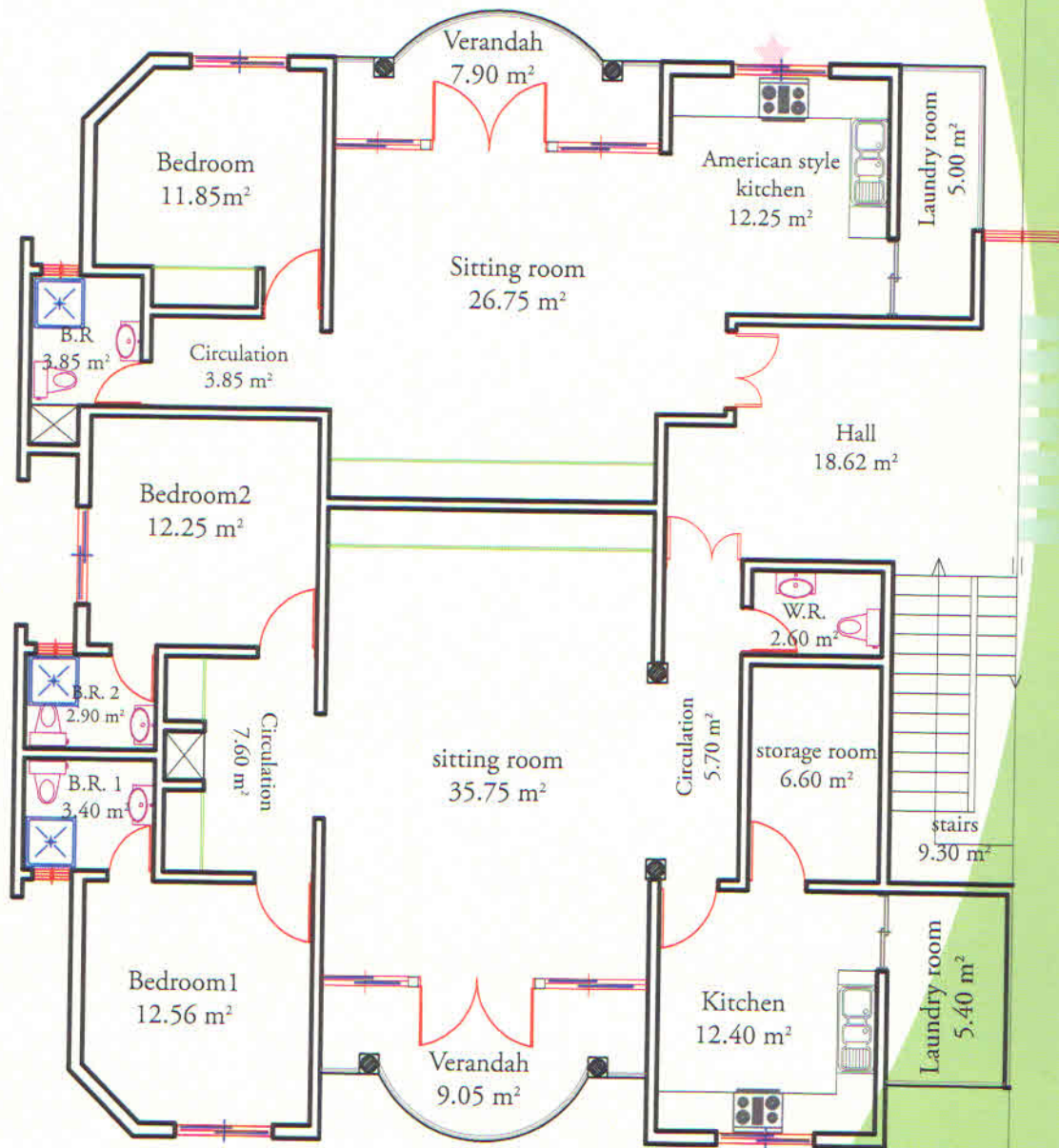


## VI Building plan

### Luxury apartment and Presidential Suite

SINHAHA GOLF residence

Presidential suite - Surface : 71.45 m<sup>2</sup>



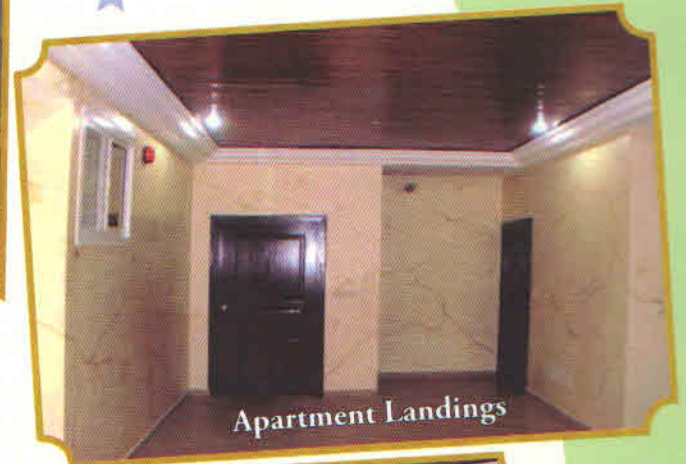
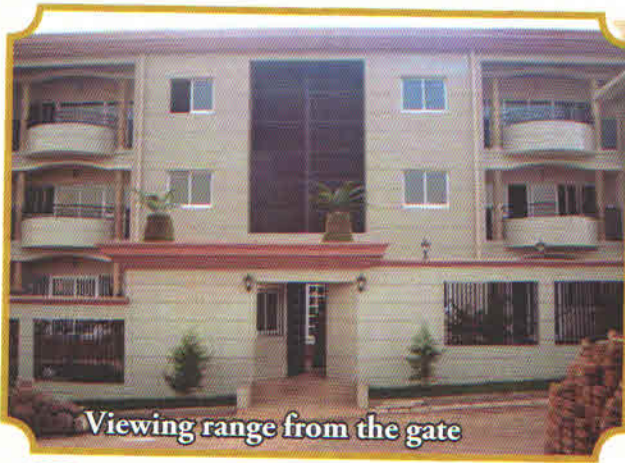
2 bedroom flat - Surface : 144.13

1st and 2nd storey total surface of spaces : 218.60 m<sup>2</sup>

VII Some extracts.....

**SINAHA GOLF**

*A building  
unique in its kind*



**For your safety !!!**



## VIII Duty free prices

*For 90 days, enjoy up to 50% discounts on reservations between 10th August 2008 to 8th November 2008, for your on going and future stays.*

**Book reservations from  
80€ (100 \$) a night.**

## 1 American Presidential Suite

Length of Stay	Normal price	Promotional price
1 week	1 588 €	1 191 €
1 month	6 136 €	4 111 €
3 months	15 847 €	9 349 €
6 mois	25 793 €	12 891 €

## 2 Luxurious 2 bedroom-apartment

Length of Stay	Normal price	Promotional price
1 week	1 897 €	1 419 €
1 month	7 579 €	5 071 €
3 months	18 867 €	11 053 €
6 months	29 693 €	14 842 €

## IX Building permit


**REPUBLIQUE DU CAMEROUN**  
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 Département du Mfoundi  
 -----  
**VILLE DE YAOUNDE**  
 -----

**VILLE DE YAOUNDE**

ARRETE N° 223/PP/06 /CU/YDE  
 Accordant un permis de construire à *La Société SINAHA*

Le Délégué du Gouvernement  
 Auprès de la Communauté Urbaine de Yaoundé  
 Commandeur de l'Ordre de la Valeur

*Article 15.- Le présent Arrêté Municipal sera publié et communiqué partout où besoin sera.*

A Yaoundé, le 30 AOUT 2006  
**LE DELEGUE DU GOUVERNEMENT,**  
  
**Gilbert TSIMI EVOUNA**

## X Technical control report

**ADRH**  
  
 Département Contrôle Technique de Construction

Nos Directions :  
 Supériorité des Ressources Humaines  
 Formation Professionnelle  
 Projets / Appel Institutionnel  
 Organisation / Qualité / Sécurité / Environnement  
 Inspection / Assistance Technique



**CONVENTION**  
**DE CONTROLE TECHNIQUE**  
07 2369211 - 3330000000

**6- CONCLUSION**  
  
 Avis favorable sur la solidité des ouvrages

Fait à Douala le 20/06/2007

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 Responsable Pile CTC

  
  
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