



ULTIMATE HOMEGUIDE

for Trinity Aquata's Homeowners

CONTENTS

SECTION

1.0

ABOUT DEVELOPER

1.1 About Trinity Group	5
1.2 About Defect Liability Period (DLP)	5
1.3 How to Reach the Developer	5

SECTION

2.0

PROJECT INFORMATION

2.1 Introduction of Trinity Aquata - Your Versatile Edge	7
2.2 Location Map	7
2.3 Site Plan	8
2.4 List of Consultants	9
2.5 List of Home Specifications	9

SECTION

3.0

HOME CARE AND MAINTENANCE

3.1 Flooring and Wall Tiles	37
3.2 Air-Conditioning System	38
3.3 Doors and Windows	39
3.4 Kitchen Cabinet and Appliances	39
3.5 Bathroom Sanitary Fittings	41
3.6 Disinfect Your Home Naturally	42
3.7 Useful Tips	42

SECTION

4.0

RESIDENT'S COMMUNITY RULES

4.1 Introduction	45
4.2 The Management of Trinity Aquata	45
4.3 Management Fund and Accounts	45
4.4 Occupancy	47
4.5 Resident's Guests or Visitors	49
4.6 Access Control Card	50
4.7 Car Parks	51
4.8 Common Facilities	53
4.9 Security	57
4.10 Potted Plants and Other Objects	57
4.11 Exterior Facade and Building Image	57
4.12 Use of Common Property	58
4.13 Delivery, Move In and Move Out	60
4.14 Insurance	61
4.15 Other Covenants	62
4.16 Emergency Provision	62
4.17 Special Notes	62

SECTION

5.0

RENOVATION GUIDELINE

5.1 Conditions of Renovation Work Commencement	65
5.2 Working Hours	66
5.3 Application of Renovation Permit	66
5.4 Renovation Deposit and Refund Condition	67
5.5 Limits of Renovation Works	67
5.6 Fire Safety	69
5.7 Insurance	69
Appendix 1 Structural Floor Plan (Typical Unit)	70
Appendix 2 Fixed Canopy Layout (Private Deck Units)	108
Appendix 3 Sample Design for Security Grills	110

SECTION

6.0

EMERGENCY AND USEFUL CONTACTS

Important Contacts	115
--------------------	-----

TRINITY
AQUATA
KI SOUTH



Message from Trinity Group

A warm welcome from Trinity Group Sdn Bhd.

First of all, congratulations for being the proud owner of your brand new home in Trinity Aquata! Before you begin your journey of exploring your new abode and its surroundings, we would like to ensure you are equipped with the necessary information, which should make moving in a hassle-free process.

With an array of water-inspired facilities that lets you indulge in a premier and luxurious lifestyle, and with established amenities within close reach, Trinity Aquata is strategically located to all your desired conveniences. Therefore, we hope that you will enjoy your new life here in this community with your family and loved ones.

To ensure a smooth transition when moving in, we have included some useful information about your new home, the facilities, and renovation regulations. We have also included tips on how to fully maximise your living experience and information about the surrounding amenities. Should you require any further assistance, our Property Management team is more than happy to assist you with settling into your new home.

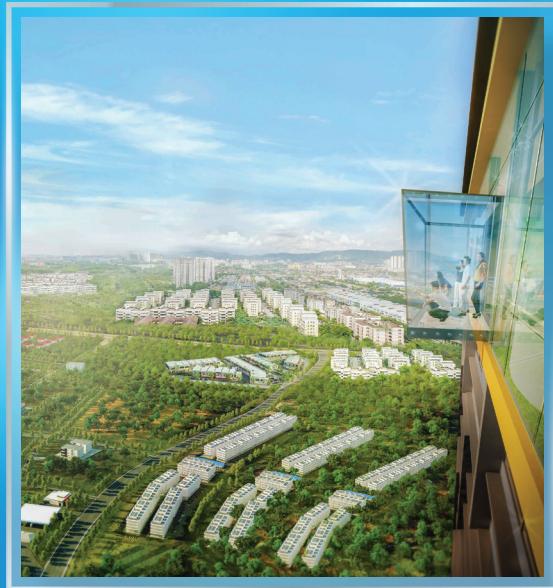
Once again, our heartiest congratulations on your new home!

Dato' Neoh Soo Keat
Managing Director



SECTION 1.0

ABOUT DEVELOPER



1.1 About Trinity Group

TRINITY GROUP SDN BHD was incorporated in Malaysia in year 2004 and its main core business is in property development.

As a boutique property developer, Trinity Group prides itself on its modern approach in providing innovative and high-value developments that sets itself apart from other developers.

Trinity Group has built a solid reputation by delivering projects ahead of schedule without compromising on quality.

Trinity Group is constantly evolving and aims to be on the cutting edge of modern trends and innovative design to enhance the lives of its customers and the community it serves, in line with its mission of ‘Building Communities and Enriching Lives’.

Trinity Group differentiates itself from other players in the property business by offering stylish and innovative living concepts clearly exemplified by boutique developments such as 19 Residency, The Zest @ Kinrara 9, Latitude @ USJ 19, The Z Residence @ Bukit Jalil, Zeva @ Equine South, Trinity Aquata @ KL South, Trinity Lemanja @ Kepong and Trinity Pentamont @ Mont’Kiara.

1.2 About Defect Liability Period (DLP)

- Where any defects or other faults in the said Parcel or in the said Building or in the common property shall become apparent within a period of 24 months after Vacant Possession.
- Developer will be responsible if the said defect or other faults in the said Parcel or the said Building or the common property happened due to:
 - Defective material and workmanship; i.e. wall crack or bathroom leakage or floor tiles.
- Developers will not be responsible if the said defect or other faults in the said Parcel or the said Building or the common property happened due to vandalism, renovation by the buyer, and wear and tear.

1.3 How to Reach the Developer

Our promise to satisfying customer’s expectations does not end after handing over of the homes to our valued customers.

In view of this, we have our Customer Care Department ready to serve you, as it is our aim to establish and maintain positive, long-term relationships with our customers through open communication and continuous feedback by providing a high and consistent level of service.

We can be reached at:

Trinity Group’s Customer Care Department:
Tel: 03-8062 9009
Fax: 03-8062 9222
Email: customercare@trinitygroup.com.my

SECTION 2.0

PROJECT INFORMATION

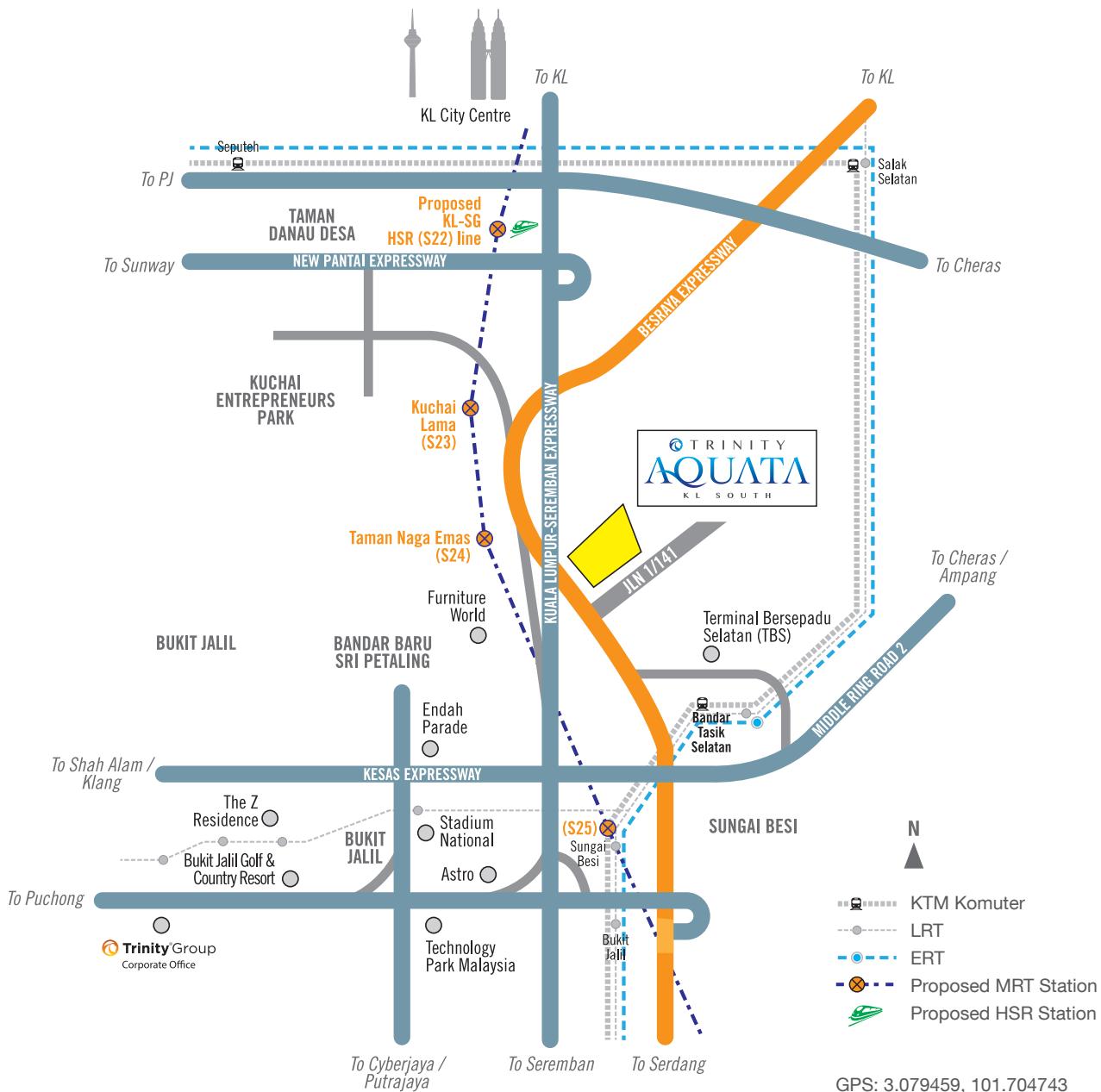


2.1 Introduction of Trinity Aquata - Your Versatile Edge

Trinity Aquata - Your Versatile Edge

An ideal home is defined by how well it suits your needs and desires - in essence, by how versatile it is. Embodying water's transient qualities, Trinity Aquata provides its residents with a multitude of elements that will serve to enhance their lifestyles in every possible way. Here at Trinity Aquata, we have crafted a home that flows with you in every aspect of your lifestyle, giving you that versatile edge you need to enjoy a life here to the fullest.

2.2 Location Map

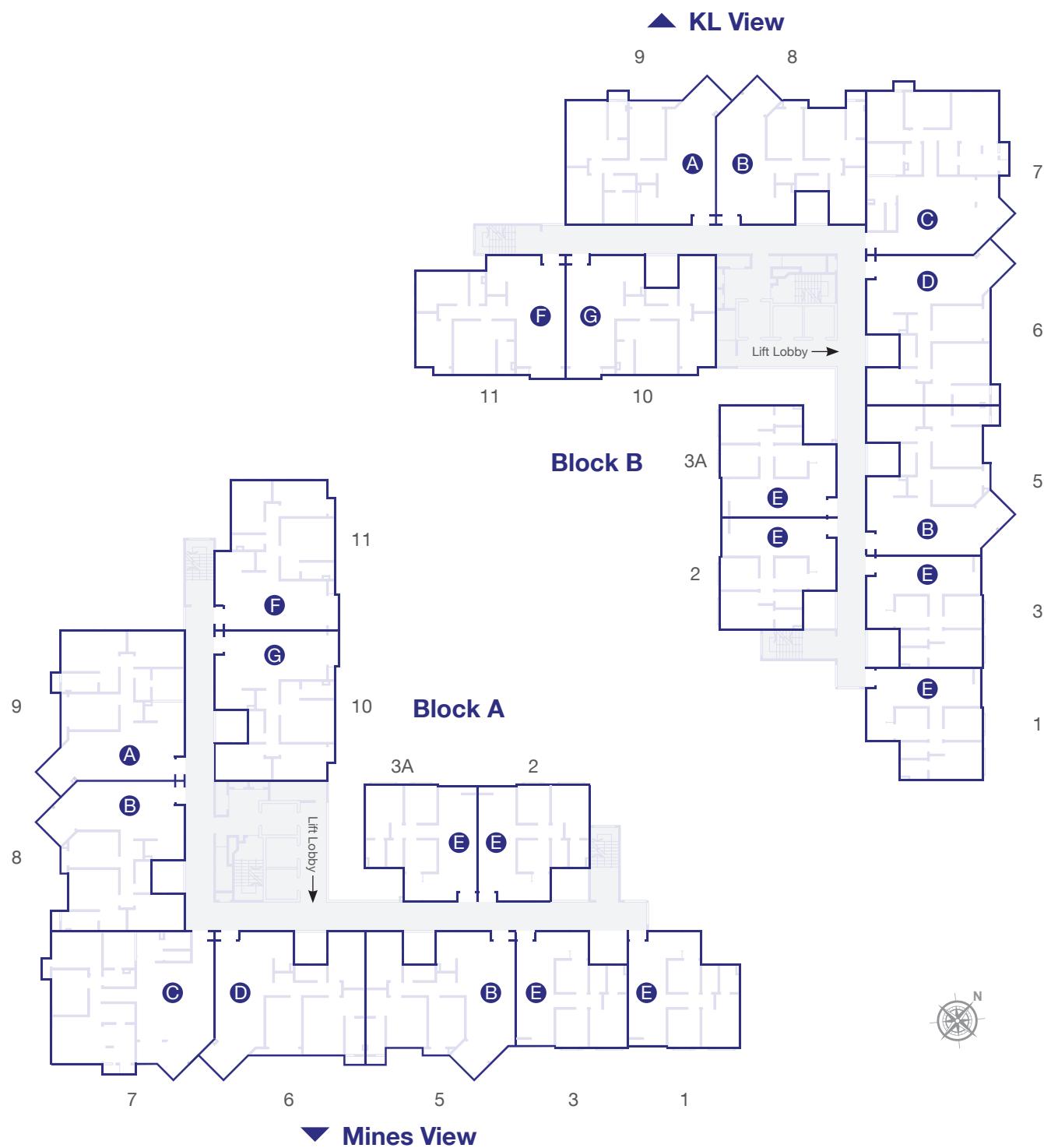


Address:

Trinity Aquata
No 2, Jalan 1/141, Off Lebuhraya Sungai Besi, 57100 Kuala Lumpur.

2.3 Site Plan

KEY PLAN



Type A - 1,239 Sq. Ft.
Type B - 1,216 Sq. Ft.

Type C - 1,420 Sq. Ft.
Type D - 1,242 Sq. Ft.

Type E - 839 Sq. Ft.
Type F - 1,151 Sq. Ft.

Type G - 1,154 Sq. Ft.

2.4 List of Consultants

No	Company	Address	Tel, Fax & Email
1.	Architect Visage Architect	C-15-5, 5 th Floor, Block C, Jalan Selaman 1, Dataran Palma, 68000 Ampang, Selangor.	Tel: 03-4270 4790 Fax: 03-4270 4791 visage95@gmail.com
2.	C&S Engineer Perunding KPR & Associates Sdn Bhd	NO.31-2 & 33-2, Jalan PJU 5/11, Dataran Sunway, Kota Damansara, 47810 Petaling Jaya, Selangor.	Tel: 03-6157 2580 Fax: 03-6157 4580 perundingkpr@gmail.com
3.	M&E United Premier Consultants Sdn Bhd	No B-1-10, Bangunan Perdagangan Siera Ara Damansara, Jalan PJU 1A/5A, Ara Damansara, 47301 Petaling Jaya, Selangor.	Tel: 03-7859 9168 / 03-7859 9768 Fax: 03-7859 9268 upcmails@gmail.com
4.	Quantity Surveyor Perunding PCT Sdn Bhd	Box 371, Lot 6.12, 6 th Floor, Wisma Central, Jalan Ampang, 50450 Kuala Lumpur	Tel: 03-2163 5848 / 03-2163 5853 Fax: 03-2164 1537 perundingct@gmail.com
5.	Land Surveyor Studioukur Geomatics Sdn Bhd	23-3, Jalan Radin Anum, Bandar Baru Sri Petaling, 57000 Kuala Lumpur	Tel: 03-9058 2318 Fax: 03-9058 5300 studioukur@gmail.com
6.	Landscape Architect Studio 33 Design	A-5-2, Jalan C180/1, Dataran C180, 43200 Batu 11, Cheras, Selangor	Tel: 03-9082 4833 Fax: 03-9082 4833 info@studio33.com.my

2.5 List of Home Specifications

TYPE A						
Item	Location	Brand	Product Code	Details	Image	Supplier's Contact
1	Floor Finishes					
a	Entrance, Living, Dining & Kitchen	CM Supreme	CM 6000 PWSG	600mm x 600mm		CM Supreme Ceramics Sdn Bhd Tel: 03-6275 0894 03-6276 8588 Fax: 03-6272 5179 www.cmsupreme.com.my
b	Yard	Kimgres	A30R420	300mm x 300mm		Kimgres Marketing Sdn Bhd Tel: 03-7783 9811 Fax: 03-7783 9511 www.kimgres.com
c	Master bath	Kimgres	A36GQ4LE	300mm x 600mm		
d	Bath 1	Kimgres	A36GQ4LE	300mm x 600mm		
e	Balcony	Kimgres	A36AE4DME	300mm x 600mm		

PROJECT INFORMATION

TYPE A						
Item	Location	Brand	Product Code	Details	Image	Supplier's Contact
1	Floor Finishes					
f	Master bedroom, Bedroom 1, Bedroom 2	Inovar smartfloor	MF869 Balinese teak	Timber laminated flooring		Inovar Resources Sdn Bhd Tel: 03-7785 1266 Fax: 03-7785 3266 www.inovarfloor.com.my
2	Wall Finishes					
a	Master bath	Kimgres	AT360000G	300mm x 600mm		Kimgres Marketing Sdn Bhd Tel: 03-7783 9811 Fax: 03-7783 9511 www.kimgres.com
b	Master bath (Feature wall)	Kimgres	A36TV2LME	300mm x 600mm		
c	Bath 1	Kimgres	AT360000G	300mm x 600mm		
d	Bath 1 (Feature wall)	Kimgres	A36GQ4LE	300mm x 600mm		
e	Kitchen	Kimgres	AW16T100	300mm x 400mm		
3	Ironmongery					
a	Entrance	Gere	G531-M26D/ GML8561-3/ GC701S	Entrance function mortise lock (L1)		High Reserve Marketing Sdn Bhd Tel: 03-8076 1833 Fax: 03-8070 0877 www.highreserve.com
		Gere	Magnetic door holder - A11	Magnetic door holder (A11)		
b	Master bath, Bath 1	Gere	GS8415- M26D	Tubular function leverset privacy function (L6)		
c	Master bedroom, Bedroom 1 & 2	Gere	GS8415- M26D	Tubular function leverset entrance function (L5)		
		Gere	DH-002-M26D	Door stopper (A6)		

PROJECT INFORMATION

SECTION

2.0

TYPE A						
Item	Location	Brand	Product Code	Details	Image	Supplier's Contact
3	Ironmongery					
d	Yard	Gere	G3861-M26D SUS304	Cylindrical lock entrance function (L2)		High Reserve Marketing Sdn Bhd Tel: 03-8076 1833 Fax: 03-8070 0877 www.highreserve.com
4	Sanitary Fittings					
a	Master bath, Bath 1	Johnson Suisse	Turin WBSC 950162WW	BO 6/3L wc set (R-in 200mm)		Johnson Suisse Sdn Bhd Tel: 03-7952 2522 Fax: 03-7952 2696 www.johnsonsuisse.com.my
b	Master bath	Johnson Suisse	Terzzo 480	Semi recess basin		
	Master bath	Savona	SPW-80 + C53022	Pop up basin waste with overflow & bottle trap		TW Bath Solutions Sdn Bhd Tel: 03-8064 5999 Fax: 03-8064 5977 www.twbathsolutions.com.my
c	Master bath	Savona	CM6226	Brass chrome plate basin tap		
d	Master bath	Savona	P2701 + 8N	Stainless steel chrome plated shower rail & connector		
e	Master bath	Savona	VM4909-CW	Concealed cold water shower tap		
f	Master bath, Bath 1	Savona	JP220 + 1310	ABS chromed hand bidet & holder		
g	Master bath, Bath 1	Savona	2307	Stainless steel toilet roll holder		
h	Bath 1	Johnson Suisse	Ragusa 505	Wall hung basin		Johnson Suisse Sdn Bhd Tel: 03-7952 2522 Fax: 03-7952 2696 www.johnsonsuisse.com.my

SECTION

2.0

PROJECT
INFORMATION

TYPE A						
Item	Location	Brand	Product Code	Details	Image	Supplier's Contact
4	Sanitary Fittings					
i	Bath 1	Savona	SPW-80 + C53022	Pop up basin waste with overflow & bottle trap		TW Bath Solutions Sdn Bhd Tel: 03-8064 5999 Fax: 03-8064 5977 www.twbathsolutions.com.my
j	Bath 1	Savona	CM3233	Brass chrome plate basin tap		
k	Bath 1	Savona	1081-HS + 8N	Hand shower & connector		
l	Bath 1	Savona	KC-S609-CW	Concealed cold water shower tap		
m	Master bath, Bath 1	Savona	JP160	Stainless steel (304) floor trap		
n	Yard	Savona	21037-F11	Hose bibtap with hose tail		
o	Kitchen	CAM	AHI 0820S/L + 3657A-F11 + PBT40MM	Single bowl single drainer kitchen sink, sink tap, PVC bottle trap		
5	Painting					
a	Door leaf	SKK	A-1222	SK gloss		SK Coatings Sdn Bhd Tel: 03-2282 9800 Fax: 03-2282 9810 www.skk.com.my
b	Door frame	SKK	A-1222	SK gloss		
c	Internal wall	SKK	Acristar fine	Super white		
d	Ceiling	SKK	Acristar fine	Super white		

PROJECT INFORMATION

SECTION

2.0

TYPE B						
Item	Location	Brand	Product Code	Details	Image	Supplier's Contact
1	Floor Finishes					
a	Entrance, Living, Dining & Kitchen	CM Supreme	CM 6000 PWSG	600mm x 600mm		CM Supreme Ceramics Sdn Bhd Tel: 03-6275 0894 03-6276 8588 Fax: 03-6272 5179 www.cmsupreme.com.my
b	Yard	Kimgres	A30R420	300mm x 300mm		Kimgres Marketing Sdn Bhd Tel: 03-7783 9811 Fax: 03-7783 9511 www.kimgres.com
c	Master bath	Kimgres	A36GQ4LE	300mm x 600mm		
d	Bath 1	Kimgres	A36GQ4LE	300mm x 600mm		
e	Balcony	Kimgres	A36AE4DME	300mm x 600mm		
f	Master bedroom, Bedroom 1, Bedroom 2	Inovar smartfloor	MF869 Balinese teak	Timber laminated flooring		Inovar Resources Sdn Bhd Tel: 03-7785 1266 Fax: 03-7785 3266 www.inovarfloor.com.my
2	Wall Finishes					
a	Master bath	Kimgres	AT360000G	300mm x 600mm		Kimgres Marketing Sdn Bhd Tel: 03-7783 9811 Fax: 03-7783 9511 www.kimgres.com
b	Master bath (Feature wall)	Kimgres	A36TV2LME	300mm x 600mm		
c	Bath 1	Kimgres	AT360000G	300mm x 600mm		
d	Bath 1 (Feature wall)	Kimgres	A36GQ4LE	300mm x 600mm		
e	Kitchen	Kimgres	AW16T100	300mm x 400mm		

SECTION

2.0

PROJECT INFORMATION

TYPE B						
Item	Location	Brand	Product Code	Details	Image	Supplier's Contact
3	Ironmongery					
a	Entrance	Gere	G531-M26D/ GML8561-3/ GC701S	Entrance function mortise lock (L1)		High Reserve Marketing Sdn Bhd Tel: 03-8076 1833 Fax: 03-8070 0877 www.highreserve.com
		Gere	Magnetic door holder - A11	Magnetic door holder (A11)		
b	Master bath, Bath 1	Gere	GS8415- M26D	Tubular function leverset privacy function (L6)		
c	Bedroom	Gere	GS8415- M26D	Tubular function leverset entrance function (L5)		
		Gere	DH-002-M26D	Door stopper (A6)		
d	Yard	Gere	G3861-M26D SUS304	Cylindrical lock entrance function (L2)		
4	Sanitary Fittings					
a	Master bath, Bath 1	Johnson Suisse	Turin WBSC 950162WW	BO 6/3L wc set (R-in 200mm)		Johnson Suisse Sdn Bhd Tel: 03-7952 2522 Fax: 03-7952 2696 www.johnsonsuisse.com.my
b	Master bath	Johnson Suisse	Terzzo 480	Semi recess basin		
		Savona	SPW-80 + C53022	Pop up basin waste with overflow & bottle trap		TW Bath Solutions Sdn Bhd Tel: 03-8064 5999 Fax: 03-8064 5977 www.twbathsolutions.com.my
c	Master bath	Savona	CM6226	Brass chrome plate basin tap		
d	Master bath	Savona	P2701 + 8N	Stainless steel chrome plated shower rail & connector		

PROJECT INFORMATION

SECTION

2.0

TYPE B						
Item	Location	Brand	Product Code	Details	Image	Supplier's Contact
4	Sanitary Fittings					
e	Master bath	Savona	VM4909-CW	Concealed cold water shower tap		TW Bath Solutions Sdn Bhd Tel: 03-8064 5999 Fax: 03-8064 5977 www.twbathsolutions.com.my
f	Master bath, Bath 1	Savona	JP220 + 1310	ABS chromed hand bidet & holder		
g	Master bath, Bath 1	Savona	2307	Stainless steel toilet roll holder		
h	Bath 1	Johnson Suisse	Ragusa 505	Wall hung basin		Johnson Suisse Sdn Bhd Tel: 03-7952 2522 Fax: 03-7952 2696 www.johnsonsuisse.com.my
i	Bath 1	Savona	SPW-80 + C53022	Pop up basin waste with overflow & bottle trap		TW Bath Solutions Sdn Bhd Tel: 03-8064 5999 Fax: 03-8064 5977 www.twbathsolutions.com.my
j	Bath 1	Savona	CM3233	Brass chrome plate basin tap		
k	Bath 1	Savona	1081-HS + 8N	Hand shower & connector		
l	Bath 1	Savona	KC-S609-CW	Concealed cold water shower tap		
m	Master bath, Bath 1	Savona	JP160	Stainless steel (304) floor trap		
n	Yard	Savona	21037-F11	Hose bibtap with hose tail		
o	Kitchen	CAM	AHI 0820S/L + 3657A-F11 + PBT40MM	Single bowl single drainer kitchen sink, sink tap, PVC bottle trap		

SECTION

2.0

PROJECT INFORMATION

TYPE B						
Item	Location	Brand	Product Code	Details	Image	Supplier's Contact
5	Painting					
a	Door leaf	SKK	A-1222	SK gloss		SK Coatings Sdn Bhd Tel: 03-2282 9800 Fax: 03-2282 9810 www.skk.com.my
b	Door frame	SKK	A-1222	SK gloss		
c	Internal wall	SKK	Acristar fine	Super white		
d	Ceiling	SKK	Acristar fine	Super white		
TYPE C						
Item	Location	Brand	Product Code	Details	Image	Supplier's Contact
1	Floor Finishes					
a	Entrance, Living, Dining & Kitchen	CM Supreme	CM 6000 PWSG	600mm x 600mm		CM Supreme Ceramics Sdn Bhd Tel: 03-6275 0894 03-6276 8588 Fax: 03-6272 5179 www.cmsupreme.com.my
b	Yard, Utility	Kimgres	A30R420	300mm x 300mm		Kimgres Marketing Sdn Bhd Tel: 03-7783 9811 Fax: 03-7783 9511 www.kimgres.com
c	Master bath	Kimgres	A36GQ4LE	300mm x 600mm		
d	Bath 1	Kimgres	A36GQ4LE	300mm x 600mm		
e	Bath 2	Kimgres	A30K540	300mm x 300mm		
f	Balcony	Kimgres	A36AE4DME	300mm x 600mm		

PROJECT INFORMATION

SECTION

2.0

TYPE C						
Item	Location	Brand	Product Code	Details	Image	Supplier's Contact
1	Floor Finishes					
g	Master bedroom, Bedroom 1, Bedroom 2	Inovar smartfloor	MF869 Balinese teak	Timber laminated flooring		Inovar Resources Sdn Bhd Tel: 03-7785 1266 Fax: 03-7785 3266 www.inovarfloor.com.my
2	Wall Finishes					
a	Master bath	Kimgres	AT360000G	300mm x 600mm		Kimgres Marketing Sdn Bhd Tel: 03-7783 9811 Fax: 03-7783 9511 www.kimgres.com
b	Master bath (Feature wall)	Kimgres	A36TV2LME	300mm x 600mm		
c	Bath 1	Kimgres	AT360000G	300mm x 600mm		
d	Bath 1 (Feature wall)	Kimgres	A36GQ4LE	300mm x 600mm		
e	Bath 2	Kimgres	A30T10S	300mm x 300mm		
f	Kitchen	Kimgres	AW16T100	300mm x 400mm		
3	Ironmongery					
a	Entrance	Gere	G531-M26D/ GML8561-3/ GC701S	Entrance function mortise lock (L1)		High Reserve Marketing Sdn Bhd Tel: 03-8076 1833 Fax: 03-8070 0877 www.highreserve.com
		Gere	Magnetic door holder - A11	Magnetic door holder (A11)		
b	Toilet door	Gere	GS8415- M26D	Tubular function leverset privacy function (L6)		
c	Bedroom	Gere	GS8415- M26D	Tubular function leverset entrance function (L5)		

SECTION

2.0

PROJECT
INFORMATION

TYPE C						
Item	Location	Brand	Product Code	Details	Image	Supplier's Contact
3	Ironmongery					
		Gere	DH-002-M26D	Door stopper (A6)	A close-up image of a polished chrome door stopper.	High Reserve Marketing Sdn Bhd Tel: 03-8076 1833 Fax: 03-8070 0877 www.highreserve.com
d	Yard	Gere	G3861-M26D SUS304	Cylindrical lock entrance function (L2)	An image showing a cylindrical lock mechanism with a key and a lock body.	
4	Sanitary Fittings					
a	Master bath, Bath 1	Johnson Suisse	Turin WBSC 950162WW	BO 6/3L wc set (R-in 200mm)	An image showing a white toilet bowl, a tank, and a flush pipe.	Johnson Suisse Sdn Bhd Tel: 03-7952 2522 Fax: 03-7952 2696 www.johnsonsuisse.com.my
b	Master bath	Johnson Suisse	5002-P SS Square plate rain shower	8" x 8" + GB008-1C ceiling mounted shower	An image of a square rain shower head with a long flexible hose and a ceiling-mounted bracket.	
c	Master bath	Savona	VM4901	Shower mixed with diverter	An image of a shower faucet with a diverter handle.	
d	Master bath	Pegasus / Savona	PPLB-628 + VM5104 + 2701	Arcylic bathtub + bath whower mixer + hand shower	An image showing a white acrylic bathtub, a hand shower, and a bath mixer tap.	TW Bath Solutions Sdn Bhd Tel: 03-8064 5999 Fax: 03-8064 5977 www.twbathsolutions.com.my
e	Master bath	Johnson Suisse	Terzzo 480	Semi recess basin	An image of a white rectangular semi-recessed basin.	Johnson Suisse Sdn Bhd Tel: 03-7952 2522 Fax: 03-7952 2696 www.johnsonsuisse.com.my
		Savona	SPW-80 + C53022	Pop up basin waste with overflow & bottle trap	An image of a pop-up basin waste with an overflow pipe and a bottle trap.	
f	Master bath	Savona	CM6226	Brass chrome plate basin tap	An image of a chrome-plated basin tap with a single lever handle.	
g	Master bath	Savona	P2701 + 8N	Stainless steel chrome plated shower rail & connector	An image of a stainless steel shower rail and its connecting hardware.	
h	Master bath	Savona	VM4909-CW	Concealed cold water shower tap	An image of a concealed cold water shower tap.	

PROJECT INFORMATION

SECTION

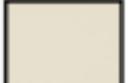
2.0

TYPE C						
Item	Location	Brand	Product Code	Details	Image	Supplier's Contact
4	Sanitary Fittings					
i	Bath 1	Johnson Suisse	Ragusa 505	Wall hung basin		Johnson Suisse Sdn Bhd Tel: 03-7952 2522 Fax: 03-7952 2696 www.johnsonsuisse.com.my
j	Master bath, Bath 1, Bath 2	Savona	JP220 + 1310	ABS chromed hand bidet & holder		TW Bath Solutions Sdn Bhd Tel: 03-8064 5999 Fax: 03-8064 5977 www.twbathsolutions.com.my
k	Master bath, Bath 1, Bath 2	Savona	2307	Stainless steel toilet roll holder		
		Savona	SPW-80 + C53022	Pop up basin waste with overflow & bottle trap		
l	Bath 1	Savona	CM3233	Brass chrome plate basin tap		
m	Bath 1	Savona	1081-HS + 8N	Hand shower & connector		
n	Bath 1	Savona	KC-S609-CW	Concealed cold water shower tap		
o	Bath 2	Savona	Verona WBSEVE 202WW	BO 6/3L wc set		
p	Bath 2	Johnson Suisse	Boston WBSABS 100WW	400mm Wall hung basin		Johnson Suisse Sdn Bhd Tel: 03-7952 2522 Fax: 03-7952 2696 www.johnsonsuisse.com.my
		Savona	SPW-80 + C53022	Pop up basin waste with overflow & bottle trap		TW Bath Solutions Sdn Bhd Tel: 03-8064 5999 Fax: 03-8064 5977 www.twbathsolutions.com.my
q	Bath 2	Savona	Savona 12001	Brass chrome plated pillar tap		

SECTION

2.0

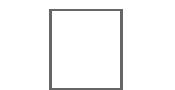
PROJECT
INFORMATION

TYPE C						
Item	Location	Brand	Product Code	Details	Image	Supplier's Contact
4	Sanitary Fittings					
r	Bath 2	Savona	Savona SH303	ABS chromed fixed shower head and arm		TW Bath Solutions Sdn Bhd Tel: 03-8064 5999 Fax: 03-8064 5977 www.twbathsolutions.com.my
s	Master bath, Bath 1	Savona	JP160	Stainless steel (304) floor trap		
t	Yard	Savona	21037-F11	Hose bibtap with hose tail		
u	Kitchen	CAM	AHI 0820S/L + 3657A-F11 + PBT40MM	Single bowl single drainer kitchen sink, sink tap, PVC bottle trap		
5	Painting					
a	Door leaf	SKK	A-1222	SK gloss		SK Coatings Sdn Bhd Tel: 03-2282 9800 Fax: 03-2282 9810 www.skk.com.my
b	Door frame	SKK	A-1222	SK gloss		
c	Internal wall	SKK	Acristar fine	Super white		
d	Ceiling	SKK	Acristar fine	Super white		
TYPE D						
Item	Location	Brand	Product Code	Details	Image	Supplier's Contact
1	Floor Finishes					
a	Entrance, Living, Dining & Kitchen	CM Supreme	CM 6000 PWSG	600mm x 600mm		CM Supreme Ceramics Sdn Bhd Tel: 03-6275 0894 03-6276 8588 Fax: 03-6272 5179 www.cmsupreme.com.my
b	Yard	Kimgres	A30R420	300mm x 300mm		Kimgres Marketing Sdn Bhd Tel: 03-7783 9811 Fax: 03-7783 9511 www.kimgres.com

PROJECT INFORMATION

SECTION

2.0

TYPE D						
Item	Location	Brand	Product Code	Details	Image	Supplier's Contact
1	Floor Finishes					
c	Master Bath	Kimgres	A36GQ4LE	300mm x 600mm		Kimgres Marketing Sdn Bhd Tel: 03-7783 9811 Fax: 03-7783 9511 www.kimgres.com
d	Bath 1	Kimgres	A36GQ4LE	300mm x 600mm		
e	Balcony	Kimgres	A36AE4DME	300mm x 600mm		
f	Master bedroom, Bedroom 1, Bedroom 2	Inovar smartfloor	MF869 Balinese teak	Timber laminated flooring		Inovar Resources Sdn Bhd Tel: 03-7785 1266 Fax: 03-7785 3266 www.inovarfloor.com.my
2	Wall Finishes					
a	Master bath	Kimgres	AT360000G	300mm x 600mm		Kimgres Marketing Sdn Bhd Tel: 03-7783 9811 Fax: 03-7783 9511 www.kimgres.com
b	Master bath (Feature wall)	Kimgres	A36TV2LME	300mm x 600mm		
c	Bath 1	Kimgres	AT360000G	300mm x 600mm		
d	Bath 1 (Feature wall)	Kimgres	A36GQ4LE	300mm x 600mm		
e	Kitchen	Kimgres	AW16T100	300mm x 400mm		
3	Ironmongery					
a	Entrance	Gere	G531-M26D/ GML8561-3/ GC701S	Entrance function mortise lock (L1)		High Reserve Marketing Sdn Bhd Tel: 03-8076 1833 Fax: 03-8070 0877 www.highreserve.com
		Gere	Magnetic door holder - A11	Magnetic door holder (A11)		

PROJECT INFORMATION

TYPE D						
Item	Location	Brand	Product Code	Details	Image	Supplier's Contact
3	Ironmongery					
b	Master bath, Bath 1	Gere	GS8415-M26D	Tubular function leverset privacy function (L6)		High Reserve Marketing Sdn Bhd Tel: 03-8076 1833 Fax: 03-8070 0877 www.highreserve.com
c	Master bedroom, Bedroom 1 & 2	Gere	GS8415-M26D	Tubular function leverset entrance function (L5)		
		Gere	DH-002-M26D	Door stopper (A6)		
d	Yard	Gere	G3861-M26D SUS304	Cylindrical lock entrance function (L2)		
4	Sanitary Fittings					
a	Master bath, Bath 1	Johnson Suisse	Turin WBSC 950162WW	BO 6/3L wc set (R-in 200mm)		Johnson Suisse Sdn Bhd Tel: 03-7952 2522 Fax: 03-7952 2696 www.johnsonsuisse.com.my
b	Master bath	Johnson Suisse	Terzzo 480	Semi recess basin		
		Savona	SPW-80 + C53022	Pop up basin waste with overflow & bottle trap		TW Bath Solutions Sdn Bhd Tel: 03-8064 5999 Fax: 03-8064 5977 www.twbathsolutions.com.my
c	Master bath	Savona	CM6226	Brass chrome plate basin tap		
d	Master bath	Savona	P2701 + 8N	Stainless steel chrome plated shower rail & connector		
e	Master bath	Savona	VM4909-CW	Concealed cold water shower tap		
f	Master bath, Bath 1	Savona	JP220 + 1310	ABS chromed hand bidet & holder		

PROJECT INFORMATION

SECTION

2.0

TYPE D						
Item	Location	Brand	Product Code	Details	Image	Supplier's Contact
4	Sanitary Fittings					
g	Bath 1	Johnson Suisse	Ragusa 505	Wall hung basin		Johnson Suisse Sdn Bhd Tel: 03-7952 2522 Fax: 03-7952 2696 www.johnsonsuisse.com.my
h	Master bath, Bath 1	Savona	2307	Stainless steel toilet roll holder		TW Bath Solutions Sdn Bhd Tel: 03-8064 5999 Fax: 03-8064 5977 www.twbathsolutions.com.my
i	Bath 1	Savona	SPW-80 + C53022	Pop up basin waste with overflow & bottle trap		
j	Bath 1	Savona	CM3233	Brass chrome plate basin tap		
k	Bath 1	Savona	1081-HS + 8N	Hand shower & connector		
l	Bath 1	Savona	KC-S609-CW	Concealed cold water shower tap		
m	Master bath, Bath 1	Savona	JP160	Stainless steel (304) floor trap		
n	Yard	Savona	21037-F11	Hose bibtap with hose tail		
o	Kitchen	CAM	AHI 0820S/L + 3657A-F11 + PBT40MM	Single bowl single drainer kitchen sink, sink tap, PVC bottle trap		
5	Painting					
a	Door leaf	SKK	A-1222	SK gloss		SK Coatings Sdn Bhd Tel: 03-2282 9800 Fax: 03-2282 9810 www.skk.com.my
b	Door frame	SKK	A-1222	SK gloss		

SECTION

2.0

PROJECT INFORMATION

TYPE D						
Item	Location	Brand	Product Code	Details	Image	Supplier's Contact
5	Painting					
c	Internal wall	SKK	Acristar fine	Super white		SK Coatings Sdn Bhd Tel: 03-2282 9800 Fax: 03-2282 9810 www.skk.com.my
TYPE E						
Item	Location	Brand	Product Code	Details	Image	Supplier's Contact
1	Floor Finishes					
a	Entrance, Living, Dining & Kitchen	CM Supreme	CM 6000 PWSG	600mm x 600mm		CM Supreme Ceramics Sdn Bhd Tel: 03-6275 0894 03-6276 8588 Fax: 03-6272 5179 www.cmsupreme.com.my
b	Yard	Kimgres	A30R420	300mm x 300mm		Kimgres Marketing Sdn Bhd Tel: 03-7783 9811 Fax: 03-7783 9511 www.kimgres.com
c	Master bath	Kimgres	A36GQ4LE	300mm x 600mm		
d	Bath 1	Kimgres	A36GQ4LE	300mm x 600mm		
e	Balcony	Kimgres	A36AE4DME	300mm x 600mm		
f	Master bedroom, Bedroom 1, Bedroom 2	Inovar smartfloor	MF869 Balinese teak	Timber laminated flooring		Inovar Resources Sdn Bhd Tel: 03-7785 1266 Fax: 03-7785 3266 www.inovarfloor.com.my
2	Wall Finishes					
a	Master bath	Kimgres	AT360000G	300mm x 600mm		Kimgres Marketing Sdn Bhd Tel: 03-7783 9811 Fax: 03-7783 9511 www.kimgres.com
b	Master bath (Feature wall)	Kimgres	A36TV2LME	300mm x 600mm		

PROJECT INFORMATION

SECTION

2.0

TYPE E						
Item	Location	Brand	Product Code	Details	Image	Supplier's Contact
2	Wall Finishes					
c	Bath 1	Kimgres	AT360000G	300mm x 600mm		Kimgres Marketing Sdn Bhd Tel: 03-7783 9811 Fax: 03-7783 9511 www.kimgres.com
d	Bath 1 (Feature wall)	Kimgres	A36GQ4LE	300mm x 600mm		
e	Kitchen	Kimgres	AW16T100	300mm x 400mm		
3	Ironmongery					
a	Entrance	Gere	G531-M26D/ GML8561-3/ GC701S	Entrance function mortise lock (L1)		High Reserve Marketing Sdn Bhd Tel: 03-8076 1833 Fax: 03-8070 0877 www.highreserve.com
		Gere	Magnetic door holder - A11	Magnetic door holder (A11)		
b	Master bath, Bath 1	Gere	GS8415- M26D	Tubular function leverset privacy function (L6)		
c	Master bedroom, Bedroom 1 & 2	Gere	GS8415- M26D	Tubular function leverset entrance function (L5)		
		Gere	DH-002-M26D	Door stopper (A6)		
d	Yard	Gere	G3861-M26D SUS304	Cylindrical lock entrance function (L2)		
4	Sanitary Fittings					
a	Master bath, Bath 1	Johnson Suisse	Turin WBSC 950162WW	BO 6/3L wc set (R-in 200mm)		Johnson Suisse Sdn Bhd Tel: 03-7952 2522 Fax: 03-7952 2696 www.johnsonsuisse.com.my
b	Master bath	Johnson Suisse	Ragusa 505	Wall hung basin		

SECTION

2.0

PROJECT
INFORMATION

TYPE E						
Item	Location	Brand	Product Code	Details	Image	Supplier's Contact
4	Sanitary Fittings					
		Savona	SPW-80 + C53022	Pop up basin waste with overflow & bottle trap		TW Bath Solutions Sdn Bhd Tel: 03-8064 5999 Fax: 03-8064 5977 www.twbathsolutions.com.my
c	Master bath	Savona	CM3233	Brass chrome plate basin tap		
d	Master bath	Savona	1081-HS + 8N	Hand shower & connector		
e	Master bath	Savona	VM4909-CW	Concealed cold water shower tap		
f	Master bath, Bath 1	Savona	JP220 + 1310	ABS chromed hand bidet & holder		
g	Master bath, Bath 1	Savona	2307	Stainless steel toilet roll holder		
h	Bath 1	Johnson Suisse	Ragusa 505	Wall hung basin		Johnson Suisse Sdn Bhd Tel: 03-7952 2522 Fax: 03-7952 2696 www.johnsonsuisse.com.my
		Savona	SPW-80 + C53022	Pop up basin waste with overflow & bottle trap		TW Bath Solutions Sdn Bhd Tel: 03-8064 5999 Fax: 03-8064 5977 www.twbathsolutions.com.my
i	Bath 1	Savona	CM3233	Brass chrome plate basin tap		
j	Bath 1	Savona	1081-HS + 8N	Hand shower & connector		
k	Bath 1	Savona	KC-S609-CW	Concealed cold water shower tap		
l	Master bath, Bath 1	Savona	JP160	Stainless steel (304) floor trap		

PROJECT INFORMATION

SECTION

2.0

TYPE E						
Item	Location	Brand	Product Code	Details	Image	Supplier's Contact
4	Sanitary Fittings					
m	Yard	Savona	21037-F11	Hose bibtap with hose tail		TW Bath Solutions Sdn Bhd Tel: 03-8064 5999 Fax: 03-8064 5977 www.twbathsolutions.com.my
n	Kitchen	CAM	AHI 0820S/L + 3657A-F11 + PBT40MM	Single bowl single drainer kitchen sink, sink tap, PVC bottle trap		
5	Painting					
a	Door leaf	SKK	A-1222	SK gloss		SK Coatings Sdn Bhd Tel: 03-2282 9800 Fax: 03-2282 9810 www.skk.com.my
b	Door frame	SKK	A-1222	SK gloss		
c	Internal wall	SKK	Acristar fine	Super white		
d	Ceiling	SKK	Acristar fine	Super white		

TYPE F						
Item	Location	Brand	Product Code	Details	Image	Supplier's Contact
1	Floor Finishes					
a	Entrance, Living, Dining & Kitchen	CM Supreme	CM 6000 PWSG	600mm x 600mm		CM Supreme Ceramics Sdn Bhd Tel: 03-6275 0894 03-6276 8588 Fax: 03-6272 5179 www.cmsupreme.com.my
b	Yard, Utility	Kimgres	A30R420	300mm x 300mm		Kimgres Marketing Sdn Bhd Tel: 03-7783 9811 Fax: 03-7783 9511 www.kimgres.com
c	Master bath	Kimgres	A36GQ4LE	300mm x 600mm		
d	Bath 1	Kimgres	A36GQ4LE	300mm x 600mm		

SECTION

2.0

PROJECT
INFORMATION

TYPE F						
Item	Location	Brand	Product Code	Details	Image	Supplier's Contact
1	Floor Finishes					
e	Bath 2	Kimgres	A30K540	300mm x 300mm		Kimgres Marketing Sdn Bhd Tel: 03-7783 9811 Fax: 03-7783 9511 www.kimgres.com
f	Balcony	Kimgres	A36AE4DME	300mm x 600mm		
g	Master bedroom, Bedroom 1, Bedroom 2	Inovar smartfloor	MF869 Balinese teak	Timber laminated flooring		Inovar Resources Sdn Bhd Tel: 03-7785 1266 Fax: 03-7785 3266 www.inovarfloor.com.my
2	Wall Finishes					
a	Master bath	Kimgres	AT360000G	300mm x 600mm		Kimgres Marketing Sdn Bhd Tel: 03-7783 9811 Fax: 03-7783 9511 www.kimgres.com
b	Master bath (Feature wall)	Kimgres	A36TV2LME	300mm x 600mm		
c	Bath 1	Kimgres	AT360000G	300mm x 600mm		
d	Bath 1 (Feature wall)	Kimgres	A36GQ4LE	300mm x 600mm		
e	Kitchen	Kimgres	AW16T100	300mm x 400mm		
3	Ironmongery					
a	Entrance	Gere	G531-M26D/ GML8561-3/ GC701S	Entrance function mortise lock (L1)		High Reserve Marketing Sdn Bhd Tel: 03-8076 1833 Fax: 03-8070 0877 www.highreserve.com
		Gere	Magnetic door holder - A11	Magnetic door holder (A11)		
b	Toilet door	Gere	GS8415- M26D	Tubular function leverset privacy function (L6)		

PROJECT INFORMATION

2.0

TYPE F						
Item	Location	Brand	Product Code	Details	Image	Supplier's Contact
3	Ironmongery					
c	Bedroom	Gere	GS8415-M26D	Tubular function leverset entrance function (L5)		High Reserve Marketing Sdn Bhd Tel: 03-8076 1833 Fax: 03-8070 0877 www.highreserve.com
		Gere	DH-002-M26D	Door stopper (A6)		
d	Yard	Gere	G3861-M26D SUS304	Cylindrical lock entrance function (L2)		
4	Sanitary Fittings					
a	Master bath, Bath 1	Johnson Suisse	Turin WBSC 950162WW	BO 6/3L wc set (R-in 200mm)		Johnson Suisse Sdn Bhd Tel: 03-7952 2522 Fax: 03-7952 2696 www.johnsonsuisse.com.my
b	Master bath	Johnson Suisse	Terzzo 480	Semi recess basin		
c	Master bath	Pegasus / Savona	PPLB-628 + VM5104 + 2701	Arcylic bathtub + bath whower mixer + hand shower		TW Bath Solutions Sdn Bhd Tel: 03-8064 5999 Fax: 03-8064 5977 www.twbathsolutions.com.my
		Savona	SPW-80 + C53022	Pop up basin waste with overflow & bottle trap		
d	Master bath	Savona	CM6226	Brass chrome plate basin tap		
e	Master bath	Savona	P2701 + 8N	Stainless steel chrome plated shower rail & connector		
f	Master bath	Savona	VM4909-CW	Concealed cold water shower tap		
g	Master bath, Bath 1, Bath 2	Savona	JP220 + 1310	ABS chromed hand bidet & holder		
h	Master bath, Bath 1, Bath 2	Savona	2307	Stainless steel toilet roll holder		

SECTION

2.0

PROJECT
INFORMATION

TYPE F						
Item	Location	Brand	Product Code	Details	Image	Supplier's Contact
4	Sanitary Fittings					
i	Bath 1	Johnson Suisse	Ragusa 505	Wall hung basin		Johnson Suisse Sdn Bhd Tel: 03-7952 2522 Fax: 03-7952 2696 www.johnsonsuisse.com.my
		Savona	SPW-80 + C53022	Pop up basin waste with overflow & bottle trap		TW Bath Solutions Sdn Bhd Tel: 03-8064 5999 Fax: 03-8064 5977 www.twbathsolutions.com.my
j	Bath 1	Savona	CM3233	Brass chrome plate basin tap		
k	Bath 1	Savona	1081-HS + 8N	Hand shower & connector		
l	Bath 1	Savona	KC-S609-CW	Concealed cold water shower tap		
m	Master bath, Bath 1	Savona	JP160	Stainless steel (304) floor trap		
n	Yard	Savona	21037-F11	Hose bibtap with hose tail		
o	Kitchen	CAM	AHI 0820S/L + 3657A-F11 + PBT40MM	Single bowl single drainer kitchen sink, sink tap, PVC bottle trap		
5	Painting					
a	Door leaf	SKK	A-1222	SK gloss		SK Coatings Sdn Bhd Tel: 03-2282 9800 Fax: 03-2282 9810 www.skk.com.my
b	Door frame	SKK	A-1222	SK gloss		
c	Internal wall	SKK	Acristar fine	Super white		
d	Ceiling	SKK	Acristar fine	Super white		

PROJECT INFORMATION

SECTION

2.0

TYPE G						
Item	Location	Brand	Product Code	Details	Image	Supplier's Contact
1	Floor Finishes					
a	Entrance, Living, Dining & Kitchen	CM Supreme	CM 6000 PWSG	600mm x 600mm		CM Supreme Ceramics Sdn Bhd Tel: 03-6275 0894 03-6276 8588 Fax: 03-6272 5179 www.cmsupreme.com.my
b	Yard	Kimgres	A30R420	300mm x 300mm		Kimgres Marketing Sdn Bhd Tel: 03-7783 9811 Fax: 03-7783 9511 www.kimgres.com
c	Master bath	Kimgres	A36GQ4LE	300mm x 600mm		
d	Bath 1	Kimgres	A36GQ4LE	300mm x 600mm		
e	Balcony	Kimgres	A36AE4DME	300mm x 600mm		
f	Master bedroom, Bedroom 1, Bedroom 2	Inovar smartfloor	MF869 Balinese teak	Timber laminated flooring		Inovar Resources Sdn Bhd Tel: 03-7785 1266 Fax: 03-7785 3266 www.inovarfloor.com.my
2	Wall Finishes					
a	Master bath	Kimgres	AT360000G	300mm x 600mm		Kimgres Marketing Sdn Bhd Tel: 03-7783 9811 Fax: 03-7783 9511 www.kimgres.com
b	Master bath (Feature wall)	Kimgres	A36TV2LME	300mm x 600mm		
c	Bath 1	Kimgres	AT360000G	300mm x 600mm		
d	Bath 1 (Feature wall)	Kimgres	A36GQ4LE	300mm x 600mm		
e	Kitchen	Kimgres	AW16T100	300mm x 400mm		

PROJECT INFORMATION

TYPE G						
Item	Location	Brand	Product Code	Details	Image	Supplier's Contact
3	Ironmongery					
a	Entrance	Gere	G531-M26D/ GML8561-3/ GC701S	Entrance function mortise lock (L1)		High Reserve Marketing Sdn Bhd Tel: 03-8076 1833 Fax: 03-8070 0877 www.highreserve.com
		Gere	Magnetic door holder - A11	Magnetic door holder (A11)		
b	Master bath, Bath 1	Gere	GS8415- M26D	Tubular function leverset privacy function (L6)		
c	Master bedroom, Bedroom 1 & 2	Gere	GS8415- M26D	Tubular function leverset entrance function (L5)		
		Gere	DH-002-M26D	Door stopper (A6)		
d	Yard	Gere	G3861-M26D SUS304	Cylindrical lock entrance function (L2)		
4	Sanitary Fittings					
a	Master bath, Bath 1	Johnson Suisse	Turin WBSC 950162WW	BO 6/3L wc set (R-in 200mm)		Johnson Suisse Sdn Bhd Tel: 03-7952 2522 Fax: 03-7952 2696 www.johnsonsuisse.com.my
b	Master bath	Johnson Suisse	Terzzo 480	Semi recess basin		
		Savona	SPW-80 + C53022	Pop up basin waste with overflow & bottle trap		TW Bath Solutions Sdn Bhd Tel: 03-8064 5999 Fax: 03-8064 5977 www.twbathsolutions.com.my
c	Master bath	Savona	CM6226	Brass chrome plate basin tap		
d	Master bath	Savona	P2701 + 8N	Stainless steel chrome plated shower rail & connector		

PROJECT INFORMATION

SECTION

2.0

TYPE G						
Item	Location	Brand	Product Code	Details	Image	Supplier's Contact
4	Sanitary Fittings					
e	Bath 1	Johnson Suisse	Ragusa 505	Wall hung basin		Johnson Suisse Sdn Bhd Tel: 03-7952 2522 Fax: 03-7952 2696 www.johnsonsuisse.com.my
f	Master bath	Savona	VM4909-CW	Concealed cold water shower tap		TW Bath Solutions Sdn Bhd Tel: 03-8064 5999 Fax: 03-8064 5977 www.twbathsolutions.com.my
g	Master bath, Bath 1	Savona	JP220 + 1310	ABS chromed hand bidet & holder		
h	Master bath, Bath 1	Savona	2307	Stainless steel toilet roll holder		
		Savona	SPW-80 + C53022	Pop up basin waste with overflow & bottle trap		
i	Bath 1	Savona	CM3233	Brass chrome plate basin tap		
j	Bath 1	Savona	1081-HS + 8N	Hand shower & connector		
k	Bath 1	Savona	KC-S609-CW	Concealed cold water shower tap		
l	Master bath, Bath 1	Savona	JP160	Stainless steel (304) floor trap		
m	Yard	Savona	21037-F11	Hose bibtap with hose tail		
n	Kitchen	CAM	AHI 0820S/L + 3657A-F11 + PBT40MM	Single bowl single drainer kitchen sink, sink tap, PVC bottle trap		

SECTION

2.0

PROJECT
INFORMATION

TYPE G						
Item	Location	Brand	Product Code	Details	Image	Supplier's Contact
5	Painting					
a	Door leaf	SKK	A-1222	SK gloss		SK Coatings Sdn Bhd Tel: 03-2282 9800 Fax: 03-2282 9810 www.skk.com.my
b	Door frame	SKK	A-1222	SK gloss		
c	Internal wall	SKK	Acristar fine	Super white		
d	Ceiling	SKK	Acristar fine	Super white		

ADDITIONAL SPECIFICATIONS FOR SEMI FURNISHED UNITS ONLY

Item	Location	Product Code	Descriptions	Image	Supplier's Contact
1	Sanitary Fittings				
a	Dry kitchen / Wet kitchen	Satin SB4610 / TR-KS-SB-08388-ST Size: (L465 x W410 x D200)mm	Undermount single bowl stainless steel sink		Leonfast Sdn Bhd Tel: 03-9222 2366 www.leonfast.com.my
b	Wet kitchen	Satin DB802 / TR-KS-DB-00084-ST Size: (L800 x W455 x D200)mm	Undermount double bowl stainless steel sink		
c	Dry & wet kitchen	TR-PS158	Pillar sink cold water tap		
2	Vanity Cabinet & Mirror				
a	Bath 1	Custom made	Vanity cabinet & mirror (V1A, V2A)		Leonfast Sdn Bhd Tel: 03-9222 2366 www.leonfast.com.my
b	Master bath	Custom made	Vanity cabinet & mirror (V1B, V2B) (V1C, V2C) (V1C-M, V2C-M) (V1D & V2D)	 	



SECTION 3.0

HOME CARE AND MAINTENANCE



This *Home Care & Maintenance* guide will provide you the information of your home maintenance through a comprehensive preventive maintenance programme to preserve and enhance the value, life span and beauty of your new home. The guide focuses on applying environmentally and economically-friendly methods to maintain maximum efficacy and cleanliness of the fittings and fixtures in your new home.

3.1 Flooring and Wall Tiles

A) Timber Flooring	<ol style="list-style-type: none"> 1. By routinely cleaning, you remove dust and dirt before they scratch and dull the finishes, or wear away the solid wooden floor. 2. Always keep water to a minimum when cleaning your wooden floors. If you spill (food or drinks), wipe up immediately to prevent any permanent damage or staining. 3. Vacuum your timber floor as often as needed. A good quality dust mop or antistatic mop is highly recommended to eliminate finer particles of sand, dirt or grit. 4. Damp mop your timber floor with a mild soap based cleaner and a well-wrung cloth. Wood on floor cleaning solutions are easily available in the marketplace. <p><u>Some simple tips to avoid damage:-</u></p> <ol style="list-style-type: none"> 1. It is advisable to clean the floor with slightly damp mop regularly in order to keep the floor 'moisturized' especially for fully air-conditioned houses to avoid unsightly gaps. 2. Don't wash/flood the wooden floor with water. Excessive water will cause timber floor to swell, warp or/and buckle. 3. Don't use strong detergent or other household cleaners on your solid wooden floor coated with finishes. They can dull the floor finishes. You may use plain water during your daily cleaning. 4. Don't let sand, dirt or grit build up. They can act like sandpaper; abrading and dulling your wooden floor finishes. Regular vacuuming and mopping is recommended. 5. Place mats at exterior doors to trap sand and grit. Use rugs in high traffic pathways, at the ends of stairs and near doorways. Avoid rubber backing or non-ventilated rugs to prevent moisture entrapment. 6. Use protective pads or caps on furniture to prevent any scratches. Do not allow furniture to rest on the floor on small tips or hard domes. 7. Protect your floor by using curtains, blinds or UV resistant film against direct sunlight as strong UV can change the color and dull the wooden floor finishes.
B) Ceramic Tiles	<ol style="list-style-type: none"> 1. You are encouraged to use baking soda and vinegar to wash the tiles in the bathroom. It gets rid of the stubborn water stains and soap scum instantly after scrubbing. 2. Prevent mould and mildew by spraying vinegar on the affected areas. Leave to dry. It is suggested to do this several times a week.
C) Porcelain Tile	<ol style="list-style-type: none"> 1. Sweeping or vacuuming to remove loose soil, sand or dirt contaminants. 2. Use damp mop with clean water. 3. Depending on the soil load, extra cleaning process may be required by using a neutral cleaner or a general household cleaner then followed by a thorough rinse.

Precautions for a successful maintenance of porcelain tiles:-

1. All spills should be cleaned as quickly as possible. Use a wet vacuum, dry mop or towelling if necessary. If dirty detergent is not removed and is allowed to dry on the surface, a coating will form which is very difficult to remove.
2. Do not walk on a wet floor until it is completely dry.
3. Use only the recommended dilution of detergent.
4. Always spot test on small portion of the area to see if the detergent is suitable.
5. Rinse the floor thoroughly with clean, clear water to remove the dirty detergent solution and emulsified soil.
6. Avoid children touching, reaching the cleaning liquid or acid. Always keep at a safe place unreachable by children.

DO...	DO NOT
<ol style="list-style-type: none"> 1. Read and follow label directions for all detergents. 2. Install or attach protector discs or felt pads on the legs of table and chairs to avoid gashes. 3. Certain types of dirt (i.e. sand) aggravate abrasion caused by people's feet. Therefore, clean the tiled surface regularly to avoid the accumulation. You can prevent dirt from being brought inside by placing doormats at the entrance of rooms and unit. 	<ol style="list-style-type: none"> 1. Wax the tiles. This will make dirt and stains adhere to the tile surface and make these difficult to remove. 2. Use a metal brush or a scouring pad to clean the tiles. The rough material will scratch the tile surface and wear away the glaze reducing the protection for your floor surface and leading to the adherence of stains.

3.2 Air-Conditioning System

ALL TYPICAL UNITS		
Components	Maintenance Procedures	Period
External Unit	<ol style="list-style-type: none"> 1. Lightly scrape the fins with a plastic brush and wash with lukewarm water. 2. If grease or stubborn debris is present, cleaning with chemicals is recommended. Care has to be taken to ensure that the fins are not dented or punctured. 	Clean twice a year
Front Panel	<ol style="list-style-type: none"> 1. Wipe it with a soft cloth and soaked in water. 2. Only neutral detergent may be used. 3. In case of washing the panel with water, dry it with cloth, then dry it up in the shade after washing. 	Clean twice a year
Gas Pressure	<ol style="list-style-type: none"> 1. Check that the gas pressure is sufficient by using a pressure gauge. Should the gas pressure be low, Gas refill is needed. 2. Contact air-conditioning contractor to do leakage inspection and to refill gas. 	Once to twice a year

ALL TYPICAL UNITS		
Components	Maintenance Procedures	Period
Internal Unit (Air-filter)	<u>Maintenance</u> <ol style="list-style-type: none"> Remove dust with a vacuum cleaner and wash lightly with water. If the dust does not come off easily, wash them with neutral detergent thinned with lukewarm water. After washing, shake off remaining water and dry in the shade. <u>Replacement</u> <ol style="list-style-type: none"> Remove the tabs on the filter frame and replace with a new filter. Dispose of the old filter as non-flammable waste. 	Wash every 6 months. Replace every 3 years

3.3 Doors and Windows

A) Hinges / Lockset	Oil a squeaky door hinge by tapping the hinge pin out slightly then put a few drops of oil into the hinge.
B) Sliding Door	Keep the sliding door track or rail and roller clean. Apply lubricating oil regularly for smooth movement and reduction of wear and tear.
C) Glass Panels	Clean your windows by adding 1/4 cup vinegar to 2 or 3 cups of water. Alternatively, you can also insert several drops of liquid detergent into the mixture. Another mixture is lemon juice added to water. Use old newspaper or clean rag to wipe.

Cleaning Instructions for Glass Panel:

Glass should only be cleaned when cool to touch and should never be cleaned while in direct sunlight. Completely drench the glass with clean water to loosen any residues, deposits or dirt. Spray cleaning products detergent onto the glass surface. Immediately remove the cleaning solution with either a squeegee or a lint free cloth.

Any stubborn dirt should be lightly sponged off, being careful not to scratch the glass. All traces of water and cleaning solution must be removed from the glass, window frames as well as any sealant or gaskets present. Failure to remove any residue may cause these components to deteriorate as a direct consequence of the cleaning process.

3.4 Kitchen Cabinet and Appliances

A) KITCHEN CABINET - LAMINATE

An absolutely robust synthetic surface, which has been used for many decades in furniture production. Laminates are preferred as they are attractive, not easily scratched and very long lasting.

How to maintain?

Kitchen Cabinet with Laminated Surface	Routine Care <ul style="list-style-type: none"> Laminate surfaces can be easily cleaned with conventional household cleaning products. Do not use abrasive cleaners. Wipe with a moist, clean soft cloth. Wipe dry immediately. Any spillage or water stains should be immediately wiped-off with clean dry cloth.
---	--

HOME CARE AND MAINTENANCE

	<p>Crease Stains</p> <ul style="list-style-type: none"> - Clean the surface using mild conventional household cleaning products. Do not use abrasive cleaners. - Use soft cloth with clean water or suitable multipurpose cleaning solution for kitchen; and remove any cleaning agent residue with clear water and wipe dry immediately. <p>Caution: Never use a steam cleaner</p>
--	--

B) KITCHEN APPLIANCES

How to maintain?

COOKER HOOD	<p>There is a fire risk if cleaning is not carried out in accordance with the instructions:</p> <ul style="list-style-type: none"> - The cleaning of internal and external hood must be done frequently. - Before any cleaning, please ensure power is switched off. Never use products cleaners such as alcohol, kerosene, gasoline, thinners, solvents, detergents, acids, vinegars and chemicals or abrasives to clean the hood. - For the cleaning of parts, stainless steel and control panel, use damp cloth or a soft sponge. Do not use steel wool, abrasive powders and corrosive substances, since these products may cause permanent scratches. To clean the outside of the hood use a wet cloth and mild detergent. Never use abrasive products.
COOKER HOB	<p>Cleaning the appliance after each use:-</p> <ol style="list-style-type: none"> 1. Wipe the appliance with a damp cloth and a little washing up liquid. 2. Rub the appliance dry using a clean cloth. <p>Removing Deposits:-</p> <ol style="list-style-type: none"> 1. Place a scraper on the glass ceramic surface at an angle. 2. Remove residues by sliding the blade over the surface gently. 3. Wipe the appliance with a damp cloth and a little washing up liquid. 4. Rub the appliance dry using a clean cloth.

Type of dirt	Remove		
	Immediately	When the appliance has cooled down	Using
Sugar, food containing sugar	Yes	-	A scraper*
Plastics, tin foil	Yes	-	
Lime scale and water rings	-	Yes	Cleaner for glass ceramic or stainless steel*
Fat splashes	-	Yes	
Shiny metallic discolouration	-	Yes	

*Scraper and glass ceramic can be bought from hardware shop.

C) KITCHEN SINK

Kitchen Sink	<p>Prevent clogged drains with a strainer to keep hair, food and other substances from building up in the drain.</p> <ol style="list-style-type: none"> 1. If you cook with a lot of oil, pour a pot of boiling water down the drain once a week to flush oil away. 2. When it is time to unclog, first use a plunger as this often work better and faster than strong chemicals. 3. If that does not work, pour a combination of 1/2 cup baking soda and 1/2 cup white vinegar into the drain and cover it. Let pressure foaming take place. <p>Other recipes include 1/2 cup salt and an equal amount of baking soda with 6 cups of boiling water. Wait for a few hours then flush with cold water.</p>
	<p>Removal of cooking oil to avoid drainpipe blockage from solidified oil</p> <ol style="list-style-type: none"> 1. Never pour oil or any oil-based liquid down the sink. Use layer old newspaper to absorb oil. This can be placed in the garbage bin.
	<p>Leaking Kitchen Faucet Base</p> <ol style="list-style-type: none"> 1. Turn off the water supply of the faucet. Close any drains to prevent the loss of faucet parts. 2. Pry the plastic cover off the top of the spout using a flat screwdriver. 3. If the faucet is a single lever type, remove the faucet handle before the spout. 4. The handle is screwed on with a Philips screw on the top or a hex head screw at the side. 5. Remove the retaining nut from the top of the spout by using water-pump pliers or a wrench by turning the nut counter clockwise. 6. Grasp the spout, and while twisting back and forth, pull the spout up and off the faucet body. 7. Remove the O-rings from the faucet body using the needle-nose pliers. There are at least two O-rings or more. 8. The O-rings are easy to see and locate. Slip the replacement O-rings onto the faucet body, carefully placing the O-rings within their grooved slots, and making sure that the O-rings are not twisted. 9. Apply faucet lubricant to the outer edges of the O-rings and reinstall the spout and the spout retaining nut. 10. Reinstall the handle, screws and plastic decorative covers in the reverse order you removed them. 11. Open any drains you have closed and turn on the water supply to the faucet. <p>Turn on the faucet, twist the spout from side to side and check for any leaks around the base.</p>

3.5 Bathroom Sanitary Fittings

Bathroom Water Closet	<ol style="list-style-type: none"> 1. Remove stubborn stains by pouring a few capfuls of vinegar into the toilet bowl, scrub well then flush away. 2. The ring in your toilet bowl can be removed with a paste of laundry borax and lemon juice. Flush the toilet bowl to wet the sides, and then rub the paste with a sponge. Let it sit for a couple of hours or overnight before scrubbing thoroughly. 3. If water over flows from the flush level opening or into the toilet bowl, remove the toilet bowl system cover and check the water level. The position of the ballcock (floating ball or assembly in the toilet's water tank) should be pointing 20-30 degree downward horizontally. To adjust the position of the ballcock, tighten the adjustment screw and secure it with the nut. 4. Test for leaks in the toilet bowl system by checking if the water level is above the indication. Lift the ballcock up to see if it is functioning. If the water is still running, replace the ballcock.
------------------------------	--

HOME CARE AND MAINTENANCE

Ceramic Wash Basin	1. The ring around the basin is similar to the toilet bowl , sprinkle baking soda on a rag or sponge and spray the basin with vinegar. 2. Water stains can be removed with a paste made from white vinegar and salt when left overnight.
Shower Rose	1. To clean scum build-up , pour some vinegar into a plastic bag and place the shower head inside. Use a rubber band to hold it in place. 2. Clear debris or sediments by removing the shower head (using a counter clockwise motion) and flush out any debris from the other direction against the face of rose or strainer.
Floor Trap	1. Check if the floor trap cover is damaged or removed. 2. The loss of the trap cover will result to the flow of debris into the drain. 3. Removal of collected debris especially hair every day prevent clogged drainage.

3.6 Disinfect Your Home Naturally

A) Living Room	Instead of spraying furniture with a chemical deodorizer, try sprinkling with baking soda, letting it sit for 30 minutes, then vacuum it up. In the case that you prefer using disinfecting sprays like Lysol or Febreeze, try making your own. Combine equal parts rubbing alcohol, which are available local pharmacies and water with a capful of your favourite essential oil in a spray bottle. This is an inexpensive and totally green all-purpose disinfectant and room deodorizer.
B) Dining Room	Wood furniture can be cleaned with a solution of 2 cups of olive oil or vegetable oil and the juice of one lemon. Work the solution into the wood with a cloth and wipe. For grimy walls and baseboards, dissolve 1/2 cup borax in 4 litres of hot water. You can spray this on walls and wipe down, and it stores well for future use.
C) Kitchen	Disinfect the kitchen with a half lemon dipped in baking soda and scrub directly onto counter tops, sink and cutting boards. Wipe with a damp cloth and dry. Avoid scrubbing on stainless steel or marble.
D) Bedroom	Be sure to launder all bed linens in hot water after anyone has been sick, especially pillows. Check the tags, as many pillows can be laundered normally, but some may need special treatment. Remember to clean surfaces like phones and light switches that a sick person may have touched. You can use the same mixture mentioned for the bathroom.
E) Bathroom	Wipe scum-covered shower doors or even shower curtains with a few drops of lemon essential oil twice a month. It cleans and prevents grime build-up in the shower. For toilets, add two teaspoons of tea tree oil to two cups of water and spray around the inside rim; let it sit for 30 minutes, then scrub. A mixture of <u>vinegar</u> and water will kill mould in showers and other damp places. Be sure to wash all towels and disinfect the bathroom well with vinegar build up after someone has been sick.

3.7 Useful Tips

A) Handling Of Fire Safety

- a) Actions to take when you discover a fire in your home or the building.
 - i) Keep calm.
 - ii) However small it may appear, raise the alarm immediately by shouting, "Fire" or "Api (Bahasa Malaysia for fire)".
 - iii) Break the nearest Fire Break Glass Alarm Point.
 - iv) Make the situation safe by switching off all electrical power, turn off the gas and close all doors.
 - v) Care for the injured and move them to a safe place.
- b) Try to put out the fire using a fire extinguisher if it is safe to do so.
 - i) Fight the fire only if it is small and confined to its area of origin.
 - ii) You have to have the proper fire extinguisher, in good working order and you know how to use it.

- iii) Make sure you have a way out and then you can fight the fire, but always have your back to the nearest safe exit.
- iv) Ensure that Bomba or the firefighting team has been notified.
- v) If you are not sure of your ability or the fire extinguisher capacity to contain the fire, leave the area.
- c) Actions to take when you hear the Fire Alarm:
 - i) Stop all work immediately.
 - ii) Immediately proceed to the nearest staircase or fire exit and do not use the elevators.
 - iii) Assist the handicapped persons and expectant ladies to evacuate the building.
 - iv) Keep to the left side of the staircase to not obstruct the firefighting team and firemen as they will need to access the staircase to get to the location of the fire to put it out and to rescue the injured.
 - v) Remain in the assembly area until you are dismissed after the situation has returned to normal.
 - vi) Do not attempt to drive away in your car from the car park unless authorized or instructed to do so.
 - vii) If you are not in your premises when the alarm sounds, do not return to collect your belongings.

B) Burns

If a limb is affected, immerse the part immediately in cold water to relieve the pain. Then cover the part (including any burned clothing) with a dry sterile dressing or freshly laundered material such as a tea cloth. If burns are severe, treat for shock and get medical aid as quickly as possible. Do not use ointments or oil dressings.

C) Choking

This is usually caused by food or some foreign body getting into the wind-pipe. Choking can often be cured by getting the patient to bend over and then thumping with the flat of the hand between the shoulder blades. A small child can be held upside down and thumped. If this does not work, tickle the back of the throat with the finger-tips in an attempt to make the patient cough or vomit. If neither method succeeds get medical help at once.

D) Electric Shock

If the patient is still in contact with electrical equipment, and you cannot switch off the electricity, do not touch the person unless protected by rubber soles or rubber gloves. Apply artificial respiration and treat for burns and shock as necessary.

E) Foreign Body

- a) In the eye

Lifting the upper eyelid over the lower will often bring the foreign body on to the lower lid from which it can then be removed, or making the eyes water by rubbing the other eye or blowing the nose will sometimes help. If the object is clearly visible, the torn and moistened edge of a piece of soft paper can be used to remove it. Never use tweezers and never rub the injured eye. If the object appears to be embedded in the eyeball leave it for the doctor to remove.
- b) In nose or ears

Unless the foreign body is very obvious and can be gripped with finger and thumb, leave this too for the doctor to remove. It is too easy to push the object further in your effort to remove it and this can be dangerous.

F) Poisoning

If someone is thought to have swallowed poison, send for medical help at once, even if no effects have appeared. Have the poison container ready to show the doctor. Corrosive acid or alkaline poison such as creosote, ammonia, caustic soda, strong carbonic and oxalic and other acids will all burn or stain the lips and mouth. Provide drinking water at once, but not an emetic.

If the poison is known to be an acid such as oxalic, nitric or sulphuric acid, rinse the mouth with an alkali such as magnesia, chalk and water, whiting and water or even plaster from the ceiling.

SECTION 4.0

RESIDENT'S COMMUNITY RULES



GENERAL RULES AND GUIDELINES

4.1 Introduction

- A) This Community Rules are formulated to serve as a guide to govern the occupancy and usage of Trinity Aquata. All Residents and Guests in Trinity Aquata shall be bound by this Community Rules. It is the Management's desire to create awareness among all Residents to achieve the common goal of communal living. The Community Rules are drawn up with the following objectives;
 - To promote the congenial and harmonious occupancy and enjoyment of the individual parcels within Trinity Aquata.
 - To offer all occupants equal enjoyment of their stay at Trinity Aquata and the use of common facilities provided.
 - To maintain and preserve the status, image, character, value and exclusiveness of Trinity Aquata.
- B) The full authority and responsibility for the enforcement of this Community Rules lies with the Management who shall have sole discretion to modify, add and/or amend the rules whenever necessary to achieve the objectives outlined above.
- C) Upon issuance of Strata Titles for the individual parcels, this Community Rules shall continue to apply and have full force and effect until and unless revoked/amended by the Management Corporation when formed.

4.2 The Management of Trinity Aquata

- A) "The Management" means the Developer or the Joint Management Body or the Management Corporation, as the case may be, and/or any appointed Managing Agent authorized by the Developer or the Joint Management Body or the Management Corporation to carry out the property management of the Common Property in the Building.
- B) The management staff are strictly employed by the Management to carry out the management and maintenance of the Common Property of the Building.
- C) Trinity Aquata Management Office address:
B-G-01 Trinity Aquata, No.2 Jalan 1/141 Off Lebuhraya Sungai Besi, 57100 Kuala Lumpur
- D) Operating hours:

Days	Operating Hours
Monday to Friday	9.00am to 5.00pm
Saturday	9.00am to 1.00pm

*Management Office will be closed on Sundays and Public Holidays.

General Email: aquata.mgmt@gmail.com

- E) Management to have access to the Building or any part thereof shall include all persons authorized by the Management (including agents, consultants, professional advisers, contractors, workmen and others).

4.3 Management Fund and Accounts

A) Management Fund

- a) The Management Fund shall be held in a trust by the Management to be used solely for the management and maintenance of the Common Property.
- b) Every Unit Owner shall always pay all contributions to the Management Fund without any set-off or counter claims in all circumstances. Any dispute in relation to the standard of services or facilities provided by the Management shall not be used as a basis for delay or non-payment of any contributions to the Management Fund.

RESIDENT'S COMMUNITY RULES

B) Maintenance Charge

- a) Every Unit Owner shall pay to the Management the Maintenance Charge of such amount as the Management may from time to time determine as the amount sufficient for the actual management and maintenance of the Common Property commencing from the date the Unit Owner has taken or is deemed to have taken vacant possession of his Unit.
- b) In the transfer or assignment of a Unit, the transferee or assignee shall be liable with the transferor or assignor for his share of the Maintenance Charge up to the time such transfer or assignment is duly noted in the record of the Developer or such other date as may be determined by the Developer in its absolute discretion.
- c) The Management shall provide the Owner with a copy of the annual audited accounts for the expenses incurred for the management and maintenance of the Common Property, as well as the Sinking Fund account if the same is requested by the Unit Owner.

C) Sinking Fund

- a) Upon taking of vacant possession of a Unit, a Unit Owner shall contribute to the Sinking Fund a sum equivalent to ten per centum (**10%**) of the Maintenance Charge.
- b) The Management shall open and maintain a separate bank account for Sinking Fund and shall be maintained and managed by the Management for the purposes of meeting the actual or expected liabilities of a capital nature.

D) Additional Fees & Charges

- a) The Management shall be entitled at any time and from time to time to impose such fees or charges in connection with the use or reservation for use of any facility, equipment or area forming part of the Common Property by giving fourteen (**14**) days' notice in writing and the same shall be treated as contributions towards the Management Fund but shall not be deemed in any way to be a set-off or deduction of any outgoings due and payable by any Unit Owner(s).

E) Defaulters

A Defaulter is defined as an Owner of a Unit who has any outstanding contribution to the Management Fund (including but not limited to whatsoever charges, levies, non-compliance charges, damages, cost of damage to Common Property or expenses whatsoever arising from the Management) that is not settled within twenty-one (21) days from the date of invoicing or notification.

F) Late Payment Interest

Notwithstanding the above definition of a Defaulter, a late payment interest at the rate of ten percent (10%) per annum calculated on a daily basis on all the outstanding sums until the date of actual payment will be levied on all types of outstanding contributions to the Management Fund if they are not settled within fourteen (14) days from their respective dates of invoicing or notifications.

G) Defaulters' List

- a) Defaulters' list showing the names of the Defaulters, their Unit numbers and the amount of their outstanding contributions to the Management Fund shall be displayed at the notice boards in the Building.
- b) Notwithstanding any late payments made, such Defaulters' list will only be updated at the end of the following calendar month.

H) Legal Proceeding for Recovery of Arrears

- a) If any of the said outstanding contribution to the Management Fund is not settled within fourteen (**14**) days from the date of final reminder, then legal proceeding will be taken to recover such arrears and the cost of such legal proceeding shall be borne by the defaulting Unit Owner.
- b) Notwithstanding the above, legal proceeding against a Defaulter may be instituted without any pre-condition after the service of a reminder to the Defaulter stating the intention of the Management to commence the legal proceeding and the cost of such legal proceeding shall be borne by the Defaulter.

I) Deactivation of Access Cards

- a) The access cards/tags/transponders of a Defaulter, who has any outstanding contribution to the Management Fund, shall be automatically deactivated without notice from having card access into the Building until his arrears are settled.
- b) The said access cards/tags/transponders shall only be reactivated upon full settlement of all the outstanding arrears together with late payment charges and a reactivation fee of access card at RM50.00.
- c) The above procedure will apply notwithstanding that the defaulter has rented or leased out his Unit to a Tenant or Lessee.

J) Denying the Use and Enjoyment of Common Facilities

- a) The Management shall have the right to stop and suspend a Defaulter from the use of the Common Facilities and the Common Services in the event that he has any outstanding contribution to the Management Fund.
- b) Pursuant thereto, the Management shall have the absolute right to deny access by such Unit Owner and/or his family, Tenant or Lessee or Occupier to the use of the Common Facilities and/or the benefit of the Common Services.
- c) The Management shall have the right to repossess the rented car parking bay(s) save and except for Accessory bays.

K) Rights to Accept Payment Deemed Made on Behalf of Owner

The Management shall be entitled to accept any payment made by the Tenant/Lessee or Invitee of the Unit Owner towards any outstanding payment due and payable by the said Unit Owner. The said Tenant/Lessee or Invitee shall be deemed to be irrevocably authorized by the said Unit Owner to make all such payments on behalf of and for the account of the said Unit Owner.

L) Rights to Demand Payment from Tenant and Lessee

The Management is hereby authorized to demand any outstanding payment due and payable for a particular Unit from its Tenant or Lessee or Occupier.

M) Cross-Default

In the event that a Unit Owner owns more than one Unit in the Building, the Management is hereby authorized to demand any outstanding payment due and payable hereunder from the Tenant/Lessee of the other Parcel(s) owned by the same Unit Owner.

4.4 Occupancy**A) Usage of Parcel**

- a) A Parcel shall only be used for residential and dwelling purposes.
- b) An Accessory Parcel shall not be non-permitted to be used for any purpose other than for the expressed purpose stipulated or designated for the Accessory Parcel.
- c) The Resident shall not sub-divide the Parcel into smaller units of accommodations as a hostel or such other similar arrangement or for commercial purpose.
- d) A parcel or any other parts of Trinity Aquata shall not be used nor permitted to be used for any illegal, unlawful or immoral purposes or bring thereon nuisance of whatever nature or give reasonable cause for complaint by the Management, the other Residents or any other lawful occupants of any part of the Apartment Scheme.
- e) Offensive Materials
 - The Resident shall not burn any substance or material which may give rise to smoke, fumes or obnoxious smell or which may dirty or discolour the exterior of any area in Trinity Aquata.

RESIDENT'S COMMUNITY RULES

- The Resident shall take all measures necessary to ensure that anything discharged into the drains or sewers which belongs to or are used for in the Parcel in common with other adjoining properties will not be corrosive or in any way harmful to the drains or sewers or cause any obstruction or deposit.
 - The Resident shall not discharge any solid matter or fluid from the Parcel into the drains or sewers which are poisonous or noxious nature which does infect, destroy, sicken or injure the fish or contaminate or pollute the water of any stream, river or lake.
 - f) The Resident shall not allow, do or keep in the Parcel anything that may overload or impair the floors, walls or roofs thereof or cause any increase in insurance premium rates or the cancellation, invalidation or non-renewal of existing insurance policies.
 - g) Resident may install water filters but shall ensure that the filters are installed within the Parcel only.
- B) Household Pets and Livestock
- No pets or livestock shall be allowed or kept in the parcel or any part of Trinity Aquata. The Management reserves the right to remove any pets or livestock found in any Parcel or within Trinity Aquata at the Resident's expense.
- C) Staff of Management
- a) Residents are not allowed to use any staff or the Management for any business or private errands. The staff of the Management may accept delivery of packages or parcels or other similar items on behalf of the Resident provided the Management and its staff will not be held responsible in any manner whatsoever for any loss or damage to the packages or parcels or other similar items.
 - b) No tips, gifts or gratuities are to be offered to any staff of the Management for rendering services or courtesies in the regular performance of their duties.
- D) Right of Access
- a) The Resident will at all reasonable times permit the Management and/or its authorized agent to enter the parcel any part thereof upon giving 24 hours prior notice for the purpose of maintenance rectification works, improvements, ascertain the possible cause of damage to any other Parcel or such other parts of the Building concerned.
 - b) In the case of an emergency, no notice shall be required by the Management to enter upon the Residents parcel to carry out and execute any work or doing any act reasonably necessary for or on connection with the performance of its duties or the enforcement of the by-laws affecting the building.
- E) Non-Resident Owner
- a) Owner who has appointed an agent to represent their interest shall file the name, addresses and telephone numbers of their agents with the Management Office prior to allow them access to the Parcel. Owners are responsible for their agents' conduct and behaviour and are to ensure that they follow these Community Rules and any instructions issued by the Management from time to time.
 - b) The owner shall be responsible for the conduct and behaviour of their tenant(s) or guest(s).
 - c) Owner shall upon notice given by the Management, immediately remove at their own expense, any unauthorized structure, equipment or property placed in the Common Areas or any part thereof by the tenant(s) or guest(s).
 - d) If an Owner shall be away or absent from the Parcel for certain period of time, he should at his own expense, have an authorized agent or representative registered with the Management, to conduct periodic, inspections of the Parcel and assume responsibility for the contents herein.
 - e) Renting, Letting or Leasing Out the Parcel:
 - i) The Owner must notify the Management in the event of lease or rent or letting of the Parcel. The Owner shall furnish the Management with such details of tenancy or lease to Management may require from time-to-time and the Owner shall cause the Tenant to sign the said documents accordingly. The Owner shall be primarily responsible for all acts or omission done by the Tenant.

- ii) The Tenant shall furnish the Management with particulars of all persons occupying the Parcel and the Management shall cause the said persons to sign the said documents. The Tenant shall further inform the Management of any changes of persons occupying the Parcel and furnish the Management with particulars of the new occupants.
 - iii) The entitlement to the use of the Common Areas and the common facilities is automatically transferred to the tenant and the owner is no longer entitled to use these facilities.
 - iv) The Tenant has to confirm in writing, his or her acceptance and agreement to be bound by the Community Rules currently in force, and as amended from time to time.
 - f) No soliciting of goods and services, religious or political activities shall be permitted in any part of Trinity Aquata. The Management reserves all rights to screen and register real estate agents and to prevent third parties from distributing junk mail including flyers or brochures to Residents.
 - g) The Owners shall be responsible for the upkeep and maintenance of the interior of their Parcels (including but not limited to finishes on walls, ceiling and floors and renovations both inside and outside), the fixtures and fittings therein including drains, sewers, pipes, cables and ducts and all other facilities and installations which are within the boundary of the Parcels and which are not used nor capable of being used in common by all the other Residents of Trinity Aquata
 - h) The Resident shall not hold funeral and bereavement arrangements in the Parcel so as to observe the privacy of the other Residents in Trinity Aquata.
- F) Nuisance
- a) Residents and Guests shall not do or be permitted to do within Trinity Aquata anything which will or may infringe any of the laws, by-laws, rules and regulations that are in force or which may be or become a nuisance or annoyance or inconvenience (including but not limited causing excessive noise by the playing of musical instruments or by operating audio or video equipment at high volume) to the peaceful enjoyment of other Residents and/or Guests.
 - b) Whilst the Management will endeavour to attend to complaints by Residents against any other Residents and to extend all help as deemed necessary in its sole and absolute discretion, no further action will be taken where it is the opinion of the Management that such complaints are unreasonable, frivolous and vexatious or without merits. The decision of the Management is final.

4.5 Resident's Guests or Visitors

- A) Guest will only be permitted into Trinity Aquata after the security guards have confirmed with the Residents the identity of such Guests and obtained the Residents' permission to allow such Guests to enter. All Guest will be required to provide their particulars to the security guards before being permitted entry into Trinity Aquata and/or any other area of Trinity Aquata.
- B) The Residents may also advise the security guards on duty of the expected arrival of their guests by providing relevant details prior to their arrival.
- C) The Resident shall be responsible for ensuring his Guests abide by the Community Rules at all times and that their behaviour is not offensive to the other residents of Trinity Aquata.
- D) The Residents shall be liable for any damages or liabilities whatsoever caused by their Guests. However, if damages have been caused by previous user(s) of the Common Property, it should be reported to the Management immediately before the commencement of use of the said Common Property.
- E) The security guards shall have absolute discretion to refuse the entry of any Guests, servant agents and/or invitees of the Residents into Trinity Aquata without assigning any reason and the decision of the security guards shall be final and binding on the Occupants provided that the Management may overrule the decision of the security guards.
- F) Without prejudice to anything contained herein the Resident and the Owner hereby give full authority and discretion to the security guards to determine and decide on the appropriate and proper persons (other than the Resident) entitled to enter the grounds of Trinity Aquata.

RESIDENT'S COMMUNITY RULES

- G) The Management or anyone authorized by it may require any person(s) in any area to identify him or herself.
- H) Guests or Visitors shall display at all times the Visitor Pass on their vehicle's dashboard. Failure to do so the said vehicle will be clamped at the vehicle owner's cost.
- I) If the Owner's rights to use the Common Property have been suspended or withheld by the Management in accordance with the terms of this Deed; the Occupants, Guest, servants, agents, licensees and invitees of such Owner shall not be entitled to use the Common Property.

4.6 Access Control Card

- A) There are two (2) types of Access Control Cards are issued to the occupants of Trinity Aquata:
 - a) Main Access Card - to access to carpark, lift lobbies and respective residential floor.
 - b) Supplementary Access Card/Resident Card - to access to lift lobbies and respective residential floor.
- B) The Access Control Card is meant for Resident's sole usage and must be retained in the care of the Resident at all times.
- C) In the event where Occupants lost their Main Access Card and supplementary Access Card, Resident Card, replacement fee shall be as below:

Item	Descriptions	1 st Issuance by Developer	1 st Replacement	2 nd & subsequent Replacement
1	Car Sticker	FOC	RM10.00	RM10.00
2	Main Access Card (Vehicle Cum Residents)	FOC	RM100.00	RM200.00
3	Supplementary Card (Resident Card)	FOC	RM80.00	RM160.00

- D) Every Occupier who wishes to obtain his authorized car stickers and additional access cards (subject to **maximum 2** cards per room for Trinity Aquata including Main cards which have taken into calculation) and must apply to the Management in the prescribed form and pay the prescribed fees as mentioned above. The authorized car stickers and access cards shall only be issued by the Management, as the case may be, to the Occupier provided that there are no outstanding contributions by the Unit Owner concerned to the Management Fund Lessee or Tenant of a Parcel will need to submit to the Management a letter of authorization from his landlord together with a copy of his tenancy agreement in the application.
- E) The vehicle of any Occupier or Unit Owner without the authorized access card will be charged the parking charges accordingly.
- F) Every Occupier or Unit Owner must personally use his authorized access card for the ingress / egress of his vehicle into/from the Building. The car park attendant will not be allowed to assist the Occupier or Unit Owner in by passing this procedure.
- G) For security reasons, Occupiers or Unit Owners are advised not to leave their access cards in their vehicles unattended whilst parking in the Building.
- H) The Management reserve the right to refuse to issue any Access Control Card or deactivate any Access Control Card until all outstanding amounts (including but not limited to services charges) and other monies due and payable by the Owner to the Management in respect of the unit concerned is settled.
- I) Any methods of access control used for the entry of the vehicle whose name and model registered as stated in the records of Management as supplied by Resident, is strictly not transferable.
- J) The use (of any methods) of access control is subjected to the Community Rules and regulations may be amended at any time and from time-to-time by the Management. The Management reserves the right at any time and from time-to-time to change the methods of access control for any or no reasons whatsoever.
- K) The Management reserves the right to cancel or forfeit any methods of access control not used in accordance with the above rules and regulations.

- L) The use of the methods of access control is at the sole risk of the card holder or user, and the Management shall not be responsible for any personal injury or damage to the card holders or user; or their property arising from the usage or defect in the methods of access control.
- M) The Management, its office bearers, committee, servants, agents or workmen shall not be liable for any loss damage or injury to any person or property arising from the denial of entry into Trinity Aquata.
- N) In the event the Management or security guards caught the duplication of access card (cloned access card) by Residents/ Occupants/ Guests; a police report will be lodged and the guards have the authority to confiscate any duplicate cards and denied entering to the Trinity Aquata.

4.7 Car Parks

A) Usage of designated Car Park Lot(s)

- a) Residents shall ensure that they park at the designated car park lot(s) allotted to them and not at any other bays or other areas.
- b) Residents who find that their designated car park lot(s) have been wrongfully occupied by another vehicle are advised to report to the security guards.
- c) The visitors' car parks are strictly for the use of Guests. Residents shall ensure that their Guests park their vehicles only at the designated parking bays for visitor.
- d) Management is authorized to clamp the wheels of unauthorized parking of vehicles at other Occupants' parking bay or where the vehicles are parked indiscriminately. A fine of **RM100.00** shall be imposed and payable to Management Office by Occupants. The removal of clamps is subject to the presentation of official receipt. In non-office hours, the fine shall be paid to the guard house in order to obtain temporary receipts. Official Receipt can be obtained from the Management Office subsequently during office hours.
- e) Any vehicle shall be clamped or removed if it is:
 - Without a valid parking Sticker displayed and/or vehicle access card.
 - Parked at unauthorized location including areas marked "No Parking" and next to fire hydrants.
 - Parked at another Occupant's designated parking lot without consent of the Occupants.
 - Obstructing traffic in anyway
- f) Only vehicles with the corresponding valid access control article shall be allowed entry into the car parking area of Trinity Aquata.
- g) Residents and their Guests shall ensure compliance and comply with the traffic flow in the Parking Areas.
- h) Enforcement of Rules and Regulations
 - i) In the event any vehicles belonging to a Resident or Guest parked in areas other than the designated car parking lot, the Management has the absolute right to take any appropriate action as it deems fit including but not limited to the serving of notices, immobilization of vehicles or towing away.
 - ii) If a Resident or Guest parks the vehicle in such a manner as to obstruct the egress and ingress to Trinity Aquata or any fire exists or access routes, or any egress and ingress to public utility areas including but not limited to substations, pump rooms and Bomba access routes thereby rendering it a nuisance, hazard and/or inconvenience to the Management or other Resident then, and in any such event, the Management has the absolute right to forthwith tow away the vehicles and the towing charges and incidental costs shall be borne by the Resident or Guests as the case may be.
 - iii) The Management shall not be held responsible in any manner for any damage to any vehicle or injury or inconvenience (if any) suffered by the Resident or Guest arising from any of the actions referred to above and where the Resident attempts to remove the immobilizer forcibly, the Resident or Guest as the case may be shall be held liable for any damage arising there from.

RESIDENT'S COMMUNITY RULES

- iv) Any vehicle parked anywhere else within Trinity Aquata other than designated parking bay may be clamped removed and/or towed away (if prior permission has not been obtained from the Management) at the vehicle's owner cost without prior warning. The Management shall not be held responsible for any damages caused as a consequence of such clamping removing and/or towing away of such vehicle.
- v) The wheel clamp or immobilizer will only be released upon payment to the Management of the following charges or such other amounts as may be determined by the Management by time to time.
- vi) Should the alarm of a vehicles belonging to and/or brought into Trinity Aquata by the Occupant and/or his Guests be triggered while the Occupant and/or his Guests are away from the Project, the Management reserves the right to engage a locksmith to unlock the affected vehicle for the purpose of disarming the alarm. The cost of such engaging of the locksmith shall be borne by the Occupant concerned.
- vii) The Management shall not be responsible in any manner for any theft, loss or damage or other misdemeanour to the vehicles and/or their contents within the premises of Trinity Aquata whether such vehicle is parked at the designated car park lot of Trinity Aquata.
- viii) No grilles shall be fixed or placed or any form of obstruction erected at or on this entrance, exit or driveway to or in the car park areas or any other area in the car parks not designated for the parking of cars and the Management is entitled to remove at the cost of the Resident any such obstruction so caused by such Resident or the Guest of such Resident.

B) Authorized Car Stickers

- a) Occupants shall apply for car stickers (hereinafter refer to as "Sticker") from the Management office. The Sticker, Access card shall only be issued to Occupants of Trinity Aquata.
- b) Each Unit shall be issued with the number of Stickers in accordance with the allocation of parking bays as stated in their respective Sales & Purchase Agreement and the Occupant shall provide his/her photocopy NRIC/ Passport, car registration number and the parking bay to the Management beforehand for purposes of printing prior to distribution to the Occupant. The Resident may be in different colors to denote different years. Each new sticker will be given Free with the exception of loss of each Car Sticker **RM10.00** as a replacement charge will be imposed.
- c) The Sticker shall be displayed prominently on the front windscreen of the vehicle for easy identification by security personnel at all times.
- d) The Car Sticker is the property of the Management and must be returned to the Management:
 - i) When the Owner sells his/her unit or rent or lease to the Occupant.
 - ii) When the Occupant vacate/move out from the unit.
 - iii) Upon expiry in exchange for a new car sticker for the next year.
- e) Loss of any authorized car sticker must be immediately reported to the Management and a replacement will be issued after the payment of the prescribed fees.
- f) A non-transferable authorized car sticker will be provided for every Accessory Car Bay and/or Rental Car Bay at the prescribed fees by the Management subject to appropriate increase from time to time by the Management. The authorized car sticker is to be displayed prominently in the vehicle and the Occupier shall not allow any unauthorized person to use the authorized car sticker on any other vehicle. The car sticker are not transferable and shall be returned to the Management if the Occupier is no longer occupying or renting a Parcel in the Building or owning a vehicle. If the Occupier has changed his vehicle, the car sticker may be replaced after the payment of the prescribed fee.

C) Wheel Clamping, Towing & Charges

Any unauthorized vehicle found parking within the Building and its compound or any authorized vehicle found parking outside the proper designated car parking bay or at the parking bay of other Unit Owner/Tenant/ Lessee shall be towed away or wheel clamped at the vehicle owner's cost without prior notice. The wheel clamp will only be removed after the payment to the Management of a charge of **RM100.00** and/or the towing cost and/or the holding charge of **RM100.00** per day (if it is left in the Building for more than a day). These charges shall be deemed as contributions to the Management Fund. The Management shall not be liable for any damage caused to such defaulting vehicle in the course of wheel clamping and/or towing.

D) Vehicular Obstruction

Every Occupier/ Parcel Owner shall ensure that his vehicle is properly parked within his designated parking bay without causing any obstruction or interference with the right of ingress/egress of his neighbours' vehicles into/from their adjacent car bays or to the common area or adjacent driveway. The Management reserves the right to impose a noncompliance charge of **RM100.00**.

E) Motorcycles

- a) Motorcycles shall be parked at the designated motorcycle parking bays.
- b) No motorcycle shall be left or parked in any other areas in the Building other than the designated motorcycle parking bays.
- c) Any motorcycle found parking outside the designated motorcycle parking bay shall be towed away or clamped at the vehicle owner's cost without prior notice. The clamp will only be removed after the payment to the Management of a charge of **RM50.00** and/or the towing cost and/or the holding charge of **RM50.00** per day (if it is left in the Building for more than a day). These charges shall be deemed as contributions to the Management Fund. The Management shall not be liable for any damage caused to such defaulting vehicle in the course of wheel clamping and/or towing.

F) Overnight Parking

Any Guest's vehicle was found parking overnight at the Visitor parking bay shall be imposed a charge of **RM10.00** per night by The Management.

G) Failure to Comply

The Management reserves the rights to impose a maximum non-compliance charge of **RM100.00**, for each occurrence of failure to comply with any of the aforesaid rule save and except for the prescribed charges hereto.

4.8 Common Facilities

- A) To maintain the exclusiveness of communal living, all the facilities in the Common Areas in Trinity Aquata are mainly intended for use by the Residents only.
- B) If an Owner lets out his Parcel, he may use the Common Recreational Facilities only when invited to do so by his tenant or any other Residents.
- C) Residents may invite Guests to use the recreational facilities in Trinity Aquata as may be permitted by the Management of Trinity Aquata.
- D) Any person found in breach of any rules and regulations may be asked to leave the Common Facilities by the Management or anyone under the order of the Building Manager.
- E) The Resident shall be responsible for any damage to the Common Recreational Facilities or any equipment thereof caused by their Guests or themselves. Any damage caused by previous user (s) of the Common Recreational Facilities should be reported to the Management immediately before commencement of use of the Common Recreational Facilities.
- F) The Management and anyone under the order of the Management may require any person using any of the facilities to identify him or herself if necessary.
- G) Contractors of Residents are not permitted to use the common facilities.
- H) Residents and guests use the common facilities at their own risk. The Management, its agent and its employees shall not be responsible or liable in any manner whatsoever for any injury to or death of any person in the use of the common facilities or for any loss of and/or damage to the personal property of any user of the common facilities.
- I) For the safety of children and to minimize any annoyance or inconvenience that may cause to the Residents and lawful users of the Swimming and Wading Pools, the Children's Play Area and the Gymnasium, certain conditions and restrictions shall apply to children in the use of these common facilities.

RESIDENT'S COMMUNITY RULES

- J) The Management reserves the right to impose a fee for the use of all or any of the facilities or equipment provided.
- K) The Management reserves the right to add to or remove or substitute any of the facilities from time to time as it deems fit and in particular where such facilities are rarely used by Residents or abandoned.
- L) Trinity Aquata has designed with a host of recreational facilities to provide relaxation during the residents' stay. The operating hours of these facilities are as below:

Common Facilities	Operating Hours
Swimming Pool & Wading Pool	7.00am to 10.00pm
Gymnasium	7.00am to 10.00pm
Sauna Room	7.00am to 10.00pm
Multipurpose Hall	9.00am to 11.00pm
Garden Terrace	7.00am to 10.00pm

*The Management reserves the right to change the operating hours when it is necessary.

Please refer to the rules and regulations set out hereinafter governing the use of these facilities for the relevant conditions and/or restrictions.

a) SWIMMING POOL & WADING POOL

- All children below the age of 12 shall not at any time be near or allowed to use the Pools unless accompanied and supervised by an adult who shall be responsible for their conduct and safety.
- For hygiene reason, all users must take showers without exception before entering the Pools.
- Proper swimming attire must be worn by all swimmers at all times.
- Person suffering from infections or communicable diseases shall not be permitted into the Pools, Spitting and other unhygienic acts in or around the pool are strictly prohibited.
- Smoking in the Pools and surrounding area is strictly prohibited.
- No food and beverages are allowed in the pools vicinity.
- Surfboards, snorkelling and scuba gears, bulky inflatable toys and similar objects are strictly not permitted in the Pools.
- Private swimming lessons are not permitted without prior written consent from the Management.
- Ball sports, Frisbee playing and other similar activities are strictly not permitted in the Pools. Diving is strictly prohibited.
- The Management reserves the right to deny entry or expel anyone without exception for failure to adhere to the above and other safe practices in and around the vicinity of the swimming pools. The Management reserves the right to close the pools for regular maintenance, repairs or whatever reason as it deems fit.
- Non-occupant employees of the Resident (i.e. Domestic house maids, drivers, renovation workers, if any) are not permitted to use the swimming pool and the changing rooms or the toilets.
- The swimming pool and its vicinity areas shall not be reserved by the Resident for his / her private function.
- Person under the influence of liquor or tranquilizing drugs may not use the swimming pool.
- No livestock, poultry or other household pets shall be allowed in the swimming pool area.
- All people must leave the swimming pool during a thunderstorm.
- The Resident shall not throw or bring any object(s) into the swimming pool, and in particular, the Resident must ensure that children abide by this rule with the exception of articles which may not cause any injury to other swimmers.

RESIDENT'S COMMUNITY RULES

- Poolside furniture (if any) shall not be reserved nor removed from the pool area.
- The Management declares that no lifeguards shall be employed or stationed at the pools. Resident and Guests are advised to exercise caution when using the pools and to take care of their personal belongings.
- The Management shall not be liable or held responsible for any injury to persons whatsoever and howsoever caused, including drowning whether or not accidental, any allergic reaction to approved chemicals applied in the pools and/or for any damage to property while using the pools.

b) GYMNASIUM

- Users of the Gymnasium are to be appropriately attired.
- Smoking and eating are strictly not permitted in the Gymnasium.
- Users are strongly advised to consult their physician for a medical check-up before using the gymnasium as the Management will not be responsible for any mishaps arising from such use.
- No auditor or video equipment is allowed in the Gymnasium unless approved by the Management.
- All equipment in the Gymnasium is to be used only for its specified purpose and no equipment is to be taken out of the Gymnasium. After use of any equipment, they are to be placed at their original position.
- All lights, fans and/or air conditioners are to be switched off after use.
- Residents shall wipe clean the gymnasium equipment after exercise in consideration of other users.
- For safety reason, children under sixteen (16) years of age are not permitted in the Gymnasium.
- Private lessons are not permitted without prior written consent from the Management.
- The Management will not be responsible for any injuries, mishaps or loss suffered by any person using the equipment in the Gymnasium.

c) SAUNA ROOM

- Resident who intend to use the Sauna Room are strongly advised to consult their physician before using the Sauna Room as the Management will not be responsible for any mishaps whatsoever and however arising from such use.
- Persons with heart problem, high blood pressure or other heart ailments should not use the Sauna Room.
- Smoking is strictly prohibited in the Sauna Room
- No food and beverages are allowed in the Sauna Room.
- Shoes are not allowed to be worn in the Sauna Room.
- All lights and main heating switch controls are to be switched off after use.
- Children below sixteen (16) years of age are not permitted in the Sauna Room.
- A person who breaches any of the rules and regulations contained herein shall be required to leave the Sauna Room.
- The Management shall not be liable for any mishap, injury or loss sustained by users, howsoever caused during the use of Sauna Room.

RESIDENT'S COMMUNITY RULES

d) MULTIPURPOSE HALL

- Smoking is strictly not permitted in the Hall
- Reservation of the Hall must be made at the Management Office at least fourteen (14) days prior to the event date. All reservations would be on a “first come-first served” basis subject to the rules and regulations stipulated by the Management from time to time.
- The charges of rental for using Multipurpose Hall shall be determined by the Management from time to time and shall be payable upon confirmation of reservation.
- The facilities can be used for any functions approved by the Management. It cannot be used for functions in connection with religious, illegal or immoral activities.
- Only approved sound equipment and instrument by The Management may be used. The applicant must ensure that the volume shall be maintained at a reasonable level and noise shall be minimized.
- No cooking is allowed at the Hall. Catering is allowed provided that the Management is informed of the caterers and the time of catering. The applicant shall also maintain the general cleanliness.
- The applicant shall obtain proper license or permit from the relevant authorities for holding the function where necessary or required.
- The applicant shall ensure that no damage is caused to the fittings or fixtures of the facilities and shall be liable for any damages caused.
- All chairs, tables, equipment, furniture or decoration brought into the facilities area for the approved function are to be removed on the same day, or at the end of each function.
- Residents who are unable to turn up for their reservations are requested to inform the Management office at least 24 hours in advance. The booking fees are non-refundable unless the Management is informed of any changes at least 24 hours in advance.
- A refundable deposit is required for any reservation. The deposit will be refunded less expenses for cleaning and/or refuse removal should the area not be tidied up after use. The Management reserves the right to request for any additional sums should the cost of cleaning exceeds the deposit.

e) GARDEN TERRACE

- The area may be reserved by the Occupant(s) for holding event from 9.00am to 10.00pm daily for a maximum of one day per event only or for such duration as may be permitted by the Management.
- Any object with sharp edges or harmful is strictly prohibited.
- Smoking is not allowed in the garden terrace area.
- Reservation for the use of Garden Terrace to hold event must be made at the Management Office at least fourteen (14) days prior to the event date.
- All children below the age of 12 years must be accompanied and supervised by an adult who shall be responsible for their conduct and safety.
- The charges of rental for holding event shall be determined by the Management from time to time and shall be payable upon confirmation of reservation.
- No littering is allowed and all litter must be deposited in designated refuse bins around the garden terrace.
- A deposit shall be determined by the Management from time to time and is required to pay upon confirmation of reservation to ensure the event area is left in a clean and satisfactory condition after use.

f) CHILDREN PLAY AREA

- All children below the age of 10 shall be accompanied and supervised by an adult who shall be responsible for their conduct and safety.

- Any object with sharp edges or harmful is strictly prohibited.
- Smoking is strictly prohibited in the children play area.
- No food is allowed in the children play area.
- No littering is allowed and all litter must be deposited in designated refuse bins around the children play area.
- All equipment placed and/or installed in the common area has been provided for the safety, comfort and convenience of all occupants and therefore shall not be damaged or removed or altered without the permission of the Management.
- Any usage at the playground shall be at the resident's own risk.

g) Tadika, Cafeteria, Mini Mart and Launderette

The ownership and management of Tadika, Cafeteria, Mini Mart and Launderette shall be under Management Office before the formation of JMB. After the formation of JMB, JMB will be responsible in the selection of commercial operators for the convenience of Resident and enhancement of property value, hence, the developer shall not be held liable for the operator's business operation, conduct of its employees, agents nor the standard of product or services offered.

4.9 Security

- A) Security guards will be deployed to patrol the areas or compound of the Common Property within Trinity Aquata. The Owner or Resident shall not interfere with the patrol security system deployed by the Management.
- B) The Owner shall, if so required by the Management, ensure that any security system employed or subscribed by the Owner for the Parcel shall be compatible with the Management's security systems for Trinity Aquata.
- C) The Owner or Resident agrees that the Management shall not be liable in any manner whatsoever for loss or damage to any personal property of any person or injury to or death of any person(s) in Trinity Aquata and in the Parcel by reason of or in-whatever-way arising from the failure of security patrol system, fault or negligence on the part of the Management, its agents or its employees or the failure of security system employed or subscribed by the Owner for the Parcel.

4.10 Potted Plants and Other Objects

- A) Residents with potted plants shall take care not to allow stagnant water to remain in pots, which may become breeding grounds for mosquitoes. Plants belonging to Residents must be maintained so as not to deface the building façade, create a nuisance or pose a danger to others.
- B) For safety reason, Residents shall not place any potted plants or other objects on the ledge of any balcony or in any way that may create danger to others and their properties.

4.11 Exterior Façade and Building Image

- A) The purpose of maintaining the image of Trinity Aquata, the exterior façade of Trinity Aquata shall represent and be of a uniform appearance. As such, no projections shall be extended through any door or window openings. No shade, awning or grille shall be used except those of designs approved by the Management. Resident shall not remove or replace the main entrance door to the Parcel. Designs for grille doors or windows are to adhere to the standard designs provided by the Management.
- B) Communication shall not be placed on windows, doors or passages in any manner that would result in them or any part of them being seen from the outside of the Parcel whether within or outside of Trinity Aquata
- C) No textile items such as clothes, towels and linen shall be hung or placed in any area in any manner that would result in them or in part of them being seen from the outside of the Parcels whether within or outside of the Parcels. In particular, such textile items shall not be hung from poles, which protrude through the windows, balconies or roofs of the Parcels.

RESIDENT'S COMMUNITY RULES

- D) Residents shall not affix, inscribe or exhibit or otherwise on the exterior of the parcel or in any area so as to be in view from the outside of the premises or on any part of the Common Property any name-plate, signboard, placard or advertisement.
- E) No radio, television antennas, satellite dishes or such similar equipment shall be attached to or hung from the exterior of walls or to protrude through walls, windows, balconies or roofs without the prior written consent of the Management (which consent may be withheld at the Management's sole discretion).

4.12 Use of Common Property

A) No Obstruction at Common Property

- a) All parts of the Common Property must not be obstructed at any time or used for any purpose other than the designated use save and except for those areas approved by the Management for certain specific use.
- b) The Management reserves the right to remove and confiscate all private items that are left and/or cause obstruction in the Common Property without notice at all times.
- c) The Management will put up a notice of the confiscated item(s) at the notice board in the Building, informing that such confiscated item(s) should be claimed by its owner(s) within seven (7) days from the Management Office subject to a charge of **RM100.00** for the infringement of the above provision and storage of the confiscated item(s).
- d) If such confiscated item(s) is not claimed at the expiry of the said notice period, the Management shall be at liberty to discard or dispose the said item as it deems fit; and whoever is owner of the said item shall have no claims whatsoever against the Management. The Management reserves the absolute right and discretion to levy the Unit Owner/Occupier for any expenses incurred arising therefrom and such sum shall become a debt due to the Management from the Unit Owner who shall also bear the costs of any legal proceedings taken against him for the recovery of the said debt.
- e) No unauthorized sports or sporting activities will be allowed in the Common Property or any part of the Building unless prior written consent is obtained from the Management. Any game or activity that, in the opinion of the Management, will pose a danger or nuisance to other Occupiers or properties shall not be allowed in the Common Property or any part of the Building.
- f) No rags, dirt, rubbish, refuse, sanitary towels or other substance shall be inserted into or placed or left in the sinks, baths, lavatories or any pipes in the Building and caused the obstruction or blockage.
- g) Sanitary towels, napkins, rags, plastic bags, brushes, cement/lime slurry and the like shall not be flushed down any water closet or toilet bowl in the Building so as not to cause blockage of the sewerage piping system.
- h) The Occupiers shall not place any objects or goods at the staircases of the Common Property or block any passage to the staircases or fire escape areas.
- i) The Occupiers shall not lock, block or obstruct any fire exits which are statutorily required to be accessible under the applicable regulations.

B) Usage of Common Lift

- a) The lifts are pre-programmed to stop at the designated floor only, and access directly to the private lift lobbies located within the Parcel.
- b) Smoking in the lifts is strictly prohibited.
- c) No person shall wear any wet bathing suit, or drink or eat in any lift or carry any items that may wet, stain or otherwise soil the lift or any part thereof.
- d) Other than wheel chairs, no bicycle or any other motorized form of transport shall be permitted in the lifts.
- e) No person shall tamper with any of the lift controls in such manner so as to prevent the proper functioning of the lifts.

- f) In the event of power failure or fire or other emergencies, the lifts must not be used instead use the stairways to evacuate.
- g) Owner(s)/Tenant(s)/Occupant(s) must inform the Management of any shifting of heavy or bulky items requiring the use of Service Lifts at least (1) working day in advance so that proper arrangements can be made to minimize the inconvenience to other users.
- h) The load capacity limit of each lift as displayed in the lift must be strictly observed.
- i) The Management reserves the right to shut down any lift for the purpose of its maintenance and service.
- j) The Management shall not be liable for any loss, damage or injury arising out of or in connection with any failure or interruption in the lifts for any reasons whatsoever without limitation the negligence, default or omission of the Management and/or its employees, servants, agents or contractors.

C) Refuse Disposal

- a) The Resident shall not allow any accumulation of rubbish in the Parcel. Any removal by the Management will be charged to the Resident concerned.
- b) Resident shall ensure that all refuse be sealed in non-porous plastic bags and placed properly in the refuse receptacles at the refuse chamber located on each floor. All wet refuse should be thoroughly drained of any liquid and care should be taken to prevent dripping on any part of the Common Areas. The Residents shall not place or dispose of combustible substances such as paint and petroleum product in the refuse bin and or refuse chamber.
- c) Residents shall engage removers to dispose of any heavy or bulky objects at their own expense and not to dispose of the same within Trinity Aquata.
- d) Residents shall not at any time throw or dispose rubbish, refuse or any article of any kind whatsoever from the balcony or out of the windows of the Parcel, into sinks, lavatories, cisterns or pipes in the Parcel, or on any part of the Common Property nor allow any rubbish or anything else to accumulate on the balcony.
- e) The Residents using the refuse chamber must ensure that the doors of the refuse chambers are properly closed and lights switches off after disposing the refuse.
- f) The Management reserves the absolute right and discretion to levy a non-compliance charge of **RM100.00** for each breach on the disposal or refuse or rubbish. The non-compliance charge shall be charged to the Parcel and become a debt due to the Management from the Parcel Owner who shall also bear the costs of any legal proceedings taken against him for the recovery of the said debt.

D) Electric Vehicle Charging Station

- a) The Electric Vehicle Charging Station is open to all Residents who are driving Registered Electric Vehicle.
- b) Residents shall park only an Electric Vehicle in the designated charging space in order to use the Electric Vehicle Charging Station. Residents shall not stop, stand or park a non-electric vehicle or any vehicle that is not capable of using the charging station in any parking space designated for use by Electric Vehicle.
- c) Residents shall not use the Electric Vehicle Charging Station to charge any energy storage devices, or to recharge any electric vehicle which is not compatible with the Electric Vehicle Charging Station.
- d) Residents shall pay for any use of the Electric Vehicle Charging Station for the purpose of charging their Electric Vehicle. The charging rate shall be determined by the Management. The Management reserves the right to increase the charging rate in respect of the use of the electric Vehicle Charging Station at any time from time to time.
- e) The Management reserves the right to discontinue the service or supply of the electrical energy at the Electric Vehicle Charging Station, and shall not liable for any loss or damage resulting from interruption, reduction, delay, or failure of electric service or electricity supply.

RESIDENT'S COMMUNITY RULES

- f) The Management reserves the right to take any appropriate action include to impose additional fines, the serve notices, immobilisation of the Electric Vehicle or towing away of such vehicles at the Residents, the Residents' Guests or Tenant's cost.
- g) The Management shall not be liable for any injury or damage to persons or property or any third party resulting from the presence, use or abuse of electricity or resulting from defects in or accidents to any of the Electric Vehicle Charging Station's wiring, equipment or vehicle, or resulting from any cause whatsoever.

E) Letter Box Area

Private notices, circulars or pamphlets are not permitted to be inserted into the private letter boxes without prior consent from the management.

F) Shuttle Service

- a) The Shuttle Service is exclusively for residents of Trinity Aquata only.
- b) Residents are required to present Trinity Aquata's Resident Card before taking the ride.
- c) The shuttle service schedule may vary due to traffic condition.
- d) Travelling time and schedule are subject to change without prior notice.
- e) Seats are available upon first-come first-served basis.
- f) The Developer and Management Office are not responsible for claims, damages or injury sustained, howsoever caused arising from the use of this shuttle service provided.

G) Hanging to Dry of Umbrellas, Rags, Mops, Clothing, etc.

No umbrellas, rags, mops, rain clothes, clothing or other articles shall be hung to dry on any window, balcony, passageway or any other place visible from the exterior of the Building; and no clothes or similar items shall be hung to dry on poles protruding from the window of the premises or any fences or structures that may be erected on the grounds of the Building.

4.13 Delivery, Move In and Move Out

A) Approval from The Management

- a) All delivery, moving in/out is subject to the prior written approval of the Management. The moving in/out should only be carried out during the following hours:
 Monday – Friday: 9.00am – 5.00pm
 Saturday: 9.00am – 1.00pm
 Sunday & Public Holiday: Strictly Not Allowed
- b) Owner(s)/Tenant(s)/Occupant(s) shall inform the Management at least one (1) working day in advance with submission of the following requirements to the Management for approval:-
 i) Duly filled Moving In/ Out Form.
 ii) Refundable Moving In/ Out Deposits of **RM200.00**.
 iii) Letter of Undertaking from the Owner (if applicable).
- c) The Management reserves the right to reject any delivery, move in/out request if any breach or contravene of guidelines and regulations hereof.

B) Moving In / Out Deposit

- a) Refundable deposit ("Moving Deposit") of **RM200.00** shall be paid by the Occupant(s) to the Management at the same time as the submission of the application to moving in/out. Moving in/out shall not commence irrespective of payment of the Moving Deposit unless and until the application has been approved by the Management. Such sum shall be stipulated by the Management at the time of application to moving in/out.

- b) The Moving Deposit is to ensure that there is no damage caused to the Building resulting or attributable to the shifting works and that any and/or all rubbish, unwanted materials, debris, etc, resulting or attributable to the shifting works are not left remaining in the corridors, lift lobbies, fire escapes, staircases and/or other areas of the Building or the Common Property.
- c) The Management shall deduct from the Moving Deposit any costs and/or expenses incurred in removing, cleaning and/or cleaning of unwanted debris, and/or the other costs and expenses of repairing any damage to any part of the Common Property caused or attributable to the moving in/out and the balance, if any, will then be refund to the Occupant(s). In the event that the clean-up and/or repair costs incurred by the Management exceed the Moving Deposit, the Occupant(s) shall be charged and shall pay such additional amount(s) to the Management.
- d) The Moving Deposit shall be refunded free of interest to Occupant(s) upon completion of the shifting works and the cleaning and making good of any part thereof to the satisfaction of the Management.

C) Use of Common Property During Moving In/Out

- a) All deliveries, moving in/out of goods, furniture, materials rubbish, debris (load or unload) and workmen must use designated area, access routes provided for the purpose and service lifts cautiously so as not to cause any inconvenience to other Occupant(s).
- b) The maximum load capacity of the lifts must be strictly observed by the contractor and his workmen.
- c) Before carrying out deliveries or removals, or the commencement of any works, the lifts, lift lobbies, lift corridors and walls, and the staircase must be properly protected with materials approved by the Management.
- d) The Occupant(s) shall be responsible for any cleaning and/or damage to the Building and Common Property eg. the lift car, caused by the moving of goods, materials, rubbish/debris, equipment or furniture or other personal effects caused or attributable to the Occupant(s) or their employees and/or agents shall be remedied, replaced or repaired at the sole expense of the Occupant(s) concerned.

D) Indemnity

- a) Injury to or Death of Persons

The Occupant(s) shall be liable for and shall indemnify the Management against all expenses, liabilities, losses, claims or proceedings whatsoever arising from any statute or at common law in respect of personal injury to or the death of any personnel whatsoever arising from moving in/out of the Parcel.

4.14 Insurance

- A) The Building has been insured against fire and it covers the structure of the Building and all the Common Property but not the personal belongings, valuables and the contents of the Parcel.
- B) Owner(s)/Tenant(s)/Occupant(s) shall not do or permit or suffer to be done anything whereby the policy or policies of insurance of his/her Parcel and/or the Building against damage by fire may become void or voidable or whereby the insurance premium may be increased and the Owner(s)/Tenant(s)/Occupant(s) shall pay to the Management on demand all sums paid or payable by way of increased premiums and all expenses incurred by the Management as a result of any non-observance of House Rules by the Occupant(s).
- C) Owner(s)/Tenant(s)/Occupant(s) shall be fully responsible for their personal belongings and valuable and the contents of their Parcel and for public liability, and they may wish to take up their own insurance policy or policies.
- D) Occupant(s) are advised to use surge suppressors/voltage regulators for sensitive electrical/electronic equipment and appliances, as the Management assumes no responsibility or liability for any damage, loss or injuries arising thereof.

4.15 Other Covenants

- A) The Owner hereby agrees with the Management as follows:
- a) Not to move or relocate any fire doors and walls. Any removal or relocation shall be SUBJECT ALWAYS to the rules and bylaws in force and implemented or amended from time-to-time by the Management or Management Corporation as the case may be, and the costs of such works shall be borne by the Owner.
 - b) Not to make-or-cause drilled holes or to make any ingress or egress openings internally or otherwise on the floor wall or ceiling of the Parcel, the opening of a void for the construction of a staircase or connection between floors, or the party walls or common areas of Trinity Aquata without the prior written approval of the Management and/or the Management Corporation, as the case may be.
 - c) Not to affix or drill any nails or sharp objects on or into the floor, wall or ceiling of the Parcel save where such affixing is done by using hangers with short nails.
 - d) To engage a qualified electrician or wireman to install any electrical socket, power points, electrical appliances or fan-coil units and to ensure that such installation will not overload or cause damage to the power supply or to any of the existing electrical installation in any part of the Parcel and/or Trinity Aquata.
 - e) If the Owner shall require electricity supply in excess of the supply arrangement as provided for in the distribution fuse board installed by the management or if the Owner shall require revision to the distribution fuse board as installed by the Management:
 - i) The Owner shall obtain the prior approval in writing of the Appropriate Authority as well as that of the Management or the Management Corporation, as the case may be for such increase or revision.
 - ii) Any of the above approval may be withheld by the Appropriate Authority and/or the Management or the Management Corporation, as the case may be, without any reason being assigned thereto, or may be given subject to such terms and conditions as the Appropriate Authority and/or Management deem fit.
 - iii) If Owner commits a breach of this covenant, the Owner shall be liable for all damages or loss caused or contributed by the Owner's unauthorized increase of the Owner's electricity supply or unauthorized revision to the distribution fuse board installed by the Management.

4.16 Emergency Provision

- A) All Residents must co-operate with the Management in the establishment and implementation of building emergency measures and procedures, including participation in emergency training procedures and practice evacuations, in connection with such measures and procedures and during any emergency situation, residents or invitees are required to promptly comply with direction given by the Management to assist residents of Trinity Aquata in emergency situation.
- B) All residents shall be responsible for providing the Management with their contact address(es) and telephone number(s) or in the case of corporations, the name, contact address(es) and telephone number(s) of their authorized personnel in case of any emergency. Any Change to the contact person, address and telephone number must be relayed to the Management immediately.

4.17 Special Notes

- A) The Management, its agent and its staff shall not be liable in any manner whatsoever for any death, personal injury or loss or damage whether to person or property sustained by the Resident, his or her guests, family, servants, agents, invitees or licensees while in the or upon the parcel or the Common area or anywhere within Trinity Aquata (whether arising from the negligence or default of the Management or that of any servant agent, service providers or contractors of the Management or otherwise howsoever).
- B) Without prejudice to the foregoing, the Owner shall not permit or suffer to be done anything in the Parcel or any part thereof which may be or may become a nuisance or annoyance or may cause damage to the Management or the Management Corporation, as the case may be or any Resident of Other Parcels, premises or property within Trinity Aquata.

RESIDENT'S COMMUNITY RULES

- C) The Owner shall not do any acts or things harmful or undermining to the interests of the Management or the Management Corporation. In the event that the Management or the Management Corporation, as the case may be, is of the opinion that any acts or things are harmful or undermining to its interest, notice in writing thereof shall be given to the Owner by the Management or the Management Corporation, as the case may be, and the Purchaser shall rectify and abate the said prejudicial acts or things within **fourteen (14) days** of the receipt of such notice from the Management or the Management Corporation, as the case may be.
- D) The rules and regulations set out herein shall be in addition to but not in diminution of the terms and conditions, stipulations or restrictions set out in the Sales and Purchase Agreement and the Deed of Mutual Covenants thereto or the schedules referred to therein.
- E) The Management reserves the right to amend, vary or change any or all of the above Community Rules from time to time as it deems necessary.



SECTION 5.0

RENOVATION GUIDELINES



5.1 Conditions of Renovation Work Commencement

- A) The following conditions must be satisfied before the Owner is permitted to commence any work on additions, alterations, refurbishments or renovations to the parcel:
- a) Issuance of Certificate of Completion and Compliance (CCC)
 - i) No works shall be carried out before the issuance of Certificate of Completion and Compliance (CCC) by the appropriate authority.
 - b) Approval from Appropriate Authorities
 - i) The design, specification and execution of all works shall be in compliance with the building by-laws and all other relevant legislations, rules, regulations and guidelines in force in Malaysia. Where required, the necessary approvals must be obtained from the appropriate authorities by the Owner before the commencement of any works.
 - ii) For any new wiring works or alterations to existing wiring works, the certification from wireman. The details must also be submitted to management for approval.
 - c) Consent from Management
 - i) Owners shall not carry out any renovation alteration or extension work to any said parcel which may involve the removal, modification, pulling down and/or alteration of any wall within the said parcel; without first having obtained the written consent of the Management which shall not be unreasonably withheld by the Management.
 - ii) Only Owners may obtain written consent from the Management prior to the commencement of any renovation works. The Management reserves the right to request the Owners to provide an indemnity acceptable to the Management. All Renovation Works shall be carried out by quality and licensed Contractors only. The Management reserves the right to remove or restrict access to any unqualified or licensed Contractors.
 - iii) The plans and details of the renovation works must be submitted to the Management for consent at least two (2) weeks before commencement of works. However, the consent from the Management does not denote approval for those works that must be approved by the Appropriate Authorities.
 - iv) Further, the owners shall ensure that the relevant permits, approvals, exemptions or waivers from the relevant authorities (if necessary) have also been obtained prior to the commencement of such Renovation Works and shall comply with all laws, regulations, orders, rules and by-laws in connection therewith. A copy of such permit, approval, exemption or waiver shall be forwarded to the Management for its records.
 - v) In the event any Renovation Works are carried out without the Management's written consent or knowledge or without any permit or license from the relevant authorities (if necessary) as required under the laws:-
 - The Management has the sole and absolute discretion to stop such works or to stop the contractors and their workers from entering the said Building until such time as the Owner or the Resident shall have obtained the required written consent from the Management and the relevant authorities (if necessary) and all costs incurred shall be borne by Owner.
 - If the Owner or Resident refuses, fails and/or omits to apply for the required consent within forty eight (48) hours from the date of stoppage of works, the Management may upon give forty eight (48) hours' notice in writing to the Owner or the Resident, proceed to remove such works and the costs incurred as a result thereof shall be borne by the Owner or the Resident and shall be deemed a debt due from the Owner or the Resident to the Management.
 - Any orders made by the relevant authorities for the removal of the illegal Renovation Works shall be complied with by the Owner or the Resident at the Owner's or the Resident's own costs.

In the event the Management has to consult any consultants for comments or opinion for the proposed Renovation Works, the Management shall be entitled to appoint its own consultants and the Owner or the Resident shall pay the fees of such consultants for their comments and opinion an amount determined by the Management as agreed administrative fee from time-to-time depending on the extent of the Renovation Works.

5.2 Working Hours

All renovation, delivery and removal works are restricted to the following days and hours.

Days	Operating Hours
Mondays to Fridays	9.00am to 5.00pm
Saturdays	9.00am to 1.00pm
Sundays & Public Holidays	No works allowed

The Management may review the hours of work from time to time so it would not to disturb or affect the peaceful environment of Trinity Aquata.

5.3 Application of Renovation Permit

- A) Owners and their contractors are required to obtain approval from the Management Office prior to commencement of renovation work. Renovation application form can be obtained from the Management Office. **Owners are to comply with the renovation terms and conditions therein.**
- B) The Owner and the Tenant shall inform the Management of their intention to carry out Renovation Works. The Management may impose a fee (of such an amount as shall be placed on the Notice Board from time-to-time) if any Owner or the Tenant fails to seek the written consent of the Management to carry out works beyond the scheduled days and times.
- C) Owners are also required to submit a list of names, ID numbers and other particulars of their contractor/workers to the Management before commencement of works. Any changes and/or additions to the list must be notified in advance to the Managements.
- D) Owners are required to apply for the issuance of ID passes for each worker. Workers are required to return the ID to the Security Control Room AT THE END OF EACH DAY. A penalty of RM 100.00 will be charged on each ID pass not returned to the Security Control Room. Management reserves the right to deduct this penalty from the renovation deposit.

E) REQUIREMENT AT THE TIME OF SUBMISSION

The set of the forms and plans shall include but not limited to the layout and system schematic (where applicable) for:

- a) Renovation Application Form
 - b) Contactor List (Worker;s name, IC/ Passport Number and Contact Number)
 - c) Renovation deposit
- | Deposit Type | Deposit Amount (RM) |
|---------------------|---------------------|
| Minor/ Installation | 1,000.00 |
| Major Renovation | 3,000.00 |
- d) Air-conditioning layout including piping, electrical works and etc;
 - e) Electrical system (single line diagram, light and power point layout and etc);
 - f) Renovation of plumbing system for any wet provisions like wet pantry, toilet and the like;
 - g) Renovation plan by qualified-licensed and certified Engineer or Consultant and approved by Appropriate Authorities
 - h) A copy of proof for the insurance coverage for the said renovation works

5.4 Renovation Deposit and Refund Condition

- A) A refundable Installation/ major renovation deposits of **RM1,000.00/ RM3,000.00** shall be payable to the Management to secure the due performance and observance of the terms of Renovation. Depending on the extent of the Renovation Works, the Management reserves its right to request for an additional deposit and the same shall be provided by the Owner or the Resident before commencement of any Renovation Works.
- B) The deposit is intended to ensure that there is no damage to Trinity Aquata and that all unwanted materials, debris, etc. and other items are not left in the corridor, lift lobbies, fire escape staircase or any other area of Trinity Aquata. Otherwise, the cost of cleaning and/or repairing damages, will be deducted from the deposit and the balance will be refunded free of interest to the Owner concerned. In the event that the clean-up costs and damages exceed the deposit, the Owner responsible shall be charged the additional amount.
- C) A construction waste handling fee of **RM200.00** (non-refundable) will be charged as renovation waste debris disposal service for using the construction disposal bin provide by the Management.
- D) Upon completion of the renovation works, a joint inspection will be carried out between the Management and the Owner to determine the overall condition of the Building to ascertain the cost (if any) to be deducted from the Renovation Deposit for rectification works to any damaged property or cost of removal of debris etc.
- E) Any renovation debris/material clogged in the waste disposal system i.e. floor traps, pipes, toilet bowl and etc, the owner/renovation contractor have to clear and make good the system. Otherwise, they will be denied continuation of work and/or the renovation deposit will be forfeited/utilized to engage third party to rectify.

5.5 Limits of Renovation Works

- A) Security Checks
 - a) All delivery and removal must be reported at the security checkpoint prior to the work being carried out. Otherwise the Management reserves the right to refuse entry to any personnel for whatever purposes, which cannot be immediately verified there and then.
 - b) All contractors must report at the security check point to obtain Access Passes and must wear such passes at all times whilst in Trinity Aquata. Security personnel have the right to question any person in Trinity Aquata including those found with or without an ID and may at the Management's sole discretion remove them from Trinity Aquata.
- B) All renovation works shall be confined within the limit of a unit and should not affect other Owners or Residents' use of the Common Property.
- C) In the event of the Owner deciding to carry out renovation, alteration or extension work to his parcel after the issuance of the Certificate of Completion and Compliance (CCC), the Owner shall at his own cost and expense ensure that the contractor or any person or company so engaged or entrusted by the Owner as regards such renovation, alteration or extension work will not in any manner:
 - a) Damage or cause any damage to the road, drainage, sewerage, piping, cable or any other structures or items put up by the Developer or otherwise within Trinity Aquata.
 - b) Store or keep any building materials and/or construction equipment within Trinity Aquata except within the Parcel or any area specifically agreed to by the Management.
 - c) Dump any waste or redundant materials within Trinity Aquata.
 - d) Cause any inconveniences to any of the other Residents.
- D) Workers are prohibited from loitering around or in other parts of Trinity Aquata.
- E) Installation of Water filter
 - a) Residents are not allowed to install their individual water filters outside their Property Parcel.
 - b) All water filters must be installed within the property parcel of the Residents.
- F) The Owners shall be responsible for his contractor's actions and shall ensure that no debris or construction waste shall be discharged into the unit, floor trap or/and toilet bowl or in any other manner that may clog up the common system and any repairs or rectification works arising shall be at the expenses of the Owner.

RENOVATION GUIDELINES

- G) The Owner shall be responsible for the conduct and behaviour of the appointed contractors. Any damage to the building or any part thereof and equipment effects shall be replaced or repaired at the expense of the Owner and/or the Resident concerned.
- H) The contractors are prohibited from tapping electricity and water supply from the Common Property for their renovation works. Workers are refraining from igniting any form of fire at the work area and to comply strictly with all fire safety precautionary measures.
- I) The contractors must at all times ensure that the common area is protected including but not limited to approved covering sheet.
- J) Upon completion of the works the Owner shall ensure and be responsible for clearing away and removing all packing and crating material from Trinity Aquata. All constructional plant including surplus material rubbish and temporary works of every kind and leave the whole of the relevant parts of Trinity Aquata in a clean condition to the satisfaction of the Management.
- K) All construction materials are to be properly stored. No stockpiling is allowed in the Common Area including roads within Trinity Aquata without the prior written consent from the Management.
- L) All deliveries, removals and workmen must use only **designated** lift and staircase.
- M) All loose construction materials (such as sand and cement) must be transported and moved in containers or bags properly secured or tied to prevent any spillage.
- N) The Owner shall ensure every reasonable means is used to prevent any roads in Trinity Aquata from being damaged or injured by any traffic of the contractor in the moving of the plant and materials from and to the parcel. The Owner shall indemnify and keep the Developer or Management indemnified against all claims demands proceedings losses damages cost charges and expenses whatsoever arising out of or in relation to any such matters.
- O) No overnight parking is allowed for renovation contractors.
- P) Contractor's vehicles should not obstruct the driveways, car park entrances and exits, lift lobby entrances and etc.
- Q) In the event any works are carried out without the Management's consent or without any permit or license from the Appropriate Authority or works are not disclosed to the Management, the Management has the sole and absolute discretion to stop such works or to stop the contractor from entering Trinity Aquata until such time as the Owner shall have obtained the requisite consent from the Management and the Appropriate Authority.
- R) The Management shall not be liable for any claims, fines or penalties that may arise from such works or stoppage of the same. The Owner shall make good any damage to the buildings structure within and outside the parcel and such costs shall be borne by the Owner.
- S) In the event that the Owner fails to comply with provision above, the Management reserve the right to enter the parcel to restore into the original state such as wall or walls as shall have been removed, modified pulled down and/or altered by the Owner and such costs of restoration shall be charged to, borne and paid by the Owner. In addition, thereto the Management has the right to levy a fine on the Owner of a sum of not exceeding **Ringgit Malaysia Twenty Thousand (RM 20,000.00)** for non-compliance of the provisions above hereof which fine shall form part of the Building Fund. The Management shall have a lien on the parcel until such time such restoration costs and fine so imposed have been paid by the Owner.
- T) **HACKING OF FLOORS, BRICK WALLS, STRUCTURAL SLABS, COLUMN AND BEAMS ARE STRICTLY PROHIBITED** as majority of the walls of Trinity Aquata are load bearing reinforced concrete walls and the Owners shall seek the written consent of the Management and approvals from the Appropriate Authority for knocking down of walls within the Parcel and for any wet construction works. The Management reserves the right to request for necessary reports and certificate from the appropriate consultants and all costs or procuring such reports shall be borne by the Owner and/or to refuse permission for such works at its sole discretion. Please refer to the attached structural floor plans for further renovation arrangement.
- U) All renovation works shall be carried out in accordance with this Community Rules and by-laws of the Appropriate Authorities. The owner shall ensure that no excessive noise (including but not limited to the grinding of the floors) shall be generated by the contractors during such renovation works and building materials shall not be discharged into waste disposal system or left in the refuse chamber.

- V) The Contractor engaged by the Owner shall only use the type of heavy equipment approved by the Management. Equipment such as pneumatic hammer drills, "jack hammers" and coring machines are expressly prohibited without the written consent of the Management. Welding works are limited to a power supply from a 13A power point only.
- W) Electrical works – any alteration or addition to the existing installation should comply with the Local Authority's and TNB's requirements such as cable sizes, SIRIM approved fittings and method of installation. All electrical installation must be carried out by a qualified electrician or licensed contractor.
- X) No change or interference shall be made in any manner whatsoever to the MATV system, fire deterrent system, electrical and telephone trucking box. The Owner shall be responsible for any damages (including but not limited to leakages and fluctuation in the water pressure) arising as a result of any illegal interference to any of the systems aforementioned and any rectification works required to be carried out by the Management as a result of such illegal interference shall be expense of the Owner.
- Y) Any alteration or addition on the existing plumbing and sanitary installation shall comply with the Local Authorities requirements. Installation works must be carried out by a qualified plumber or licensed contractor.
- Z) Owner(s) who changed the bathroom floor and wall tiles shall re-construct the waterproofing system, and please take note that the waterproofing warranty for the particular bathroom shall be ceased and void.
- AA) Where renovation works involve alteration or removal of the floor slabs of areas with water proofing. The Owner agreed that the Developer and the Management shall be discharged from all liability to rectify any leakage arising from such works and all rectification works shall be at the expense of the Owner.
- BB) The Management reserved the right to amend or add to the above said conditions as and when deemed necessary and the Owners shall adhere to the new rules and regulations.
- CC) Owners and contractors shall observe and adhere to the regulations and guidelines as determined and stated in the renovation forms during the application. Rules and regulations stated in the renovation forms are extracted from the community rules and are set forth for the ease reference of all contractors prior to commencement of any renovations.
- DD) Any defects must be notified to the Developer by the Owner prior to the renovation works. The Developer shall no longer be responsible for rectifying any defect(s) within the premises as Owner shall not hold the Developer responsibility for any defect after the renovation works done.

5.6 Fire Safety

- A) If gas torch is used for any welding works, the contractors must have a CO₂ extinguisher on standby, and the areas surrounding the working area must be free from any inflammable materials before starting work.
- B) The working area must be well ventilated during painting works.
- C) No smoking is allowed in the Parcel.

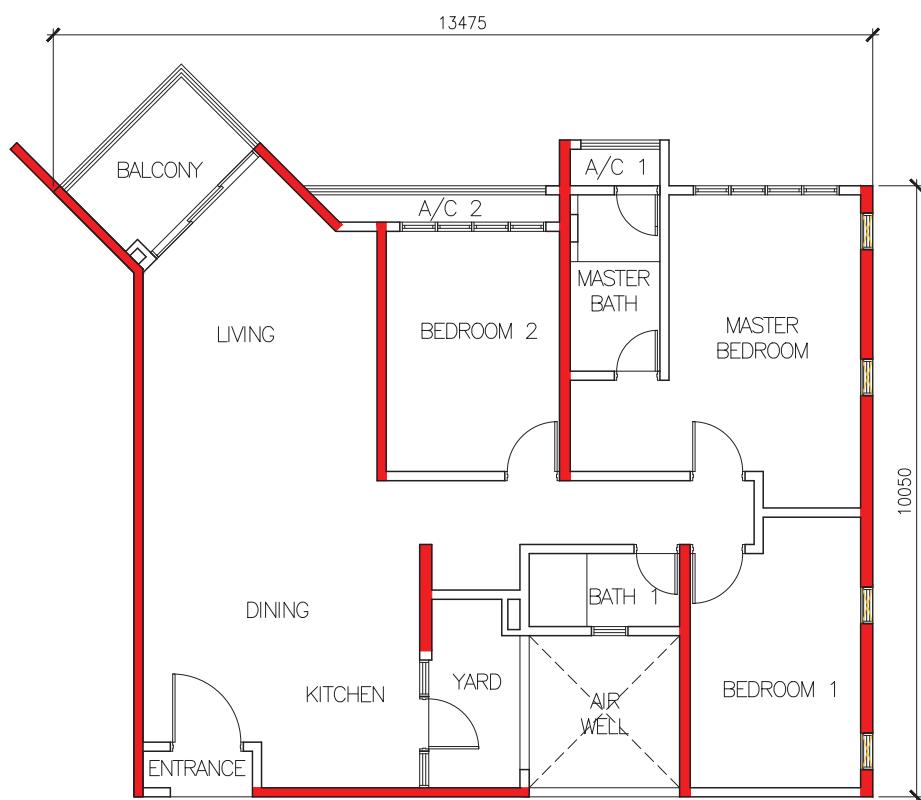
5.7 Insurance

- A) The Owners or Contractor is compulsory to take out appropriate insurance to protect persons at the place of work and against theft, fire, and vandalism within the Parcel unit.
- B) The Owners or Contractors shall indemnify the Management against all action, proceedings, claims, costs, expenses and demands in respect of any injury to or death of any person or any loss of and/or damage to the property of any person in the Parcel.
- C) Prior to commencing the work, the Contractor agrees to provide, maintain and pay for insurance during the time the work is being performed, including commercial general liability in the minimum amount of RM 100,000.00 against claims for damages for personal injury or property damage by reason of anything done or not done by the Contractor, its workers or servants or agents, in connection with the performance of this Contract. The Contractor will also provide proof of automobile liability insurance. The Contractor is responsible for all materials on site provided by the Contractor for the work in this Contract until installed.

APPENDIX 1 | STRUCTURAL FLOOR PLAN (TYPICAL UNIT)

TYPE A (BLOCK A)

NOTE:
THE WALL HIGHLIGHTED IN RED ARE STRUCTURAL SHEARWALL AND NOT ALLOWED TO BE DEMOLISHED OR ALTERED IN ANY MANNER

SHEARWALL KEY PLAN

RENOVATION GUIDELINES

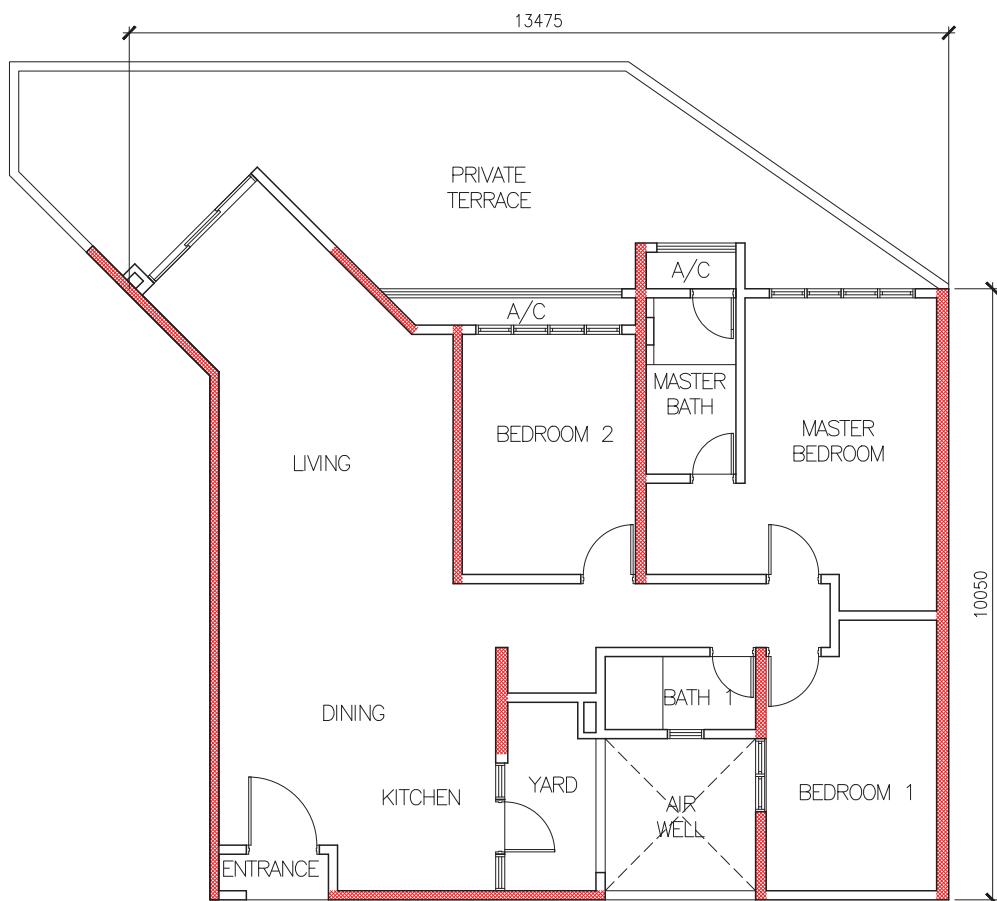
SECTION

5.0

TYPE A1 (BLOCK A)

NOTE:
THE WALL HIGHLIGHTED IN RED ARE STRUCTURAL SHEARWALL AND NOT ALLOWED TO BE DEMOLISHED OR ALTERED IN ANY MANNER

SHEARWALL KEY PLAN

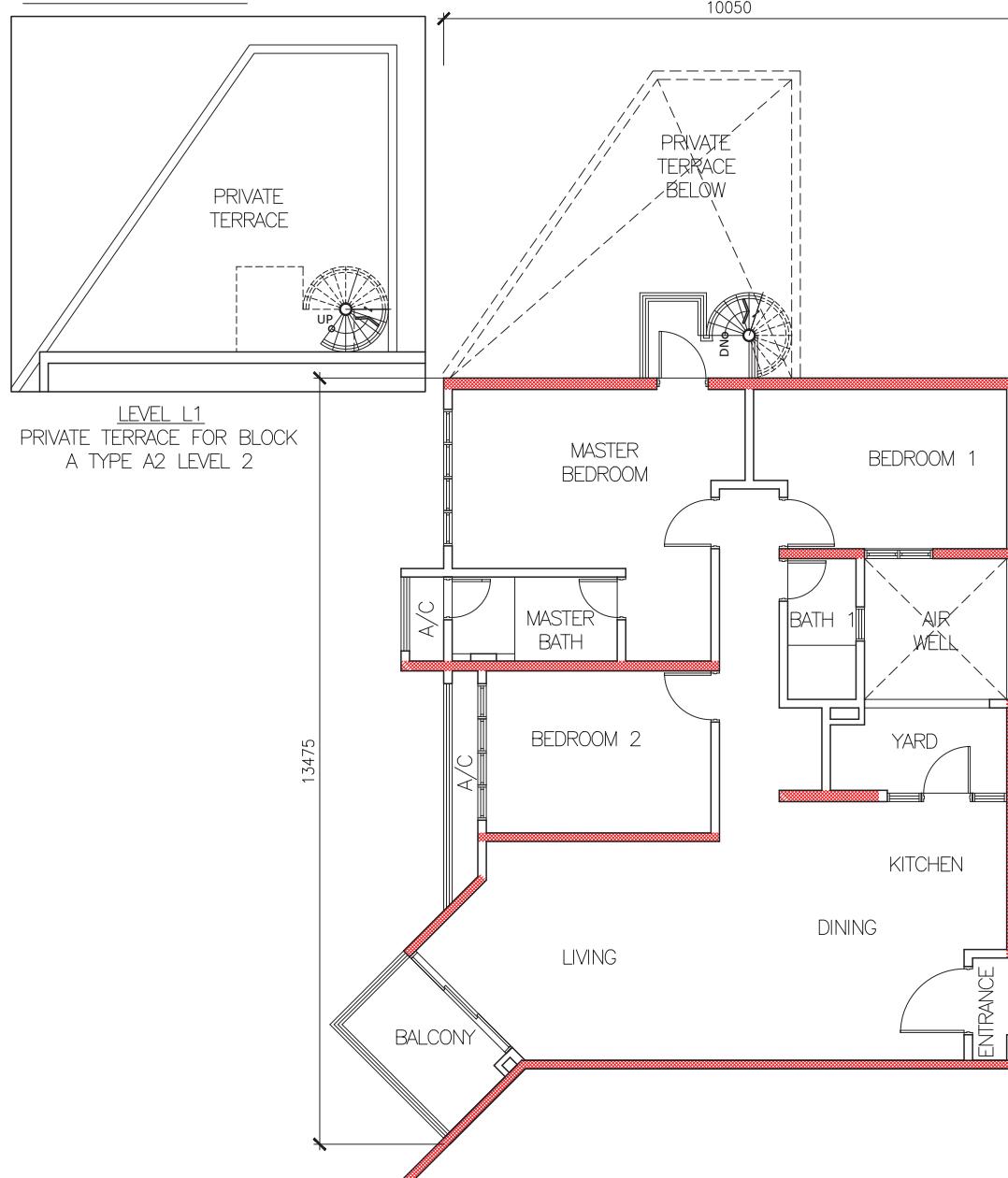


RENOVATION GUIDELINES

TYPE A2 (BLOCK A)

NOTE:
THE WALL HIGHLIGHTED IN RED ARE STRUCTURAL SHEARWALL AND NOT ALLOWED TO BE DEMOLISHED OR ALTERED IN ANY MANNER

SHEARWALL KEY PLAN



RENOVATION GUIDELINES

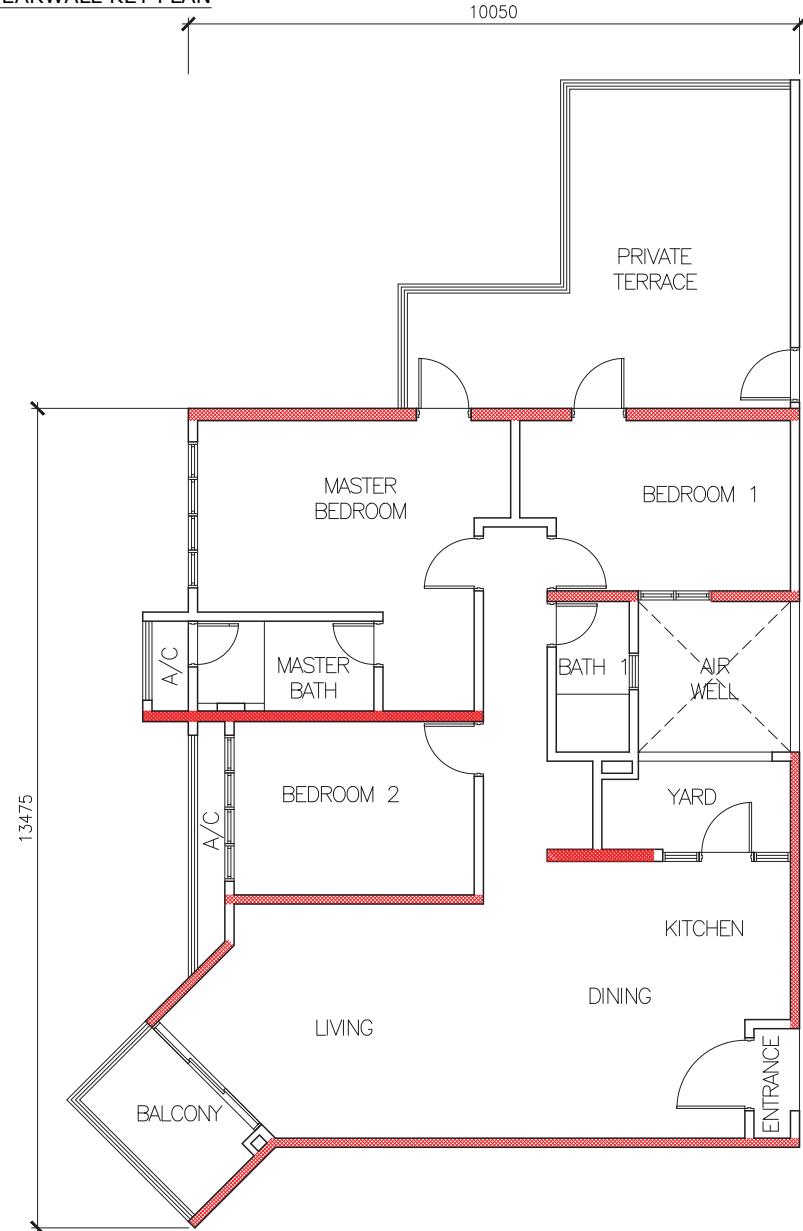
SECTION

5.0

TYPE A3 (BLOCK A)

NOTE:
THE WALL HIGHLIGHTED IN RED ARE STRUCTURAL SHEARWALL AND NOT ALLOWED TO BE DEMOLISHED OR ALTERED IN ANY MANNER

SHEARWALL KEY PLAN

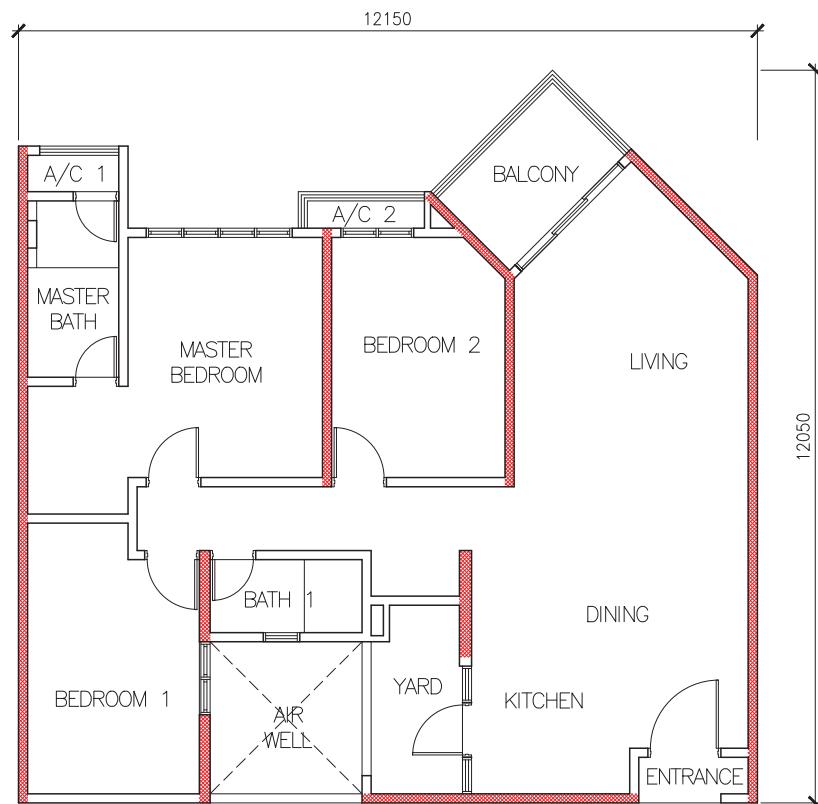


RENOVATION GUIDELINES

TYPE B (BLOCK A)

NOTE:
THE WALL HIGHLIGHTED IN RED ARE STRUCTURAL SHEARWALL AND NOT ALLOWED TO BE DEMOLISHED OR ALTERED IN ANY MANNER

SHEARWALL KEY PLAN



RENOVATION GUIDELINES

SECTION

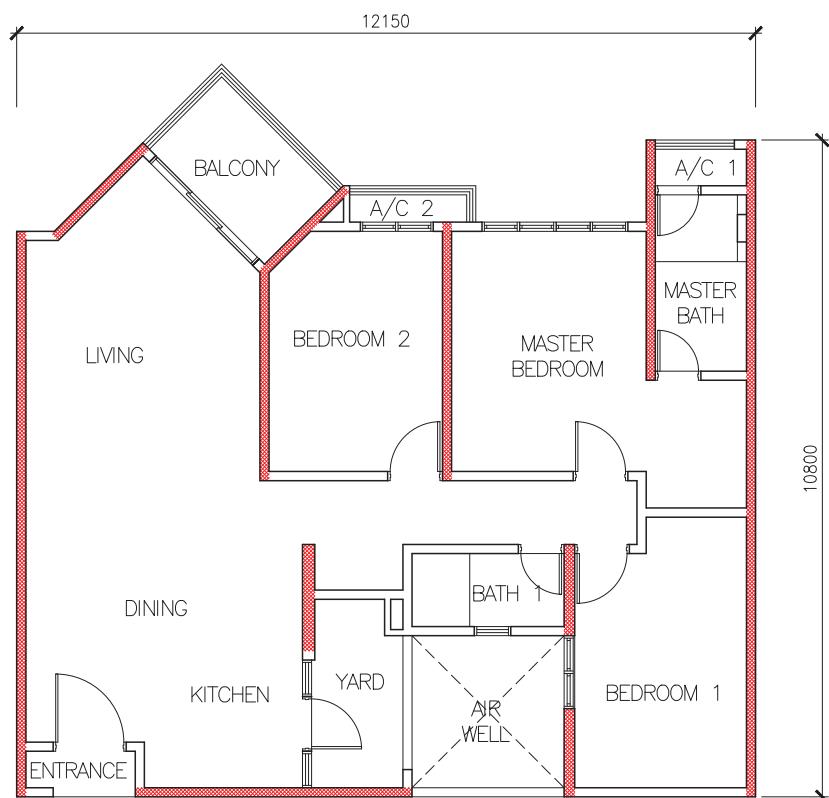
5.0

TYPE B (BLOCK A)

NOTE:

THE WALL HIGHLIGHTED IN RED ARE STRUCTURAL SHEARWALL AND NOT ALLOWED TO BE DEMOLISHED OR ALTERED IN ANY MANNER

SHEARWALL KEY PLAN

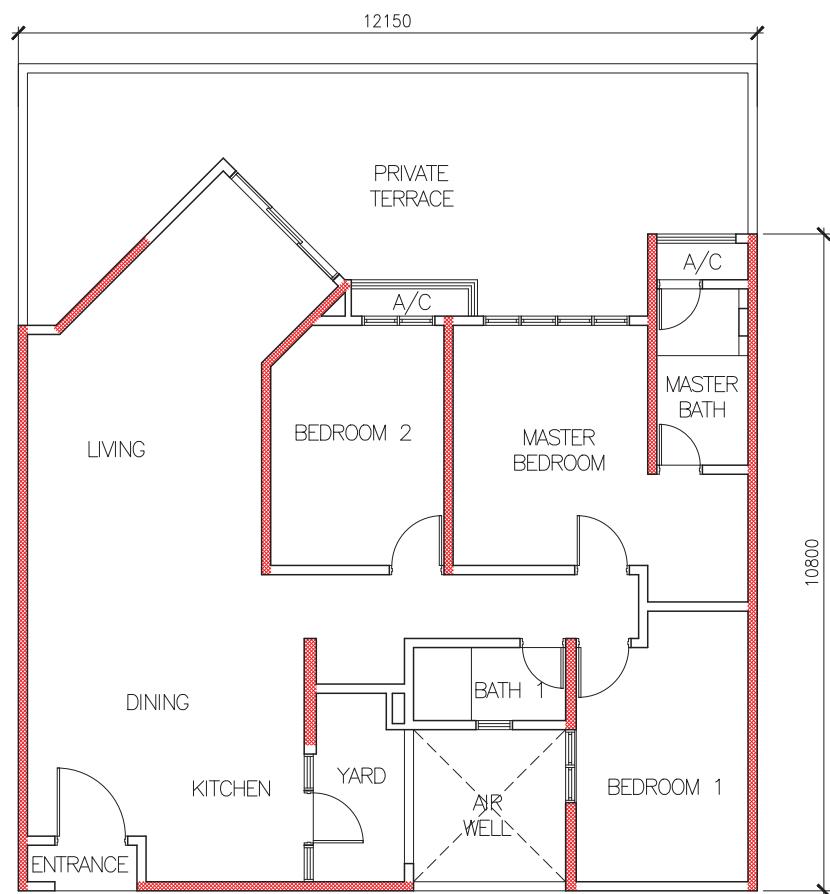


RENOVATION GUIDELINES

TYPE B1 (BLOCK A)

NOTE:
THE WALL HIGHLIGHTED IN RED ARE STRUCTURAL SHEARWALL AND NOT ALLOWED TO BE DEMOLISHED OR ALTERED IN ANY MANNER

SHEARWALL KEY PLAN



RENOVATION GUIDELINES

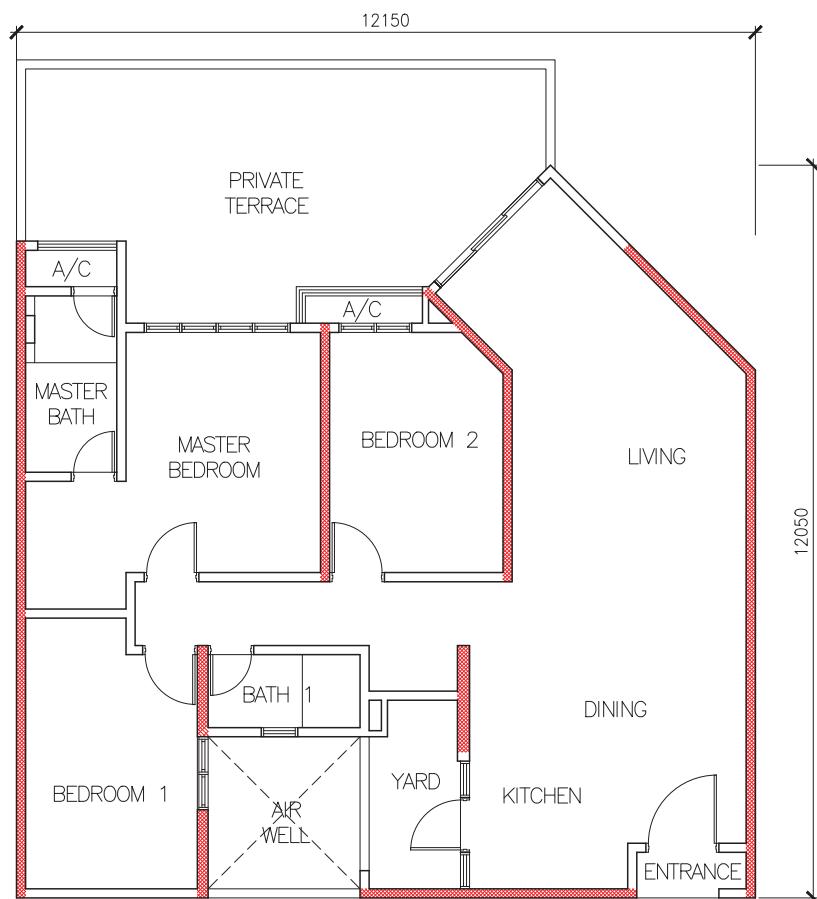
SECTION

5.0

TYPE B2 (BLOCK A)

NOTE:
THE WALL HIGHLIGHTED IN RED ARE STRUCTURAL SHEARWALL AND NOT ALLOWED TO BE DEMOLISHED OR ALTERED IN ANY MANNER

SHEARWALL KEY PLAN

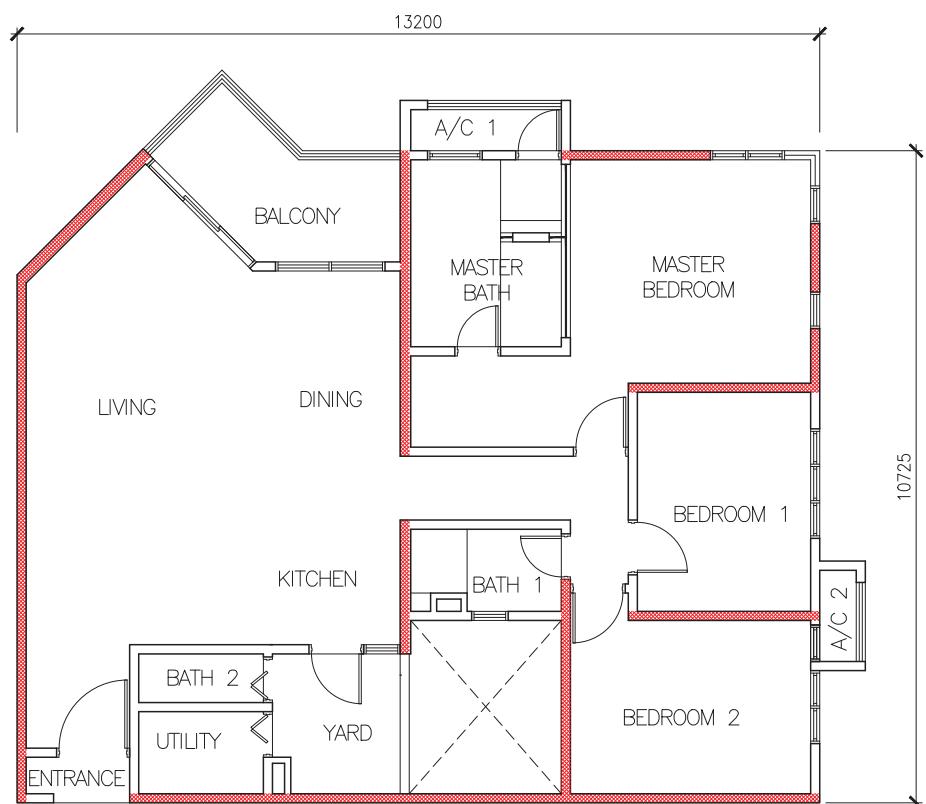


RENOVATION GUIDELINES

TYPE C (BLOCK A)

NOTE:
THE WALL HIGHLIGHTED IN RED ARE STRUCTURAL SHEARWALL AND NOT ALLOWED TO BE DEMOLISHED OR ALTERED IN ANY MANNER

SHEARWALL KEY PLAN



RENOVATION GUIDELINES

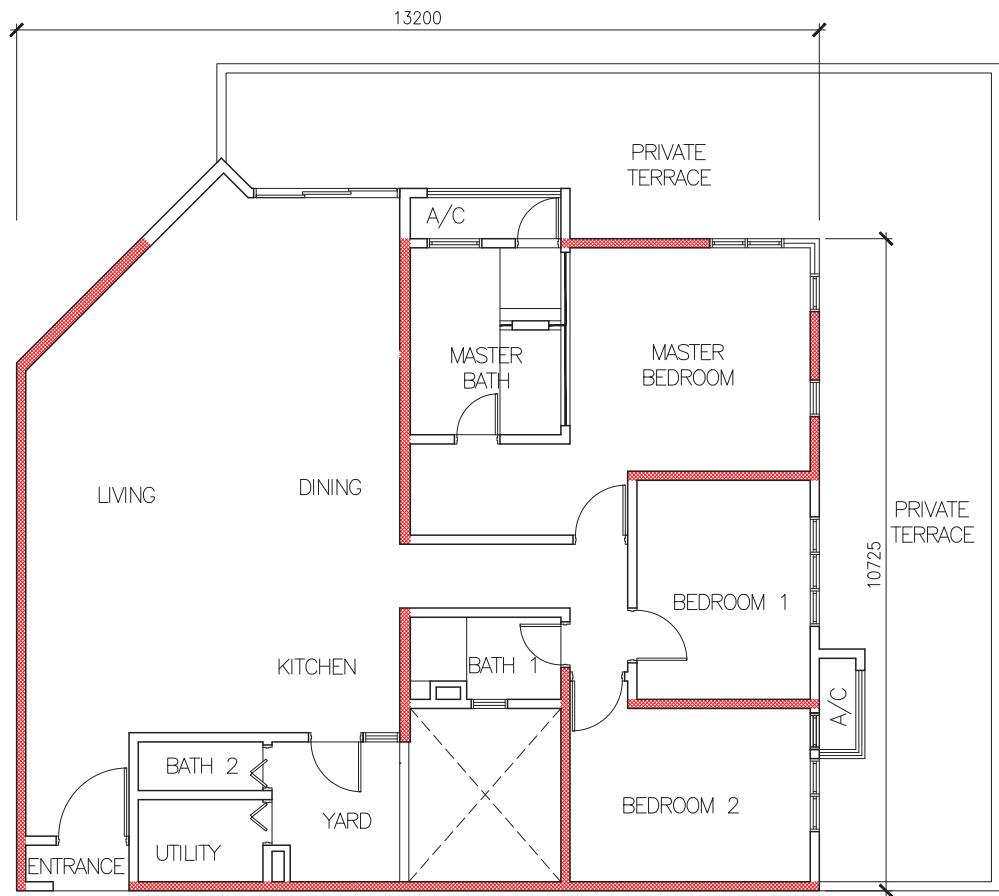
SECTION

5.0

TYPE C1 (BLOCK A)

NOTE:
THE WALL HIGHLIGHTED IN RED ARE STRUCTURAL SHEARWALL AND NOT ALLOWED TO BE DEMOLISHED OR ALTERED IN ANY MANNER

SHEARWALL KEY PLAN

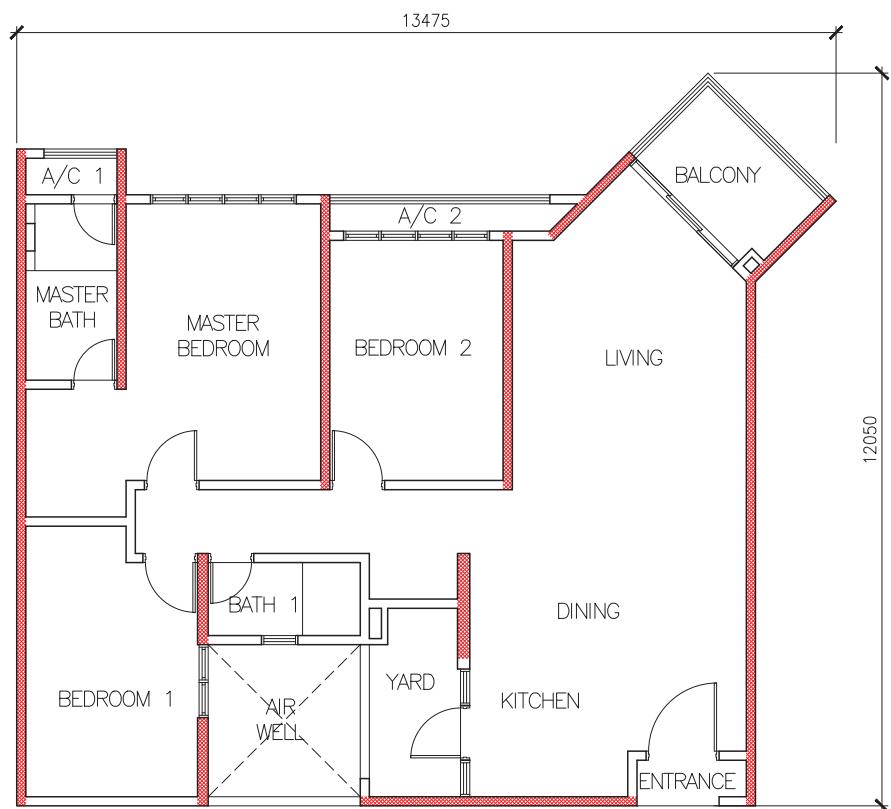


RENOVATION GUIDELINES

TYPE D (BLOCK A)

NOTE:
THE WALL HIGHLIGHTED IN RED ARE STRUCTURAL SHEARWALL AND NOT ALLOWED TO BE DEMOLISHED OR ALTERED IN ANY MANNER

SHEARWALL KEY PLAN



RENOVATION GUIDELINES

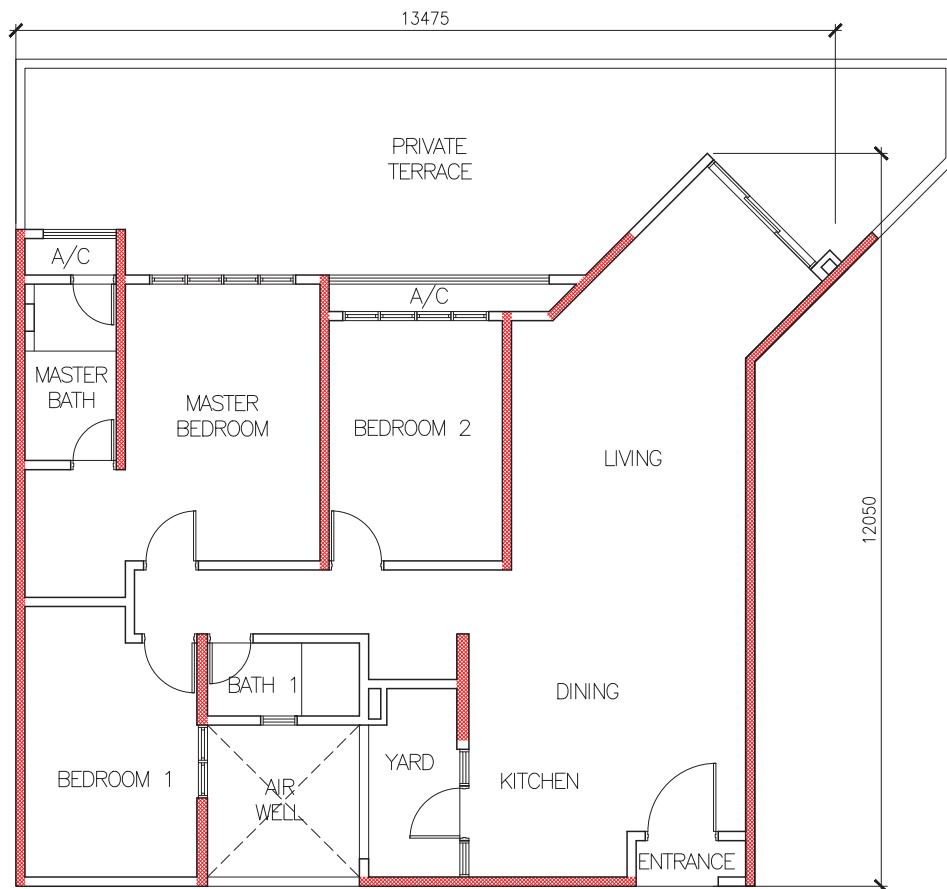
SECTION

5.0

TYPE D1 (BLOCK A)

NOTE:
THE WALL HIGHLIGHTED IN RED ARE STRUCTURAL SHEARWALL AND NOT ALLOWED TO BE DEMOLISHED OR ALTERED IN ANY MANNER

SHEARWALL KEY PLAN



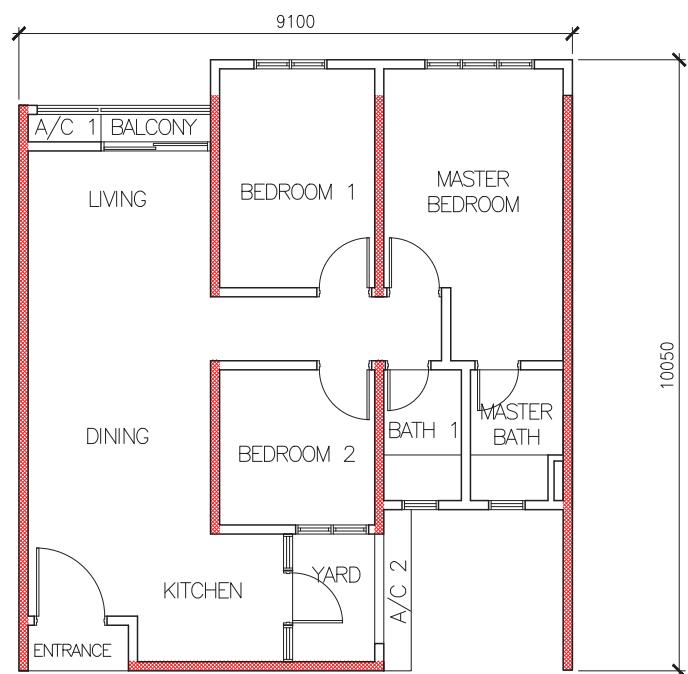
RENOVATION GUIDELINES

TYPE E (BLOCK A)

NOTE:

THE WALL HIGHLIGHTED IN RED ARE STRUCTURAL SHEARWALL AND NOT ALLOWED TO BE DEMOLISHED OR ALTERED IN ANY MANNER

SHEARWALL KEY PLAN



RENOVATION GUIDELINES

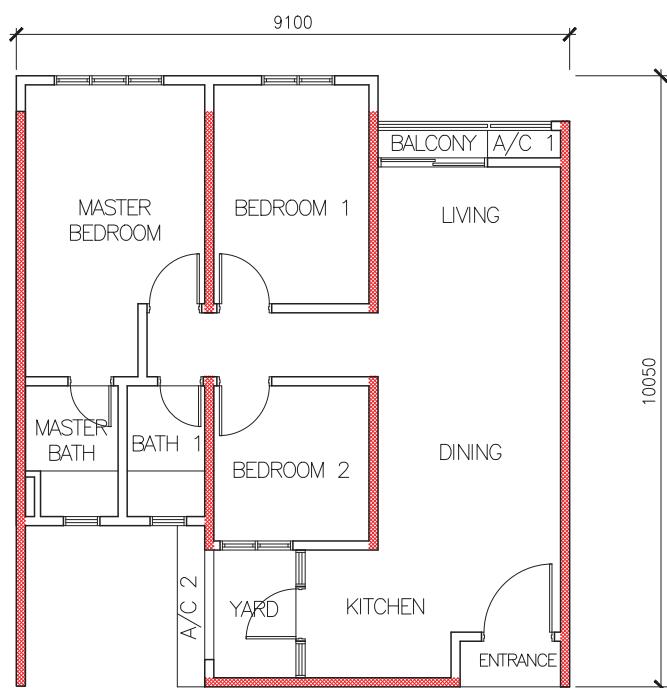
SECTION

5.0

TYPE E (BLOCK A)

NOTE:
THE WALL HIGHLIGHTED IN RED ARE STRUCTURAL SHEARWALL AND NOT ALLOWED TO BE DEMOLISHED OR ALTERED IN ANY MANNER

SHEARWALL KEY PLAN

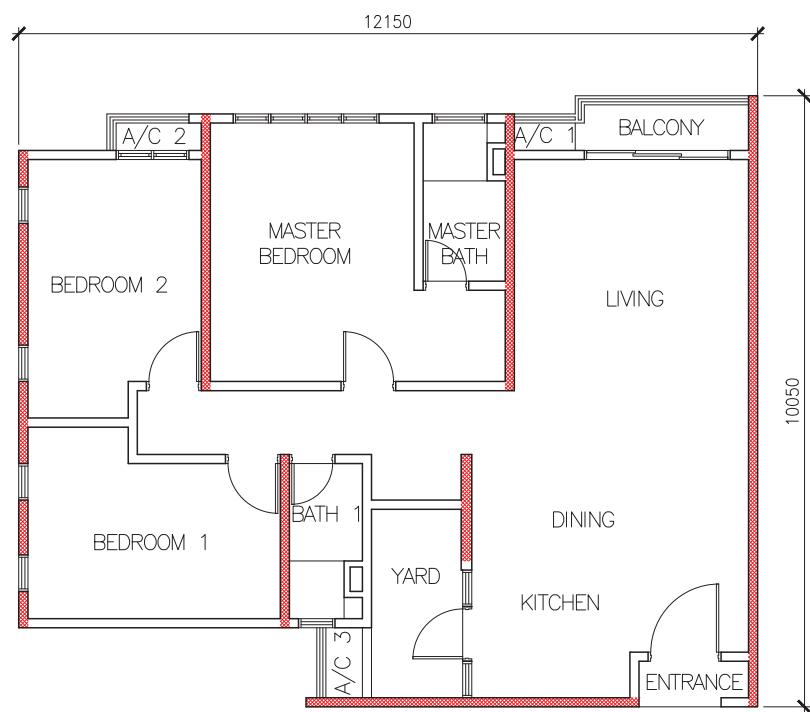


RENOVATION GUIDELINES

TYPE F (BLOCK A)

NOTE:
THE WALL HIGHLIGHTED IN RED ARE STRUCTURAL SHEARWALL AND NOT ALLOWED TO BE DEMOLISHED OR ALTERED IN ANY MANNER

SHEARWALL KEY PLAN



RENOVATION GUIDELINES

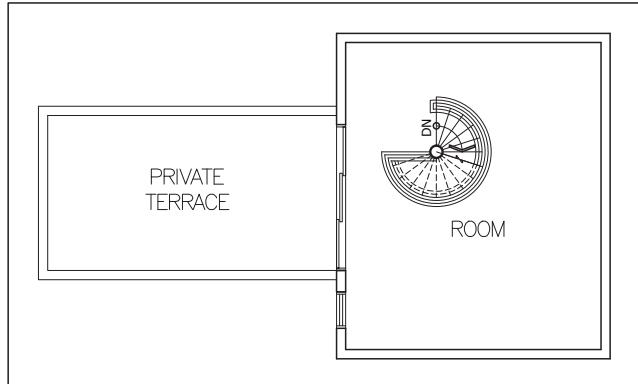
SECTION

5.0

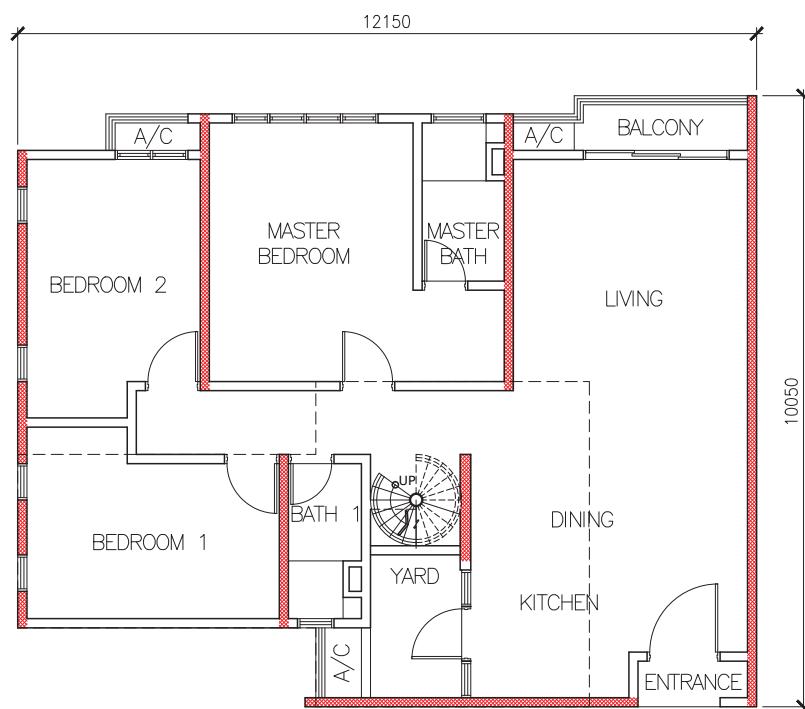
TYPE F1 (BLOCK A)

NOTE:
THE WALL HIGHLIGHTED IN RED ARE STRUCTURAL SHEARWALL AND NOT ALLOWED TO BE DEMOLISHED OR ALTERED IN ANY MANNER

SHEARWALL KEY PLAN



LEVEL L23
PRIVATE TERRACE FOR BLOCK
A TYPE F1 LEVEL 22

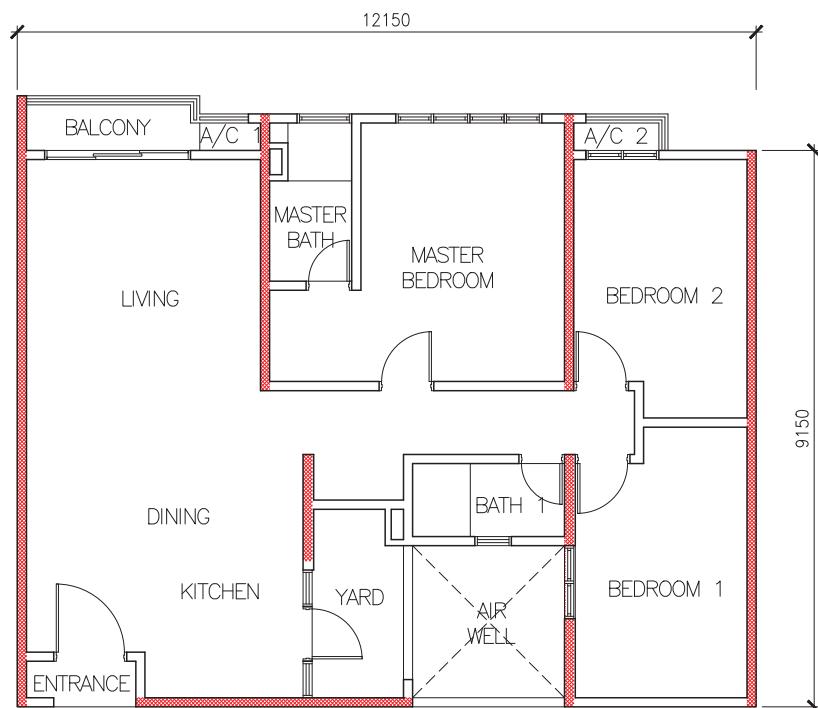


RENOVATION GUIDELINES

TYPE G (BLOCK A)

NOTE:
THE WALL HIGHLIGHTED IN RED ARE STRUCTURAL SHEARWALL AND NOT ALLOWED TO BE DEMOLISHED OR ALTERED IN ANY MANNER

SHEARWALL KEY PLAN



RENOVATION GUIDELINES

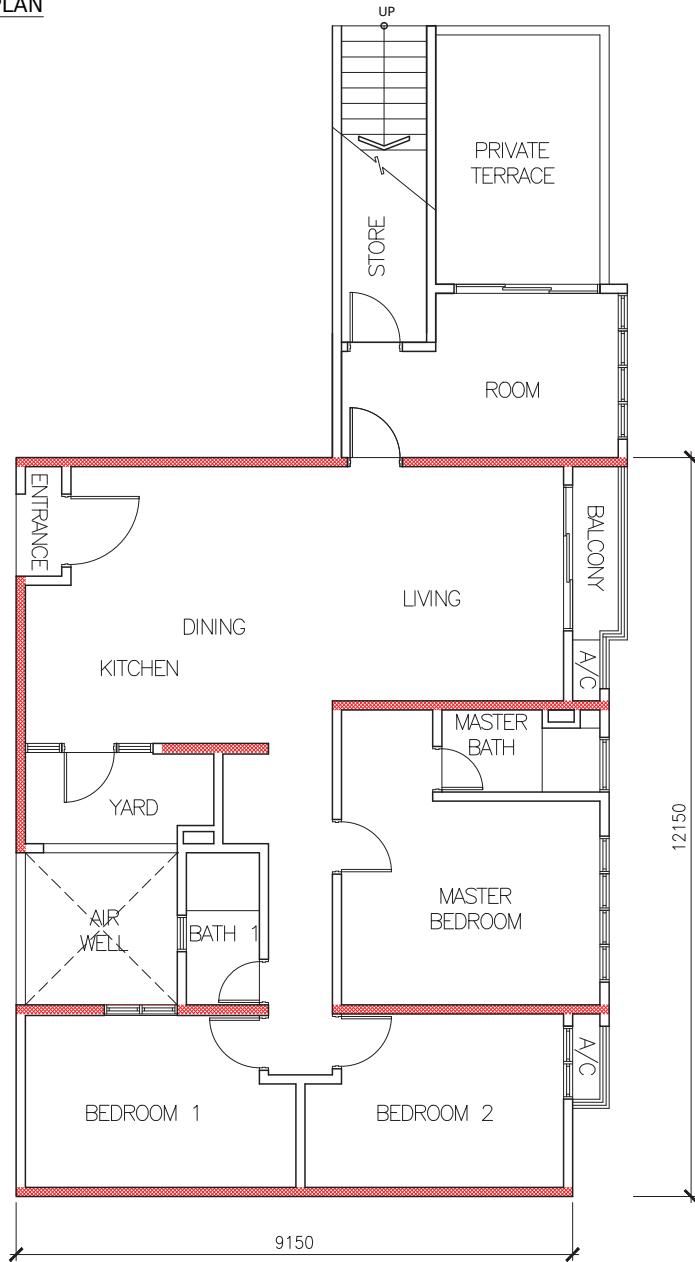
SECTION

5.0

TYPE G1 (BLOCK A)

NOTE:
THE WALL HIGHLIGHTED IN RED ARE STRUCTURAL SHEARWALL AND NOT ALLOWED TO BE DEMOLISHED OR ALTERED IN ANY MANNER

SHEARWALL KEY PLAN



SECTION

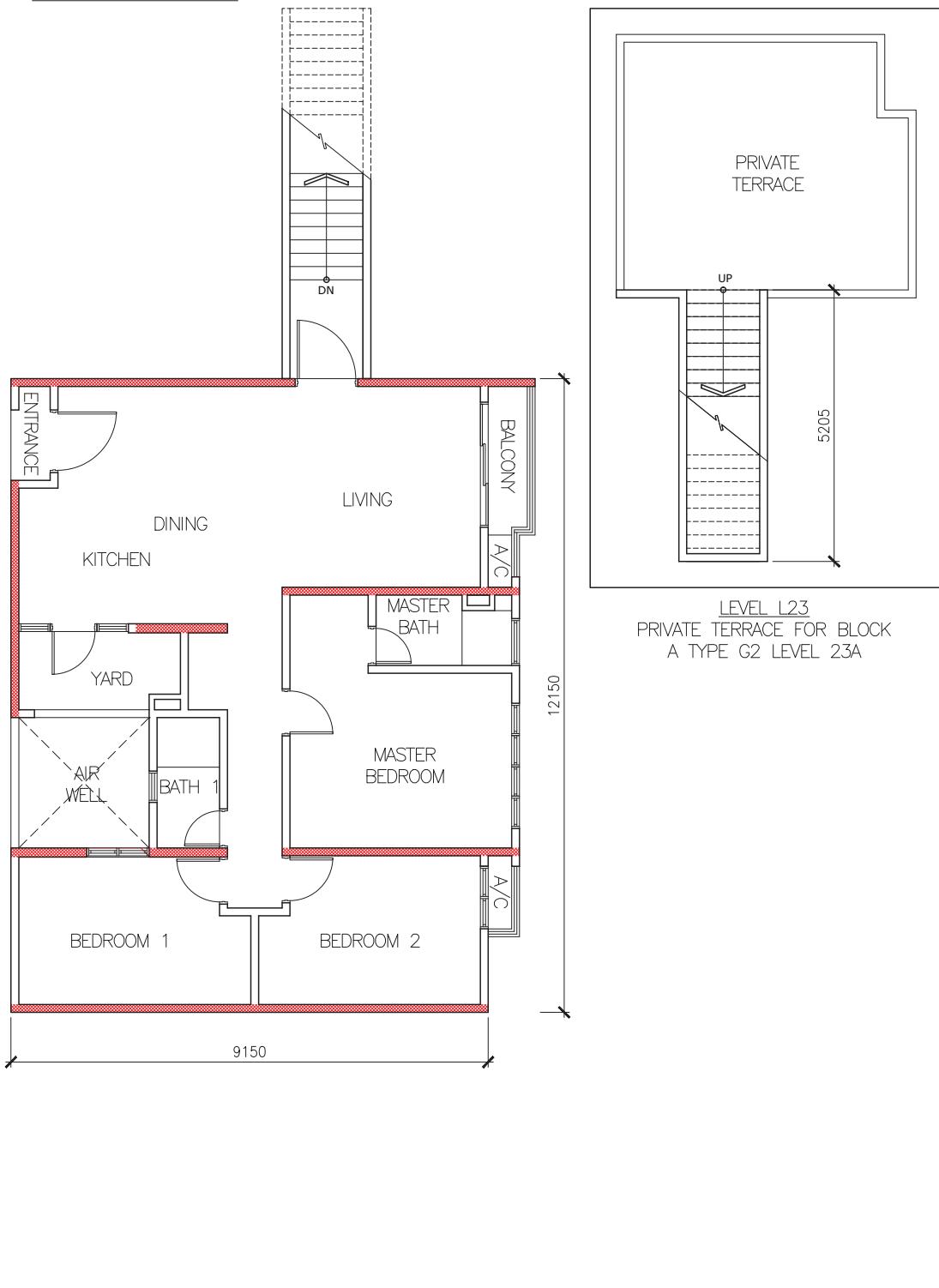
5.0

RENOVATION GUIDELINES

TYPE G2 (BLOCK A)

NOTE:
THE WALL HIGHLIGHTED IN RED ARE STRUCTURAL SHEARWALL AND NOT ALLOWED TO BE DEMOLISHED OR ALTERED IN ANY MANNER

SHEARWALL KEY PLAN



RENOVATION GUIDELINES

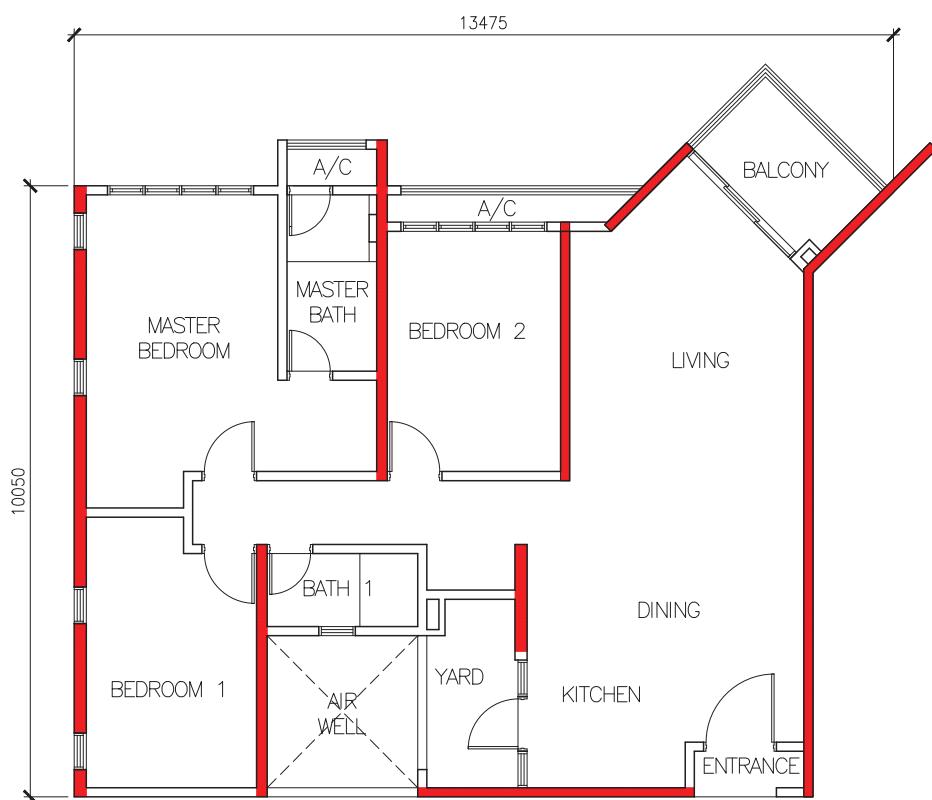
SECTION

5.0

TYPE A (BLOCK B)

NOTE:
THE WALL HIGHLIGHTED IN RED ARE STRUCTURAL SHEARWALL AND NOT ALLOWED TO BE DEMOLISHED OR ALTERED IN ANY MANNER

SHEARWALL KEY PLAN

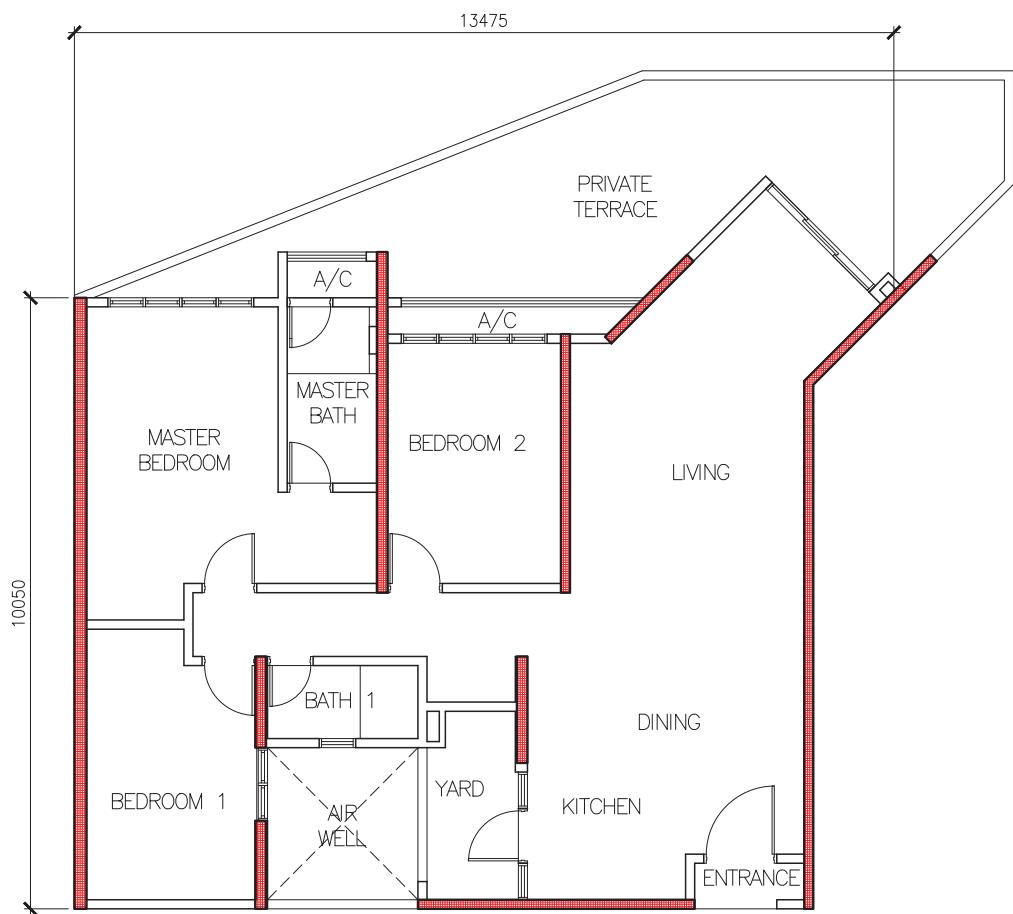


RENOVATION GUIDELINES

TYPE A1 (BLOCK B)

NOTE:
THE WALL HIGHLIGHTED IN RED ARE STRUCTURAL SHEARWALL AND NOT ALLOWED TO BE DEMOLISHED OR ALTERED IN ANY MANNER

SHEARWALL KEY PLAN



RENOVATION GUIDELINES

SECTION

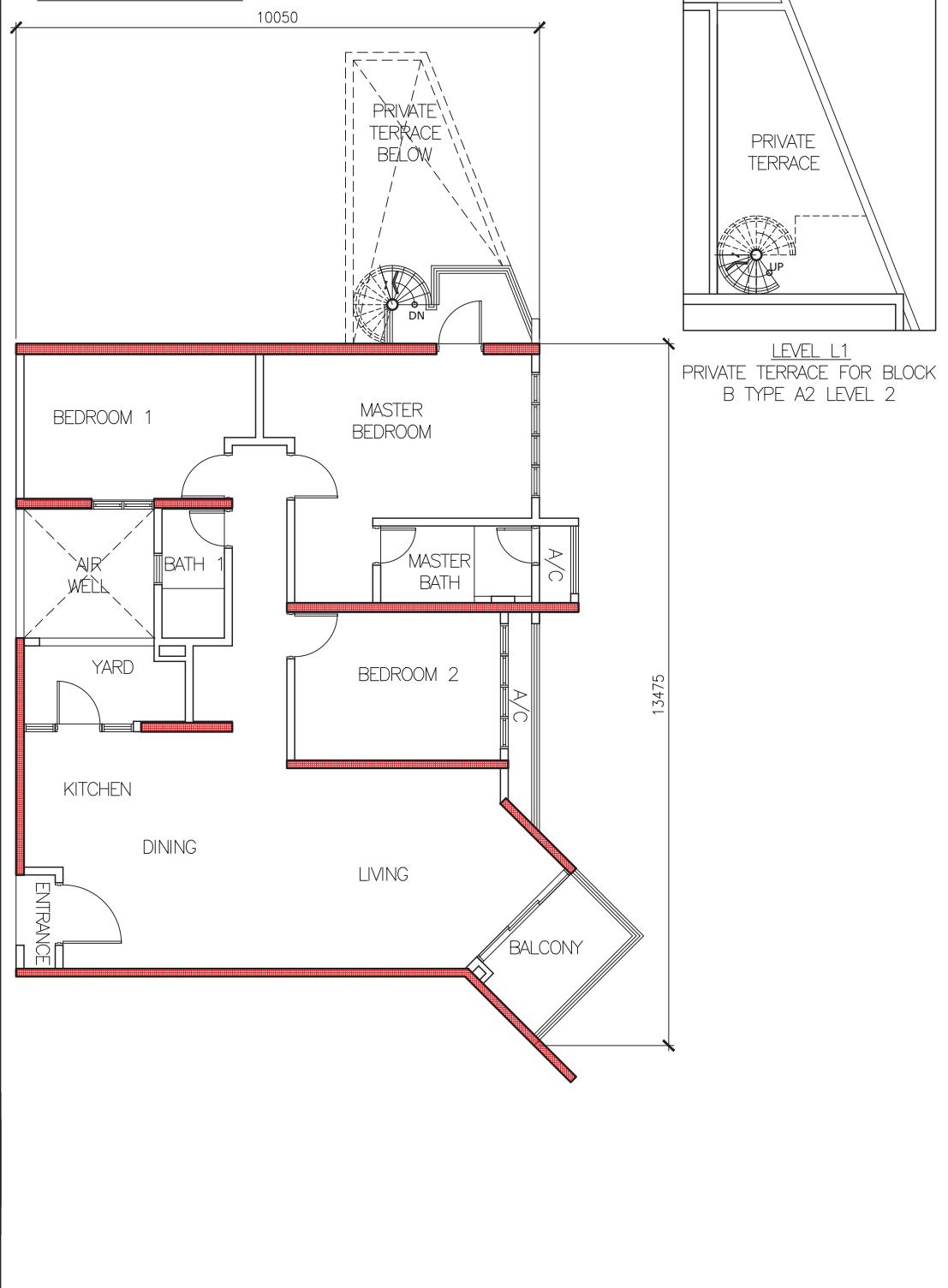
5.0

TYPE A2 (BLOCK B)

NOTE:

THE WALL HIGHLIGHTED IN RED ARE STRUCTURAL SHEARWALL AND NOT ALLOWED TO BE DEMOLISHED OR ALTERED IN ANY MANNER

SHEARWALL KEY PLAN

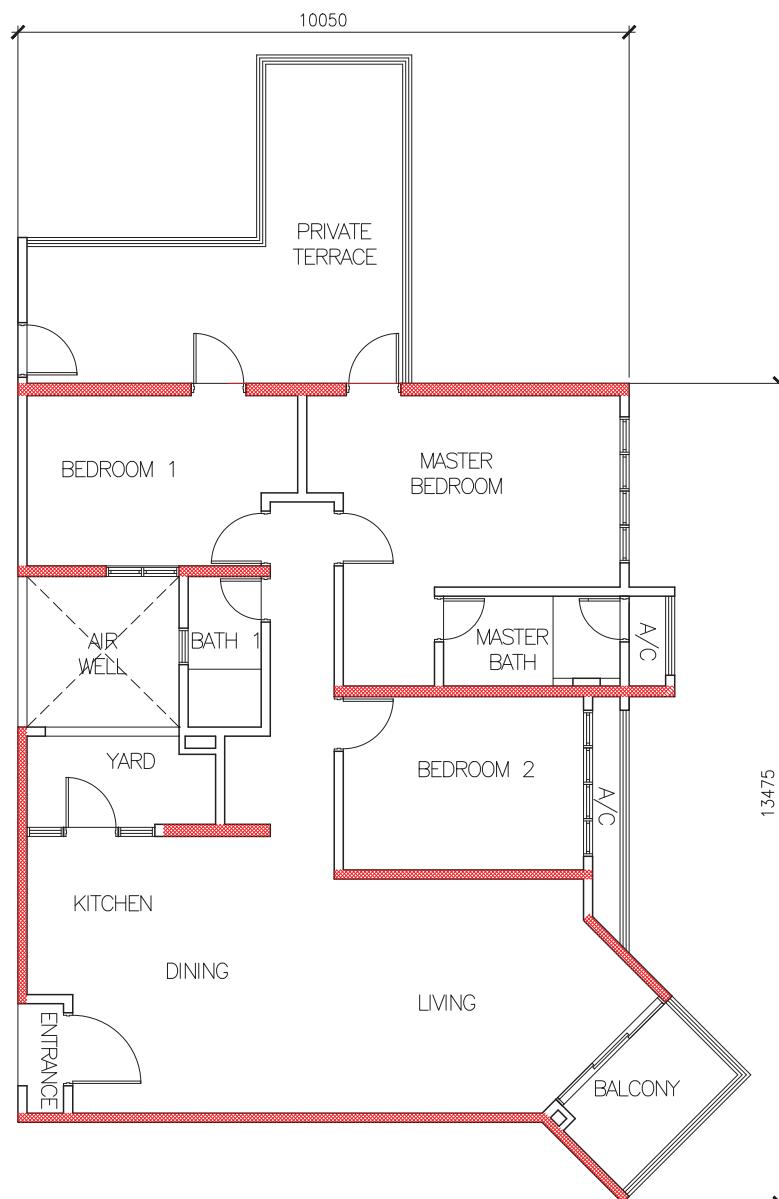


RENOVATION GUIDELINES

TYPE A3 (BLOCK B)

NOTE:
THE WALL HIGHLIGHTED IN RED ARE STRUCTURAL SHEARWALL AND NOT ALLOWED TO BE DEMOLISHED OR ALTERED IN ANY MANNER

SHEARWALL KEY PLAN



RENOVATION GUIDELINES

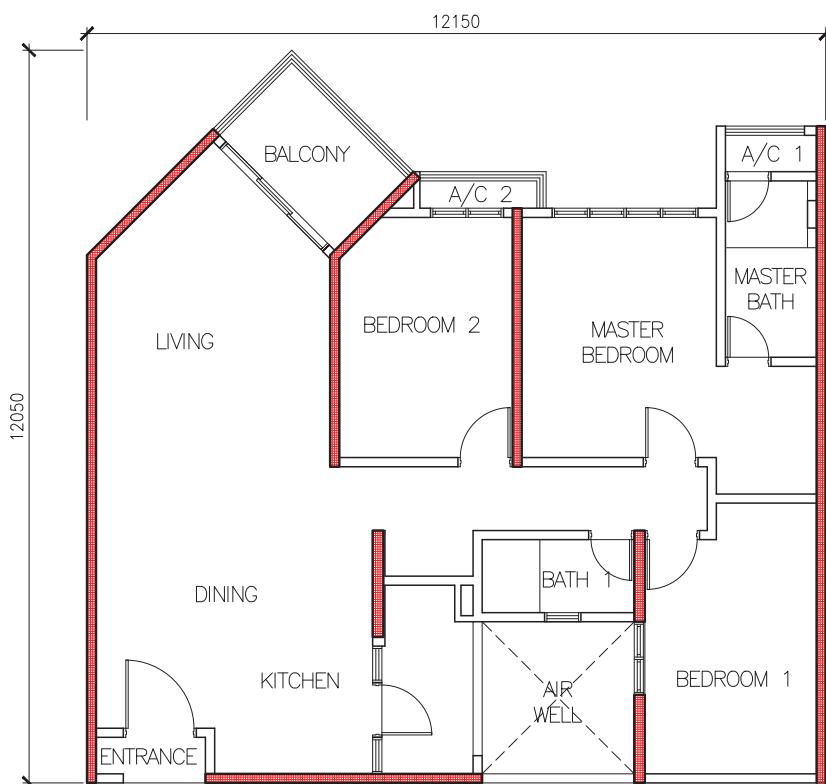
SECTION

5.0

TYPE B (BLOCK B)

NOTE:
THE WALL HIGHLIGHTED IN RED ARE STRUCTURAL SHEARWALL AND NOT ALLOWED TO BE DEMOLISHED OR ALTERED IN ANY MANNER

SHEARWALL KEY PLAN

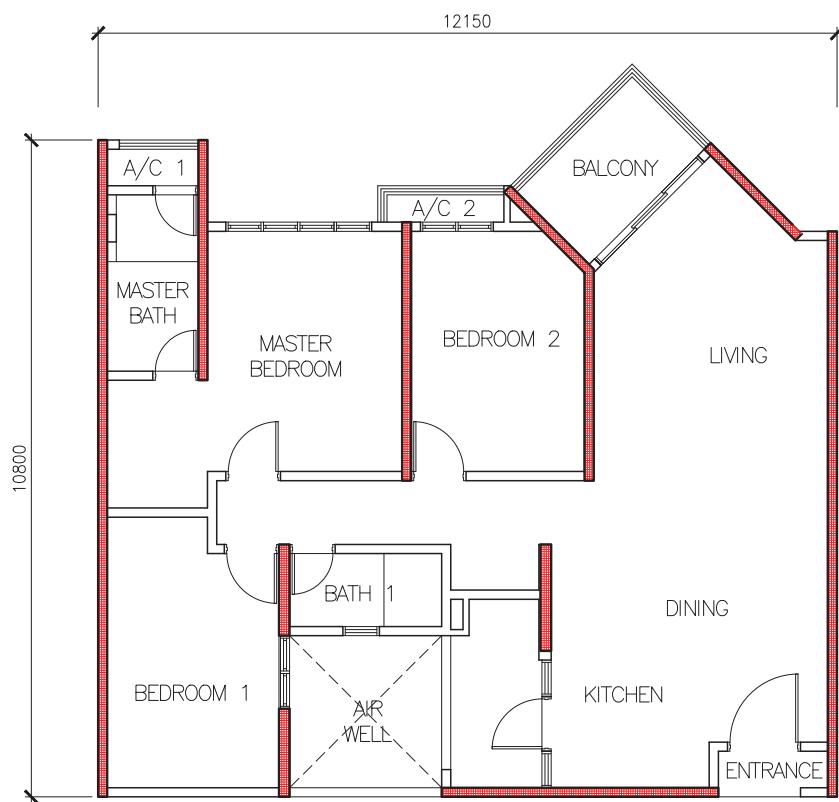


RENOVATION GUIDELINES

TYPE B (BLOCK B)

NOTE:
THE WALL HIGHLIGHTED IN RED ARE STRUCTURAL SHEARWALL AND NOT ALLOWED TO BE DEMOLISHED OR ALTERED IN ANY MANNER

SHEARWALL KEY PLAN



RENOVATION GUIDELINES

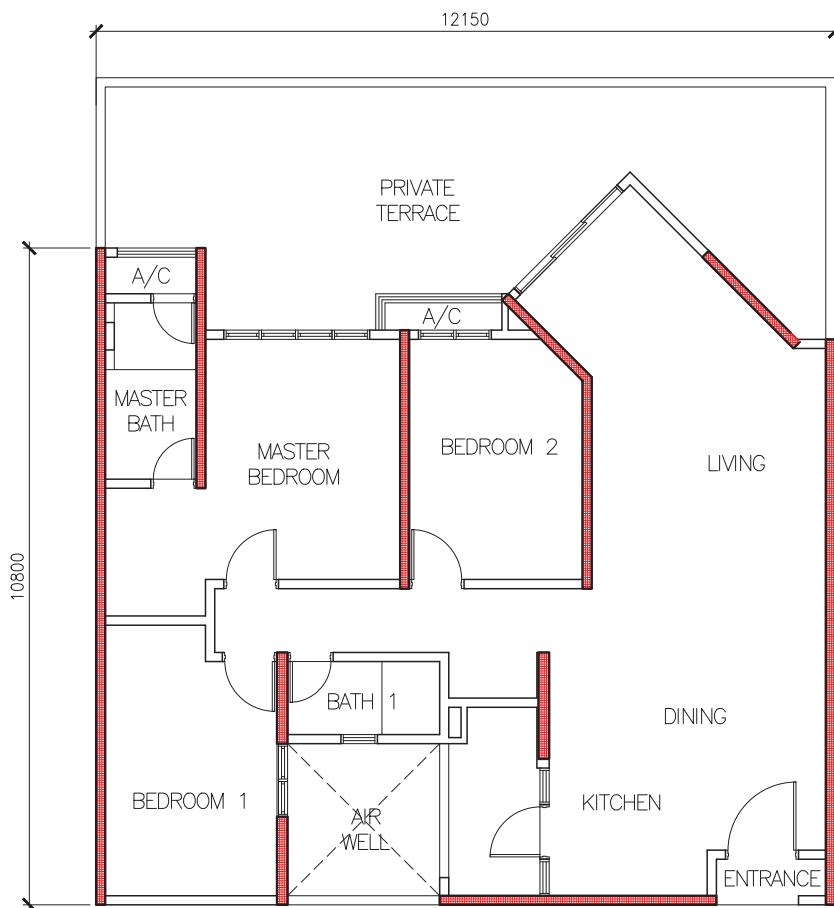
SECTION

5.0

TYPE B1 (BLOCK B)

NOTE:
THE WALL HIGHLIGHTED IN RED ARE STRUCTURAL SHEARWALL AND NOT ALLOWED TO BE DEMOLISHED OR ALTERED IN ANY MANNER

SHEARWALL KEY PLAN

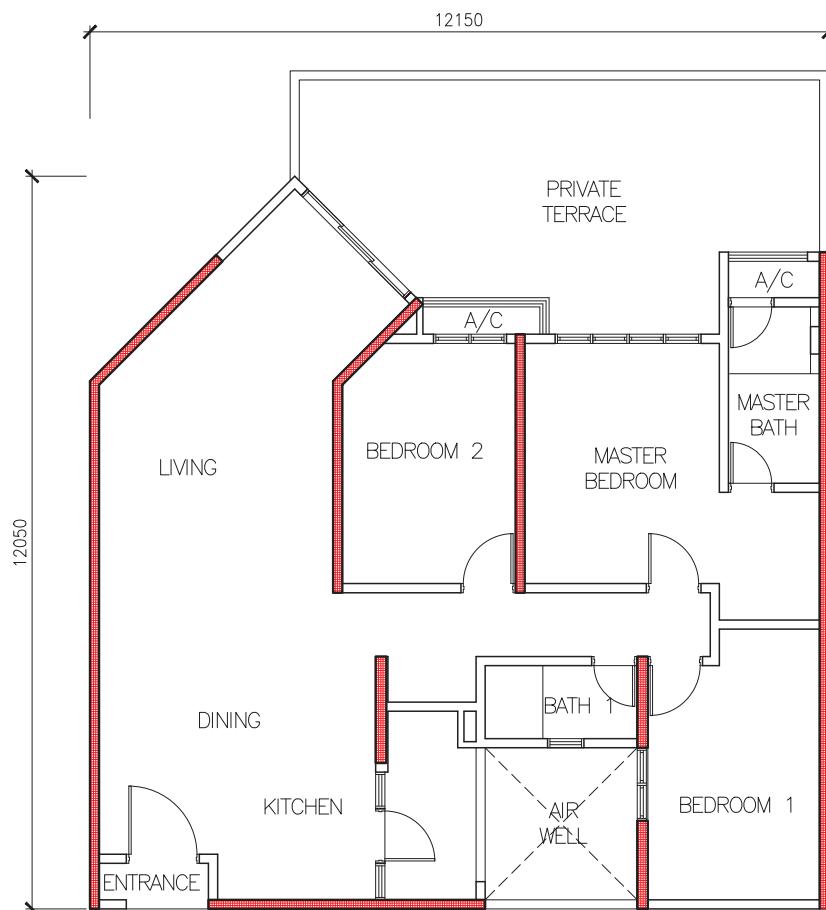


RENOVATION GUIDELINES

TYPE B2 (BLOCK B)

NOTE:
THE WALL HIGHLIGHTED IN RED ARE STRUCTURAL SHEARWALL AND NOT ALLOWED TO BE DEMOLISHED OR ALTERED IN ANY MANNER

SHEARWALL KEY PLAN



RENOVATION GUIDELINES

SECTION

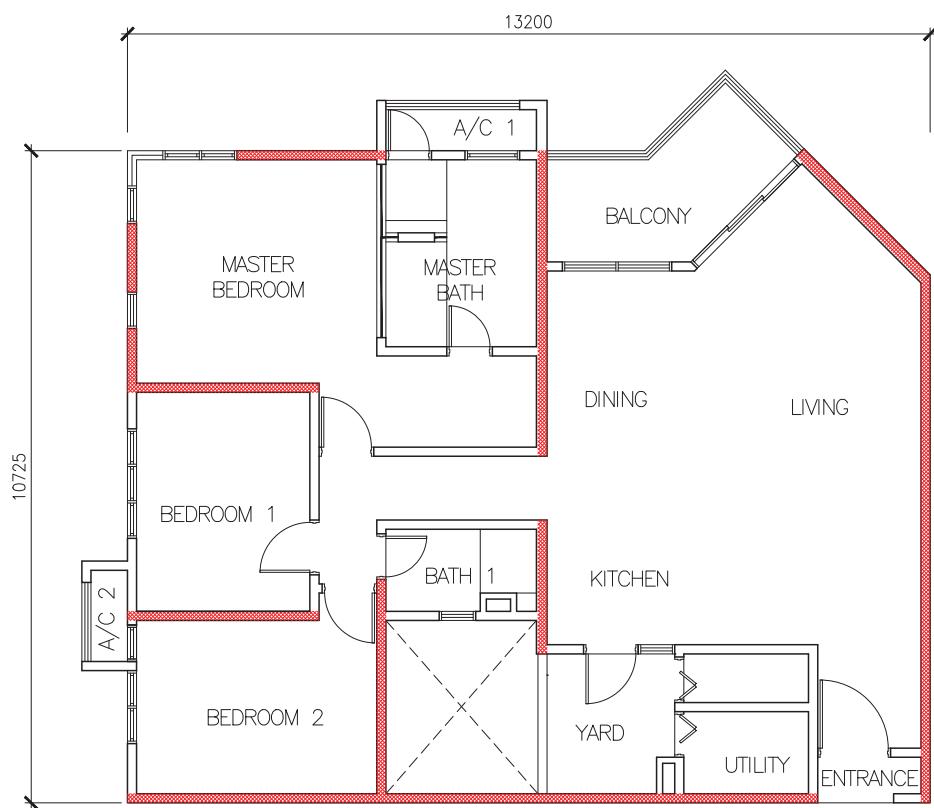
5.0

TYPE C (BLOCK B)

NOTE:

THE WALL HIGHLIGHTED IN RED ARE STRUCTURAL SHEARWALL AND NOT ALLOWED TO BE DEMOLISHED OR ALTERED IN ANY MANNER

SHEARWALL KEY PLAN

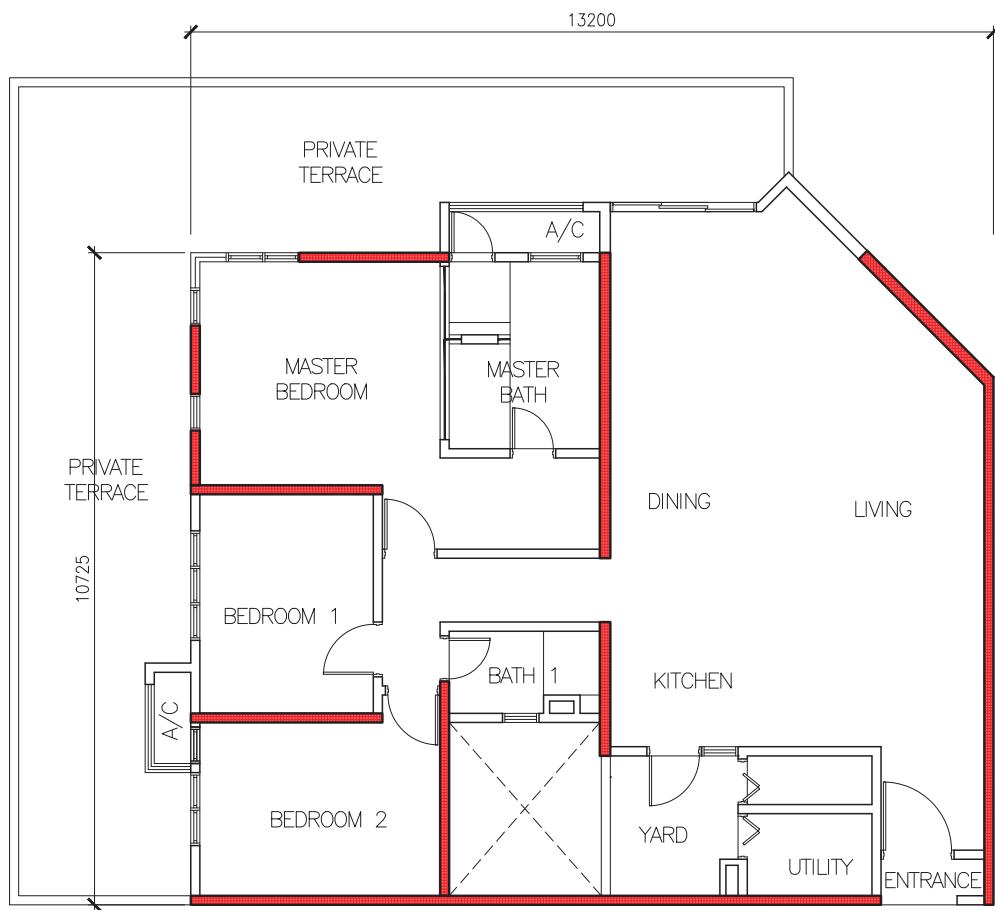


RENOVATION GUIDELINES

TYPE C1 (BLOCK B)

NOTE:
THE WALL HIGHLIGHTED IN RED ARE STRUCTURAL SHEARWALL AND NOT ALLOWED TO BE DEMOLISHED OR ALTERED IN ANY MANNER

SHEARWALL KEY PLAN



RENOVATION GUIDELINES

SECTION

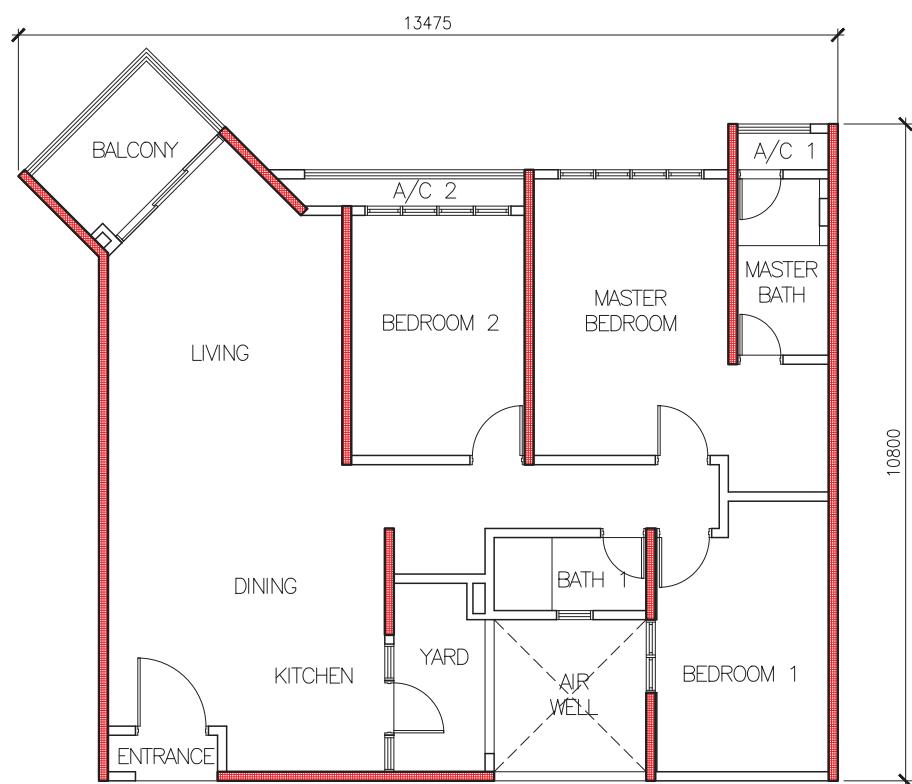
5.0

TYPE D (BLOCK B)

NOTE:

THE WALL HIGHLIGHTED IN RED ARE STRUCTURAL SHEARWALL AND NOT ALLOWED TO BE DEMOLISHED OR ALTERED IN ANY MANNER

SHEARWALL KEY PLAN

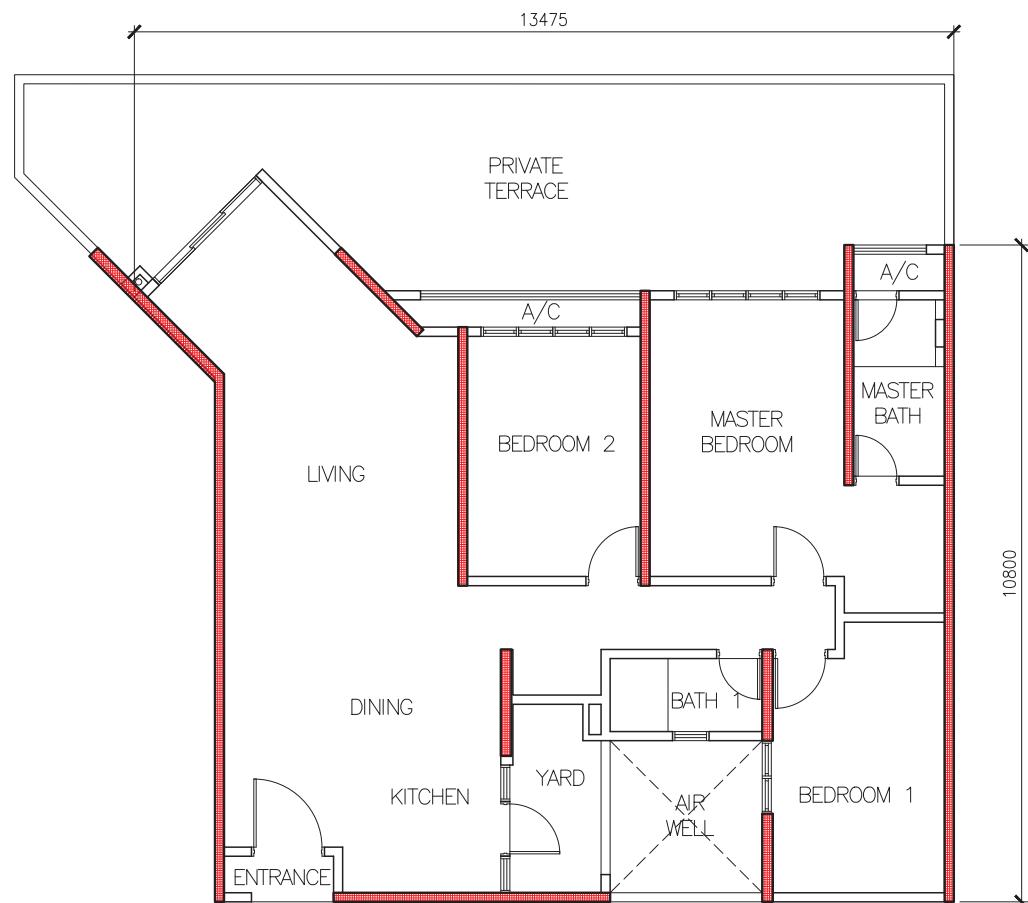


RENOVATION GUIDELINES

TYPE D1 (BLOCK B)

NOTE:
THE WALL HIGHLIGHTED IN RED ARE STRUCTURAL SHEARWALL AND NOT ALLOWED TO BE DEMOLISHED OR ALTERED IN ANY MANNER

SHEARWALL KEY PLAN



RENOVATION GUIDELINES

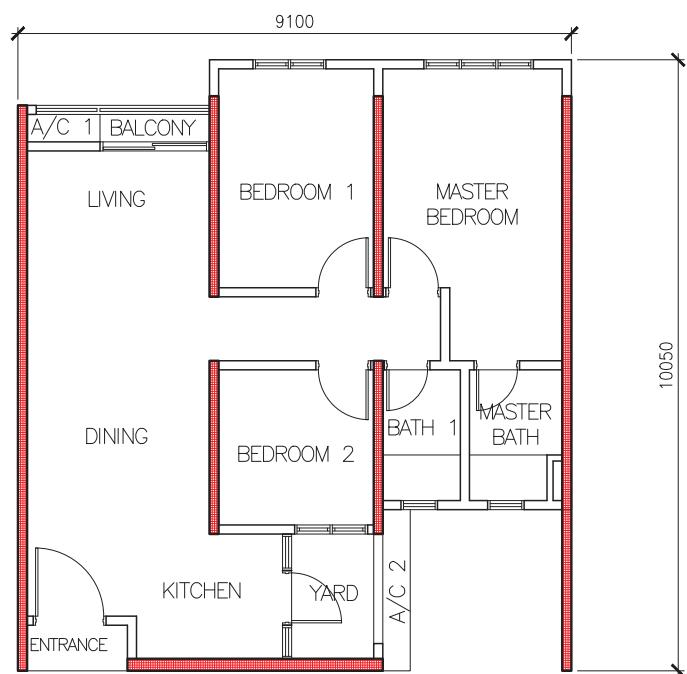
SECTION

5.0

TYPE E (BLOCK B)

NOTE:
THE WALL HIGHLIGHTED IN RED ARE STRUCTURAL SHEARWALL AND NOT ALLOWED TO BE DEMOLISHED OR ALTERED IN ANY MANNER

SHEARWALL KEY PLAN

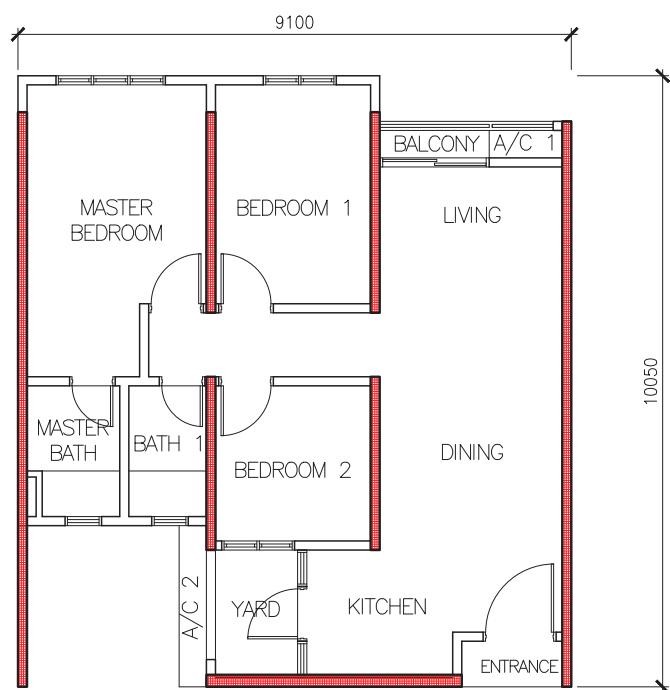


RENOVATION GUIDELINES

TYPE E (BLOCK B)

NOTE:
THE WALL HIGHLIGHTED IN RED ARE STRUCTURAL SHEARWALL AND NOT ALLOWED TO BE DEMOLISHED OR ALTERED IN ANY MANNER

SHEARWALL KEY PLAN



RENOVATION GUIDELINES

SECTION

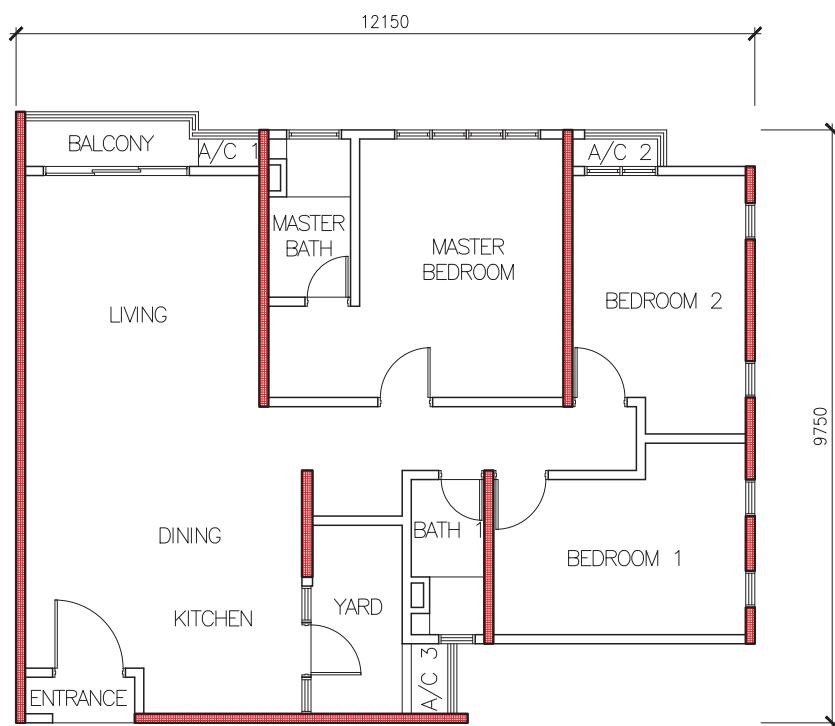
5.0

TYPE F (BLOCK B)

NOTE:

THE WALL HIGHLIGHTED IN RED ARE STRUCTURAL SHEARWALL AND NOT ALLOWED TO BE DEMOLISHED OR ALTERED IN ANY MANNER

SHEARWALL KEY PLAN

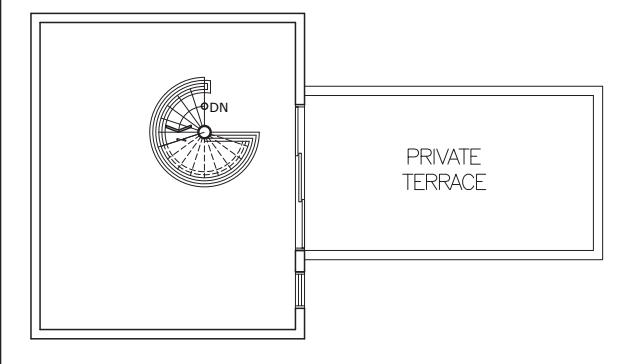


RENOVATION GUIDELINES

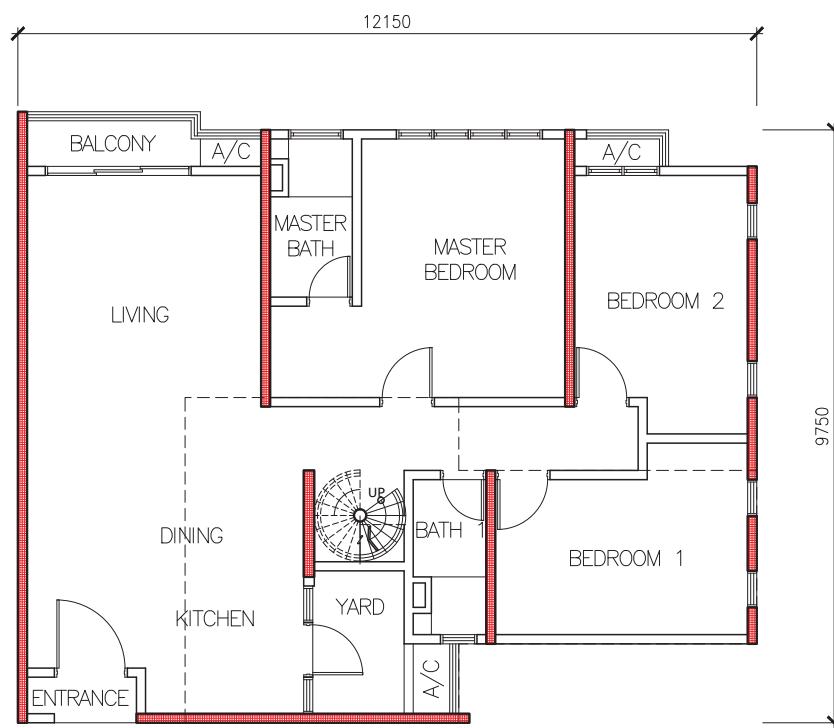
TYPE F1 (BLOCK B)

NOTE:
THE WALL HIGHLIGHTED IN RED ARE STRUCTURAL SHEARWALL AND NOT ALLOWED TO BE DEMOLISHED OR ALTERED IN ANY MANNER

SHEARWALL KEY PLAN



LEVEL L23
PRIVATE TERRACE FOR BLOCK
B TYPE F1 LEVEL 22



RENOVATION GUIDELINES

SECTION

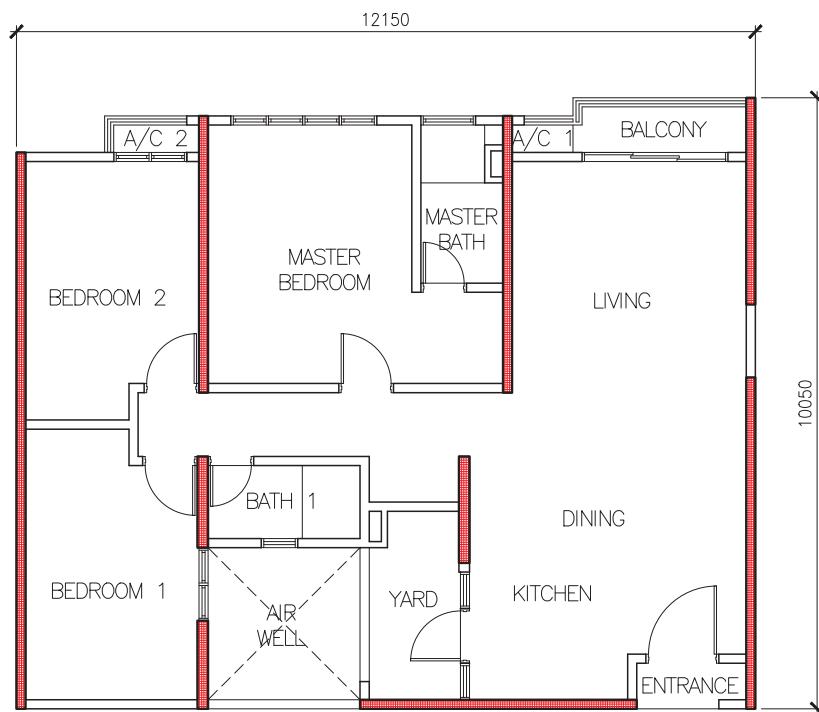
5.0

TYPE G (BLOCK B)

NOTE:

THE WALL HIGHLIGHTED IN RED ARE STRUCTURAL SHEARWALL AND NOT ALLOWED TO BE DEMOLISHED OR ALTERED IN ANY MANNER

SHEARWALL KEY PLAN

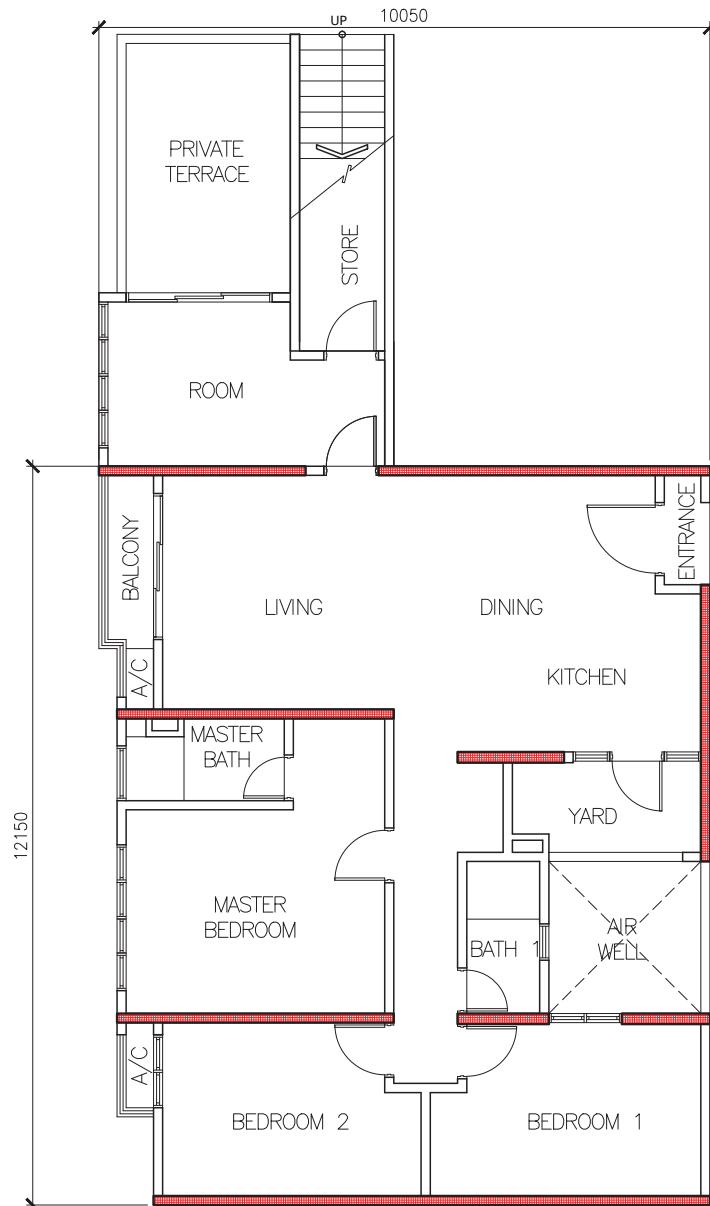


RENOVATION GUIDELINES

TYPE G1 (BLOCK B)

NOTE:
THE WALL HIGHLIGHTED IN RED ARE STRUCTURAL SHEARWALL AND NOT ALLOWED TO BE DEMOLISHED OR ALTERED IN ANY MANNER

SHEARWALL KEY PLAN



RENOVATION GUIDELINES

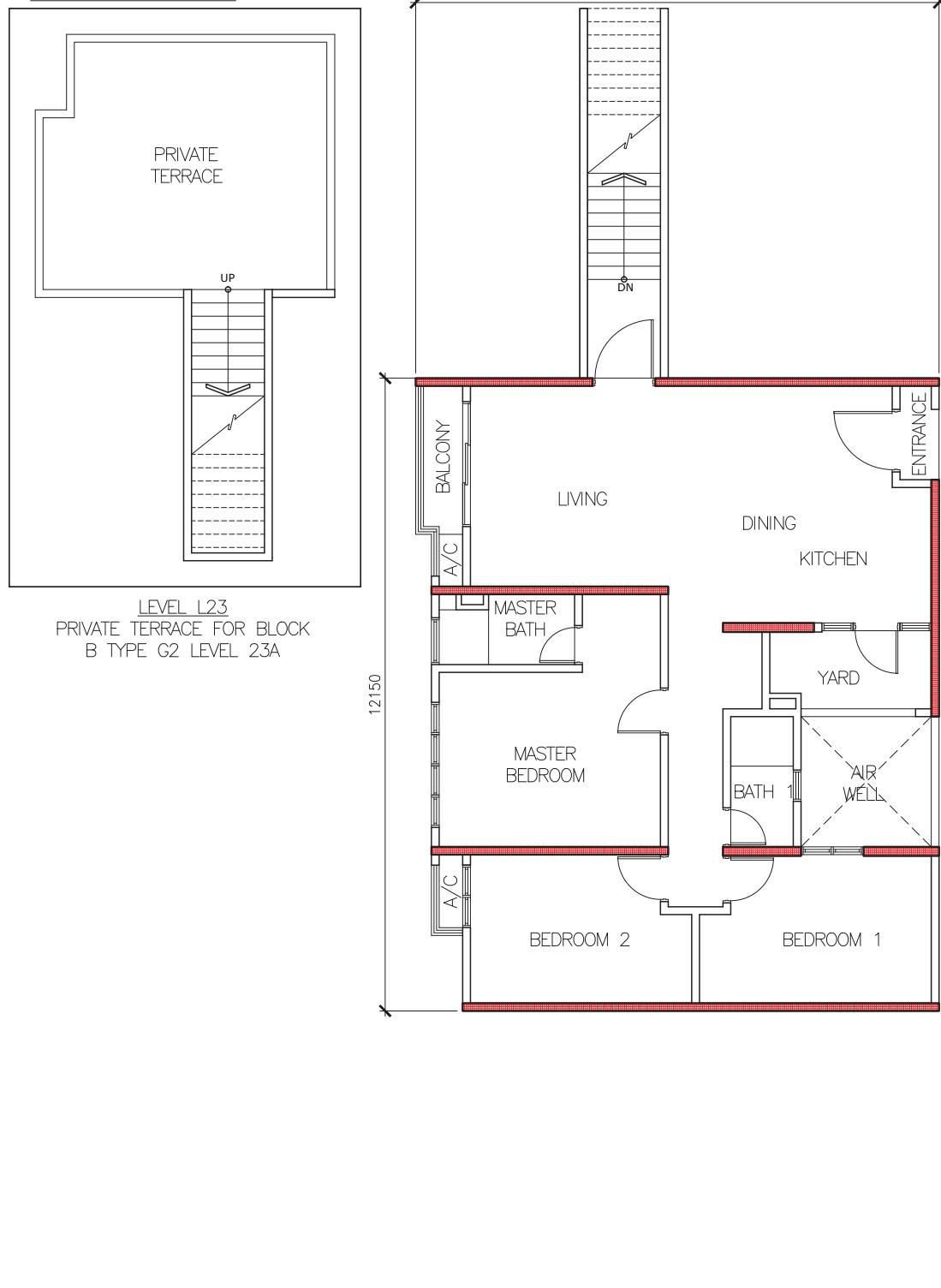
SECTION

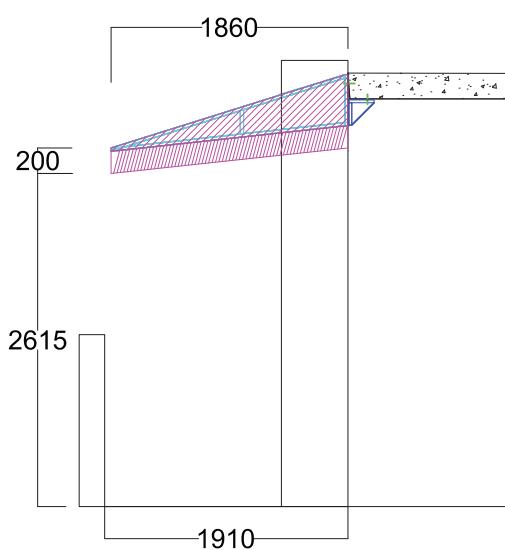
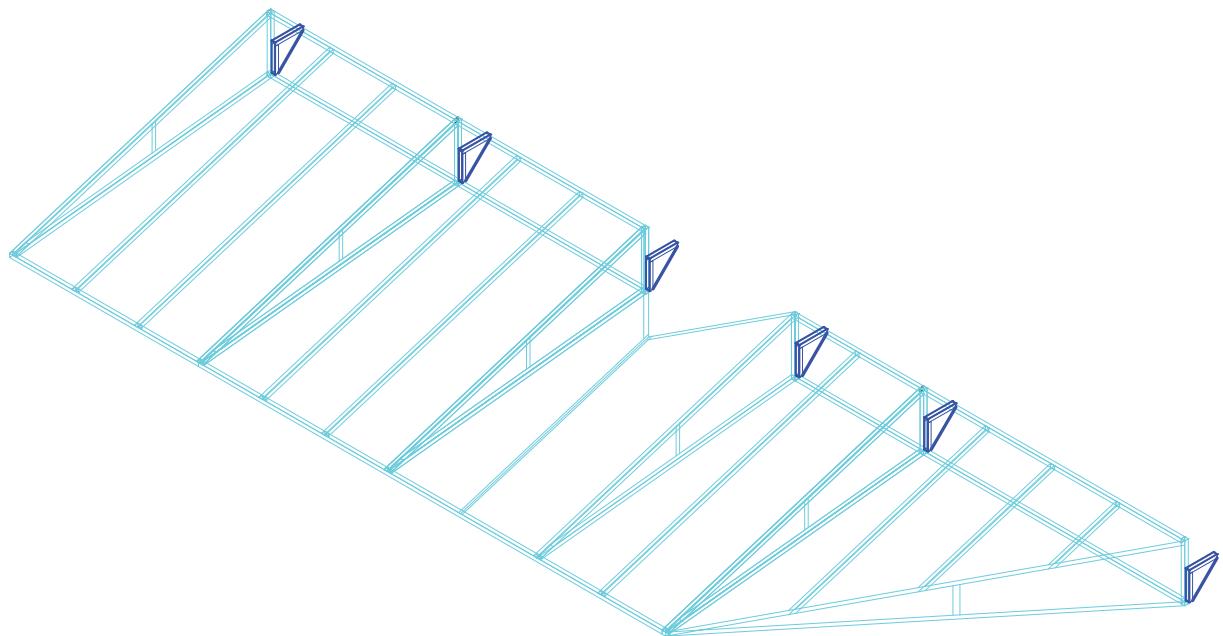
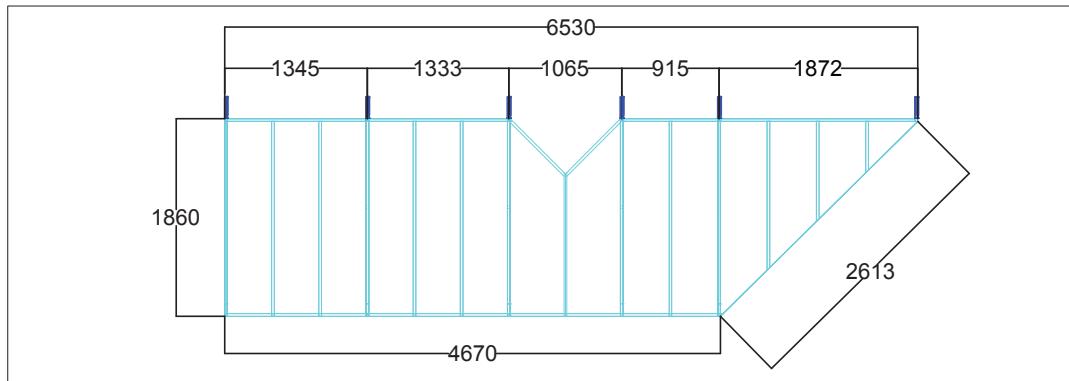
5.0

TYPE G2 (BLOCK B)

NOTE:
THE WALL HIGHLIGHTED IN RED ARE STRUCTURAL SHEARWALL AND NOT ALLOWED TO BE DEMOLISHED OR ALTERED IN ANY MANNER

SHEARWALL KEY PLAN



APPENDIX 2 | FIXED CANOPY LAYOUT (PRIVATE DECK UNITS)

RENOVATION GUIDELINES

SECTION

5.0

FINISHES SCHEDULE Carpentry Finishes

Category: Awning Fabric
Item Code: Acrylic Fabric Sattler 308/639
Application: Private Deck Awning

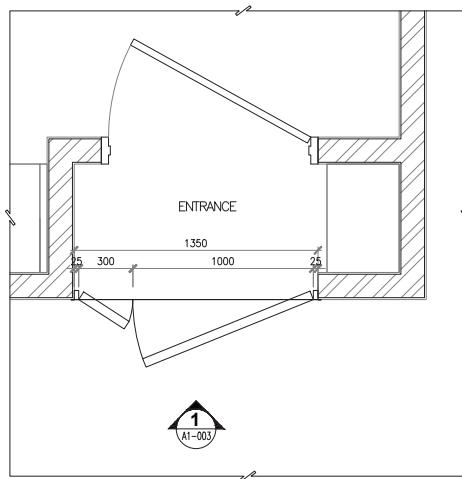


Category: Awning Steel Color
Item Code: Dulux Steel
Lavender Grey 1307
Supplier: Contractor to Source
Application: Private Deck Awning

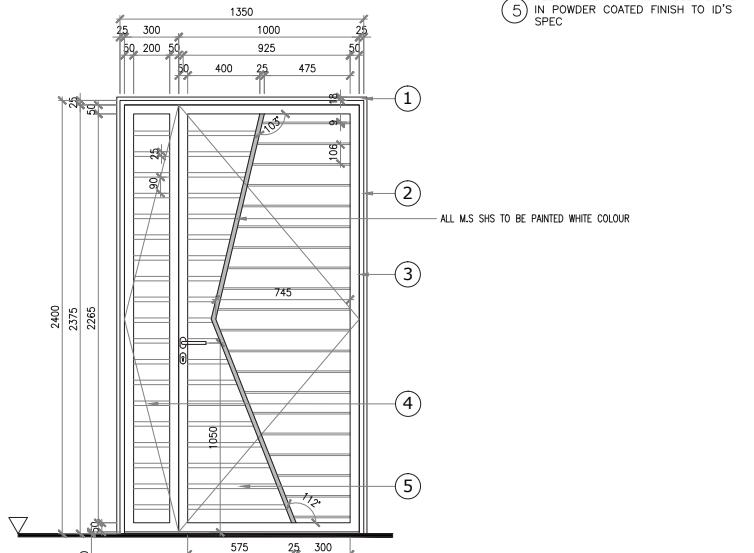


Sample Image for Illustration Purpose Only

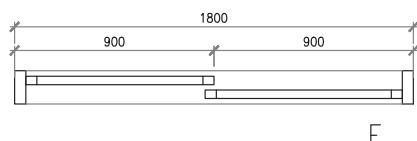
APPENDIX 3 | SAMPLE DESIGN FOR SECURITY GRILLS

UNIT GRILLE DOOR
MAIN DOOR

PLAN

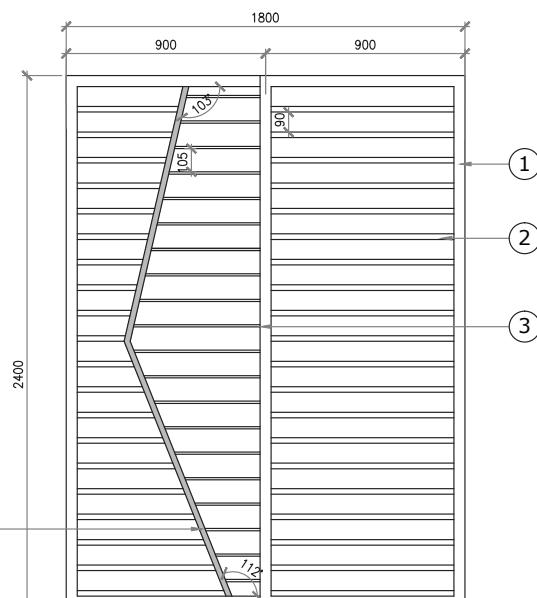


1 ELEVATION

UNIT GRILLE DOOR
2 PANELS

ALL M.S SHS TO BE PAINTED WHITE COLOUR

PLAN



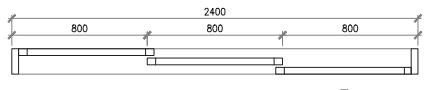
1 ELEVATION

RENOVATION GUIDELINES

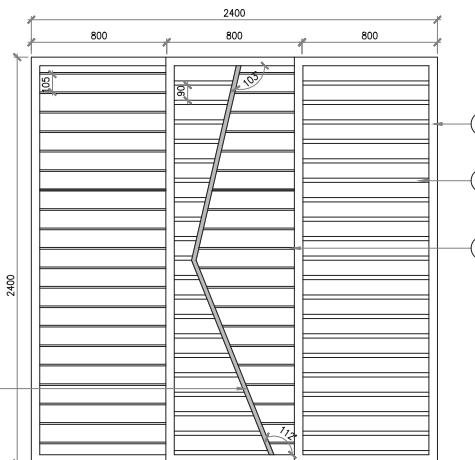
SECTION

5.0

UNIT GRILLE DOOR 3 PANELS

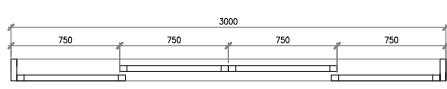


ALL MS SHS TO BE PAINTED WHITE COLOUR

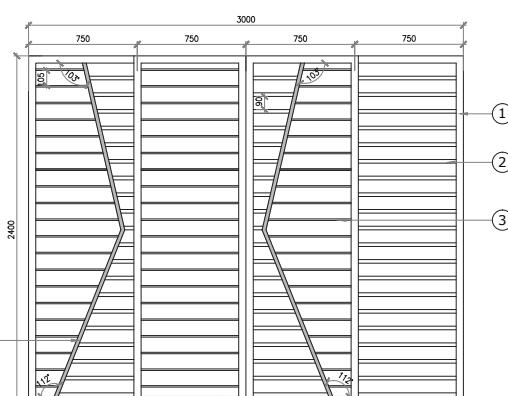


- ① SEL. 50 x 25MM MILD STEEL SHS IN POWDER COATED FINISH TO ID'S SPEC
- ② SEL. 25 x 25MM MILD STEEL SHS IN POWDER COATED FINISH TO ID'S SPEC
- ③ SEL. 9 x 20MM MILD STEEL FLAT BAR IN POWDER COATED FINISH TO ID'S SPEC

UNIT GRILLE DOOR 4 PANELS

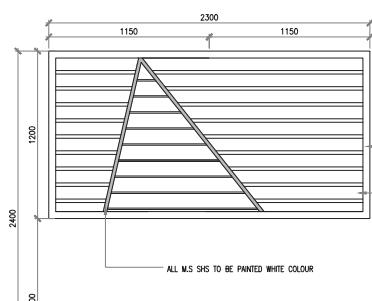
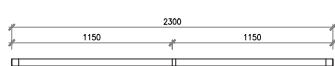


ALL MS SHS TO BE PAINTED WHITE COLOUR



- ① SEL. 50 x 25MM MILD STEEL SHS IN POWDER COATED FINISH TO ID'S SPEC
- ② SEL. 25 x 25MM MILD STEEL SHS IN POWDER COATED FINISH TO ID'S SPEC
- ③ SEL. 9 x 20MM MILD STEEL FLAT BAR IN POWDER COATED FINISH TO ID'S SPEC

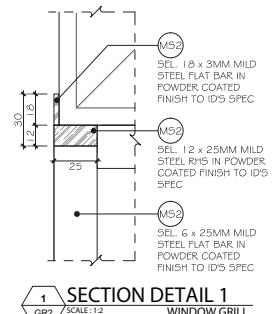
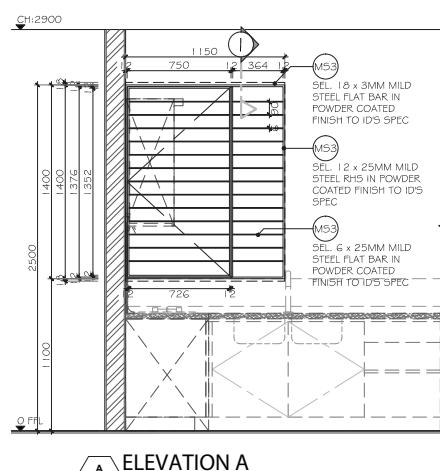
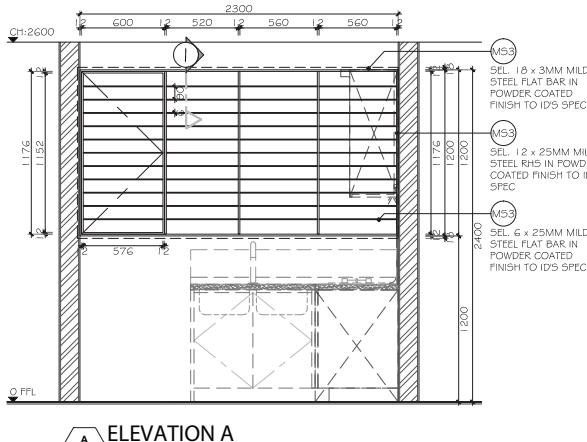
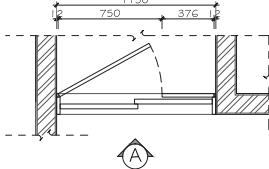
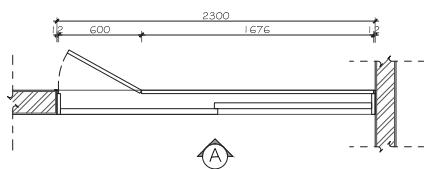
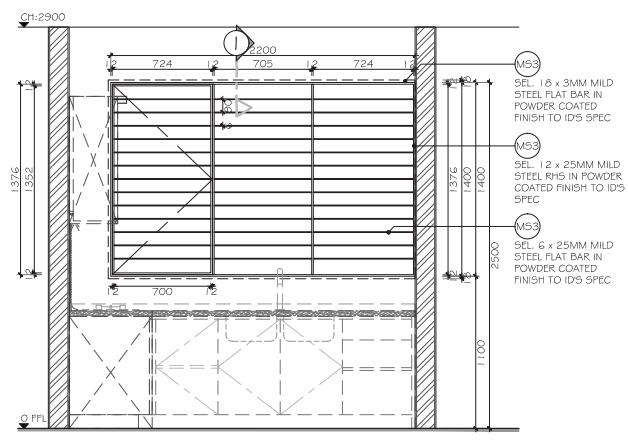
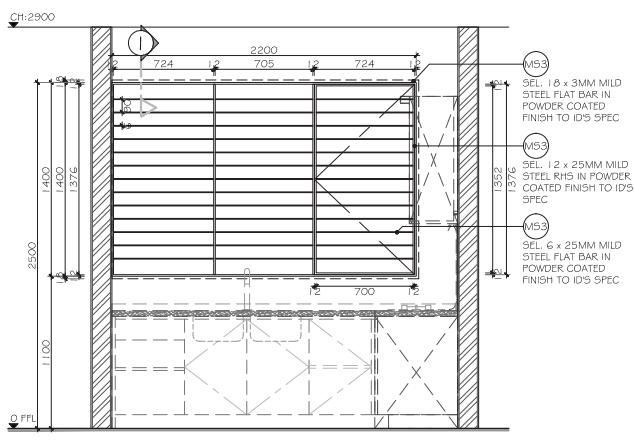
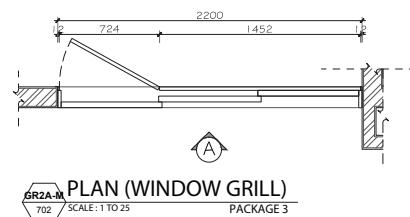
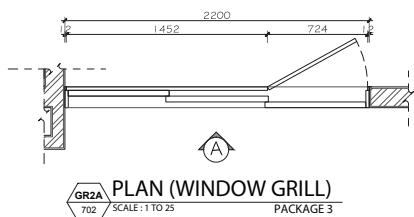
UNIT GRILLE DOOR YARD AND BATHROOM



- ① SEL. 50 x 25MM MILD STEEL SHS IN POWDER COATED FINISH TO ID'S SPEC
- ② SEL. 25 x 25MM MILD STEEL SHS IN POWDER COATED FINISH TO ID'S SPEC
- ③ SEL. 9 x 20MM MILD STEEL FLAT BAR IN POWDER COATED FINISH TO ID'S SPEC

RENOVATION GUIDELINES

SAMPLE DESIGN FOR WINDOW GRILLS





SECTION 6.0

EMERGENCY AND USEFUL CONTACTS



Important Contacts

Breakdown Service	General Line
1. Lift - OTIS Elevator	03-8065 7000
2. Tenaga National Berhad	15454
3. Syabas	15300
4. Indah Water – Service	03-2780 1100
5. Indah Water – Billing	03-2083 2828

Emergencies	General Line
1. Ambulance	999
2. Police	999
3. Civil Defense	999
4. Bomba – Fire & Rescue Service	999

Medical Centre	General Line
1. PANTAI HOSPITAL (PANTAI HILL, KL)	03-2296 0888
2. IMU HEALTHCARE	03-2731 7661
3. RAMSAY SIME DARBY SUBANG JAYA MEDICAL CENTER	03-5639 1212
4. DAMANSARA SPECIALIST HOSPITAL (PJ)	03-7718 1000
5. UNIVERSITY HOSPITAL (EMERGENCY)	03-7949 4422
6. TUN HUSSEIN ONN NATIONAL EYE HOSPITAL (PJ)	03-7718 1488
7. SUNWAY MEDICAL CENTRE (SUNWAY)	03-7491 9191
8. TROPICANA MEDICAL CENTRE	03-6287 1999 / 03-6287 1111
9. AMBULANCE ST. JOHN AMBULAN SERVICE	03-9285 1576 / 03-3371 5005

Police Station	General Line
1. Bukit Aman	03-2262 2222
2. Terminal Bersepadu Selatan	03-2266 2222
3. Sungai Besi	03-9058 2222
4. Sri Petaling	03-9051 6222
5. Police Traffic Tun Hs Lee (KL)	03-2071 9999

Telekom Services	General Line
1. DIRECTORY SERVICE	1-800-88-1060
2. INTERNATIONAL CALLS	100
3. TELEKOM, MENARA TM	03-2240 9494

Settlement of Assessment Bill	General Line
Dewan Bandaraya Kuala Lumpur (DBKL)	1800-88-3255
E-payment Portal	https://ebayar.dbkl.gov.my

Developer:

Luxury Concord Sdn Bhd (1037692-T)
(A member of Trinity Group)

ZP-10, Zest Point, Lebuhraya Bukit Jalil, BK 9, Bandar Kinrara,
47180 Puchong, Selangor Darul Ehsan, Malaysia.

Tel: +603 8062 9009

Fax: +603 8062 9222

www.trinityaquata.com.my

A signature project by :



www.trinitygroup.com.my

Disclaimer: All statements and illustrations are artist's impression only and are subject to change without prior notice, and cannot be relied upon as a complete description of the products. They shall not form part and parcel or invalidate or annul any contract of sale between the developer and the purchaser.