

SUNWAY MONT RESIDENCES



1st newsletter – 2024



**WITHOUT
RESPONSIBILITY
THERE CAN BE
NO
COMMUNITY**

Management Committee (2023 / 2024)

Mr Edward Foo – Chairman
Ms Yap Sze Peng – Secretary
Ms Ooi Mei Sha – Treasurer

Management Services (JL Facilities Management Sdn Bhd)

Ms Germaine – Building Manager
Ms Elly – Building Executive
Mr Aizat – Technician
Mr Fikri – Technician

Management Office Hours

Mon to Fri: 9.00 am – 5.30 pm
Lunch: 1.00 pm – 2.00 pm
Sat: 9.00 am – 1.00 pm

~ October 2024 ~

Welcome to Our First SMR Newsletter!

We're excited to share our inaugural quarterly newsletter with you! This publication aims to keep you informed about community events and updates on improvements, repairs and maintenance. Our goal is to ensure the optimal functioning of our premises and facilities for the enjoyment of all Owners and Residents. Happy reading!

Committee's Message

Warm greetings to everyone. We are delighted to connect with you through this newsletter. With your support, we can make meaningful progress toward improving Sunway Mont, step by step. We understand there have been some unresolved issues in our premises, and we sincerely appreciate your patience and cooperation as the new management team works to address them. While we strive to meet your individual expectations, we must also prioritize the best interests of our community and adhere to our statutory obligations.

We envision a future where our complex is not only safe and clean but also a wonderful environment for all Owners and Residents. Your feedback and suggestions are invaluable to us, and we encourage you to share them through the appropriate channels.

Thank you for your continued support.

Sincerely

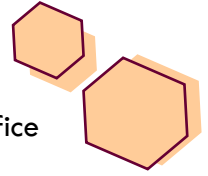
Management Committee 2023/2024

DO YOU NEED HELP?

To enhance communication between Owners & Residents and the Management Office / Committee, please direct your queries, feedback, suggestions, requests, messages, and complaints through the following platforms:



- (a) **JagaApp**
- (b) **Email:** management@sunwaymontresidences.com
- (c) **Job Request Form (JRF):** Available at the Management Office
- (d) **Phone:** 603-6411 9588



While some matters may take time to respond as they could require further consideration of the Committee at its meetings, please be assured that the Management will act and revert accordingly.

SECURITY IS OUR TOP PRIORITY!

Ensuring a high level of security is essential for creating a safe environment for everyone in our community. If you notice any suspicious individuals loitering around the premises, please report them immediately to the Security Supervisors. In addition, any security breaches should be reported to the Management for prompt action.

We appreciate your cooperation in helping us maintain safety and security.

In Sunway Mont, security services are provided by MBf Protection Services Sdn Bhd, with a total of eight guards—four on day shift and four on night shift. The visiting officers, Ms Lava and Sgt Meor also play a supportive role, frequently checking in to assist the security team, resolve any issues, and provide additional patrols throughout the complex.

Thank you for your continued support!









Ms Lava
Day Officer



Sgt Meor
Night Officer

IMPROVEMENT WORKS

<p>Cleaning of main and rooftop water tanks</p> 	<p>Installation of License Plate Recognition</p> 	<p>Installation of Convex Mirrors at Entry & Exit Points</p> 
<p>Installation of 3 EV chargers (22kw) at GL visitor parking area</p> 	<p>Installation of Target Media Billboards on Ground Level, Level 1-6 and Passenger lifts</p> 	<p>Purchase of new table tennis table as an added facility</p> 

<p>JaGaApp V2 Implementation Core features of VMS include ~</p> <ul style="list-style-type: none"> ➤ One-touch help alert ➤ Call guards 24/7 ➤ Fast visitors registration ➤ Read notices ➤ Book services ➤ Submit feedback ➤ Book facility 	<p>Purchase of two cantilever parasols installed at Level 7</p> 	<p>Installation of 2 vending machines, one at G Level and the other at Level 7</p> 
<p>Designated smoking area at Gazebo on Level 7</p> 	<p>Installation of Lightning Surge Protection System at Guardhouse & Management Office</p> 	<p>New table cloth for food delivery table</p> 

WHEEL CHAIR & TROLLEYS FOR USE



A wheelchair is available for use at the front lobby. Trolleys are also available for your convenience in the front lobby and on each parking level. Please remember to return them to their designated locations after use.



UPCOMING WORKS IN THE PIPELINE

- Eco-pond refurbishment works in progress.
- Implementation of auto debit on I-Ruma in progress.
- Revamp of landscape areas at front lobby and eco-pond area.
- Repair of clogged pipe at roof top floor trap.
- Repair of clogged pipe at Level 6.
- Rectification works of pavers from the entrance to the lobby drop-off and pick-up area.
- Conversion of two-way lock to one-way lock from Level 8 – 37 to enhance security on each floor.
- Installation of CCTV at the lift lobby on residential floors and eco-pond area.
- Development and construction of Mont Residences website.

A CRIME NOT TO PAY!

With the implementation of the Strata Management Act 2013 (Act 757), it is imperative that Parcel Owners are aware of the consequences of the failure to settle the maintenance and sinking charges on time.

- **Interest on Late Payment:** Failure to pay within 14 days incurs interest of 10% per annum.
- **Defaulters' List:** Management Corporation can display a list of defaulters.
- **Access Control:** Access cards can be deactivated, and a fee of RM50 will apply for reactivation.
- **Suspension of Common Facilities:** Access to common facilities including car park bays can be suspended.
- **Demand for Payment:** Form 20 can be used to issue a demand for payment.
- **Criminal Offence for Non-compliance:** Failure to comply with payment demands can lead to fines and imprisonment.
- **Tribunal Claims:** If payment is not settled, claims can be made to the Strata Management Tribunal.
- **Consequences of Tribunal Non-compliance:** Failing to comply with a tribunal award can result in heavy fines or imprisonment.
- **Continuing Offence:** Additional fines can accrue for ongoing offences.

We urge all defaulters to settle their outstanding charges without further delay to avoid penalty in accordance to the ACT 757.

COMMUNITY NEWS

- Upcoming 3rd AGM @ 10am on **26 Oct 2024**. Refreshments will be served at 9.00 am. See you there!
- The Residents Activity Fund has been set up to fund residents' activities and events for community building. Income is derived from the following avenues:
 - Target Media bill boards
 - Vending machines
 - Car park rentals
 - ChargeSini income
 - Penalties collected for breaching House Rules

FRIENDLY REMINDERS

- **DESIGNATED SMOKING AREA** - Use the Gazebo when smoking on Level 7.
- **FOOD DELIVERY ORDERS** - Provide your unit no. when placing food delivery orders to facilitate registration at guardhouse.
- **GRAB CAR PICK-UP / DROP-OFF** - Provide your unit no. to the Grab driver for verification and registration at guardhouse.
- **SOCKET POINTS IN COMMON AREAS** - Avoid using these socket points for any purpose as it can pose a risk to safety and overloading.
- **VISITOR PARKING BAYS** – Parking in the Visitor Parking Bays are not allowed. A penalty of RM200 is charged for removal of clamp.
- **COLLECTION OF PARCELS/PACKAGES/BULK ITEMS** - A charge of RM30 will be imposed for items not collected within 3 days of arrival at collection area.
- **TROLLEY USAGE AND RETURN** - Outside trolleys left within the premises or outside the guardhouse will be charged a handling fee of RM200 for returning to the designated locations. Please return all in-house trolleys within 30 minutes of use to the designated location.
- **JAGAAPP SECURITY HOTLINE OR ALTERNATIVE SECURITY HOTLINE** - 013-262 6596 or 018-322 0034
- **APPROVAL OF JAGAAPP REGISTRATION** - 2 working days
- **MANDATORY REGISTRATION FOR REAL ESTATE AGENTS** - Complete the Authorization for Designated Real Estate Agents which is accessible through I-Ruma or from the MO.
- **INCONSIDERATE DISPOSAL OF RUBBISH** - Penalty of RM200/offense for disposing rubbish from balconies or in the common areas.
- **CONSERVE ENERGY** - Switch off all aircons. lights and fans after using them in gym, toilets, games room and MPH to prevent wastage.
- **CHANGE OF BANKING ACCOUNT** – Effective **1 Nov 2024**, all payments for maintenance and sinking fund charges will be made to the following bank: Alliance Bank Malaysia Bhd, Perbadanan Pengurusan Residensi Mont, Account No. 141940010100026

WISHING ALL OUR INDIAN RESIDENTS, A HAPPY DEEPAVALI