

# SUNWAY MONT RESIDENCES 2<sup>nd</sup> Newsletter



**WITHOUT  
RESPONSIBILITY  
THERE CAN BE  
NO UNITY &  
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 Karim – Technician  
Mr Basher – 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

~ 31 December 2024 ~

Greetings to Everyone!

The 3<sup>rd</sup> Annual General Meeting (AGM) convened on Saturday, 26 October 2024 at the Multipurpose Hall on Level 7. A total of 13 attendees graced the occasion, comprising of 6 owners and 7 proxies. Some of the items as listed below were raised for discussion and clarification:

1. Resident Activity Fund (RAF) – This fund is raised from various income sources, eg Target Media advertising panels, penalty fines, parking rentals, drink-vending machines, parcel storage charges and EV-charges; so all these goes towards the Residents' Welfare and money is not taken out from Maintenance Fee or Sinking Fund.
2. Household Items Insurance – It has been clarified that the fire insurance policy does not cover internal furniture, fittings, equipment, or personal belongings, and these are the responsibility of the property owners. However, our insurer is now offering individual coverage options. A notice has been circulated to all owners and residents informing them that Household Items Insurance is available for purchase. Owners who wish to secure this coverage can do so by contacting the Management Office.
3. Security Tagging Entry – It was recently decided that residents requesting security tagging services for visitors must ensure that their visitors present a QR code. This measure is in place to enhance security.

Six members were duly elected to serve on the Management Committee for the new term 2024/2025. We extend our warm congratulations to the newly elected members, and we look forward to their valuable contributions in the coming year. The AGM concluded with a lunch for all participants present.

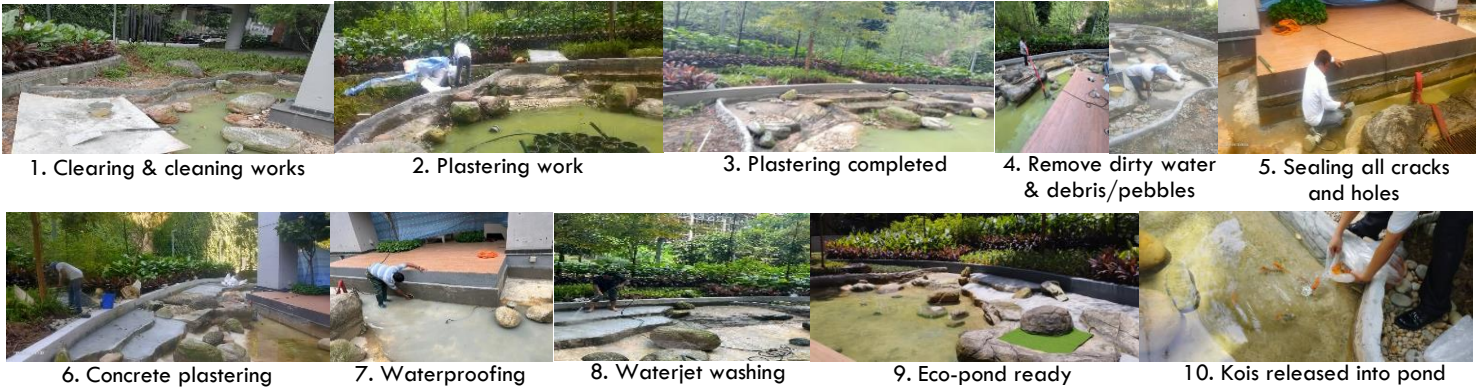
Thank you for your continued support.

Sincerely  
Management Committee 2024/2025



## REFURBISHMENT OF ECO-POND

The eco-pond refurbishment is now complete, and we can enjoy watching the koi fish swim in the pond. Please remember not to feed them any food other than the specially provided koi feed, which can be requested from the management office. Thank you for helping to maintain a healthy environment for the fish.



## REVAMP OF LANDSCAPE AREAS



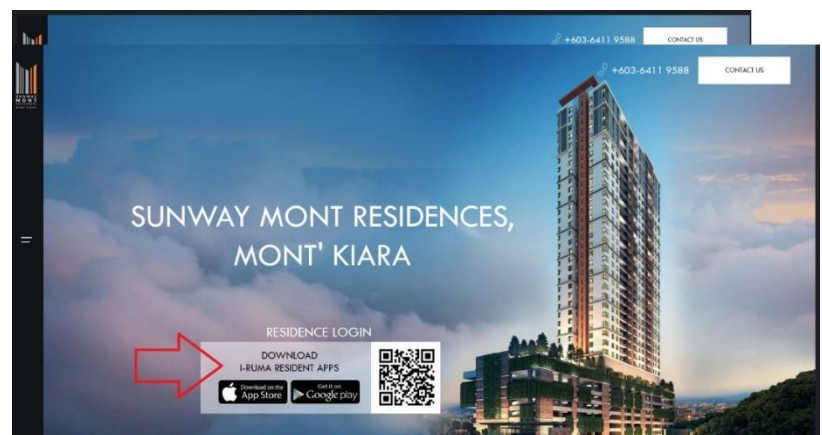
The landscaping around the front lobby and eco-pond has been completely revamped to create a more pleasant and refreshing atmosphere. The previous wild ferns have been replaced with vibrant shrubs and plants, carefully selected to enhance the beauty of these areas. This transformation aims to improve the overall appearance and provide residents with a refreshed, inviting environment to enjoy.

## CCTV INSTALLATION AT LIFT LOBBY AREAS



The CCTV installation project in the lift lobbies from Level 8 to 37 was undertaken primarily to enhance security within the premises.

## SUNWAY MONT RESIDENCES WEBSITE DEVELOPMENT



A Sunway Mont Residences website will be designed to inform outsiders about the condo. It will feature an introduction to the property, various floor plan types, available facilities, photos, and contact details. In the future, the site will also allow for online payments and provide a link to the I-Ruma App.

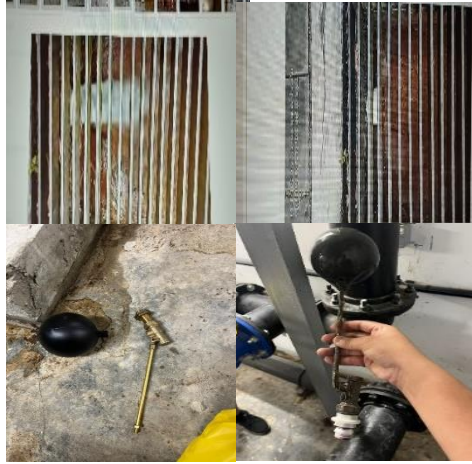
# HIGHLIGHTS OF REPAIR AND MAINTENANCE WORKS

The lift contractor was called in to undertake the shortening of the main rope of Lift 3, which was showing signs of wear and tear. Work was carried out at Level 37, the lift motor room on Level 38, and Level LG1A to address the issue. The repair work was completed within the day, and the lift has now returned to normal operation.



**Shortening of Lift Main Rope**

An emergency response was initiated to shut off the water supply at the Syabas meter to prevent overflow from L1 water tank. The issue was identified as a faulty float valve and was promptly rectified the next day.



**Emergency Syabas Shutdown**

The service and maintenance of all firefighting equipment were carried out in September to ensure that all systems are fully operational in the event of an emergency. The service provider conducted a thorough inspection, identifying any faulty equipment, which was then marked for replacement.



**Fire Equipment Servicing**

Monthly servicing and maintenance are conducted by Raub from PetroAktif, including regular checks of the LV (Low Voltage) system, transformer, and genset room. This ensures proper distribution of electricity to individual units, and in the event of a power outage, the genset will automatically activate to provide backup power.



**Monthly Servicing of LV System, Transformer and Genset Room**

A locksmith was engaged to modify the emergency staircase locks from a two-way to a one-way system on levels 8 to 37. This enhancement improves security by restricting access between floors via the staircase. The project took approximately one week to complete, as more than 90 locks had to be modified.



**Modification of Staircase Locks**

The plumbing contractor addressed a leaking rainwater pipe in the refuse room on Level 8 by replacing the L-shaped pipe. The contractor also cleared blockages on Levels 35 and 36, which were causing flooding in the rooftop area whenever it rained.



**Plumbing Repair Works**

## COMMUNITY EVENTS SPONSORED BY RESIDENT ACTIVITY FUND



**YOGA CLASSES**, were held over several weeks to promote wellness within the community. A qualified instructor was engaged to provide proper guidance to the participants. The sessions were well-received, all the participants thoroughly enjoyed the opportunity to engage in this healthy activity.



A **COFFEE DRINKING EVENT** was organized in the MPH to foster community bonding, for all residents to socialize and connect with one another. A barista was engaged to serve freshly brewed coffee. To complement the rich aroma of the coffee, delicious Nyona kuihs were also provided.

## UPCOMING WORKS IN THE PIPELINE

- Supply and install new LED underwater lights for the Eco-Pond.
- Replacement of faulty CCTV monitor in guardhouse and control room.
- Replacement of faulty NVR1 for cctv in control room.
- Sunway Mont Residences website development.
- Replacement of faulty EBOPS in lift PL1, PL2 and PL4 due to wear and tear.
- Repair of Sky Rowing Equipment in gym room.

## NEWS UPDATE AND FRIENDLY REMINDERS

### APPROVED INCREASE OF STAGGERED SERVICE CHARGES

A resolution was passed on the staggered increase of Service Charges during the EGM held on 16 March 2024. The staggered service charges per share unit over two years, as approved are as follows:

- RM3.75 (1 May – 31 Dec 2024)
- RM3.85 (1 Jan – 30 Jun 2025)
- RM3.90 (1 Jul – 31 Dec 2025)
- RM3.90 (2026)

### GYM EQUIPMENT AND SAFETY

For the functionality of the gym equipment, DO NOT bring it any play items to the gym room or remove the magnet of the treadmill for the proper operation of the equipment as well as for your safety.

### DEFAULTERS

Kindly ensure that your monthly service charges are settled by the 21st of each month to avoid late payment penalties and the potential enforcement of Strata regulations, which may result in a tribunal hearing.

### DOG BARKING

We kindly request all dog owners to ensure their pets do not cause undue noise or disturbance to others and to avoid leaving your pet dogs alone in the unit as this may contribute to noise that you might not be aware of.

### PETS REGISTRATION

All pet owners are urged to complete the PET Registration Agreement and submit to the Management Office for record keeping as it is a requirement.

### LICENCE PLATE RECOGNITION (LPR) REGISTRATION

Residents who have not yet registered for the LPR system are kindly urged to do so without delay to ensure uninterrupted access and avoid any inconvenience.

### THROWING RUBBISH FROM WINDOWS

We urge the stopping of disposing rubbish by throwing out from windows as it is causing inconvenience to others on the lower floors and affecting the cleanliness of the premises.

### NOISE LEVELS

We kindly ask all residents to be mindful of the noise levels such as children's crying, shouting, running and the movement of furniture especially after 10:00pm to ensure a peaceful living environment for everyone.

### TAGGING OF VISITORS

To enhance security within the premises, please ensure that your visitors present a valid QR code when requesting security at the lobby to tag them to your unit.

### NEW MPH RENTAL RATE

RM200 for a 4-hour period which includes a RM50 cleaning fee. Additional time will be charged at RM50 per hour on a prorated basis. Refundable deposit of RM200 will remain unchanged for each booking. Booking can be made through JagaApp or in person at the Management Office.

### FIRE INSURANCE 2025

The individual certificates are ready for collection from the Management Office. Kindly fully settle the premium before the certificates can be released.

### FEEDBACK AND CONCERNS

Any feedback or concerns, kindly get in touch with the Management Office either through JAGAAPP2.0, EMAIL, IN-PERSON or by PHONE.

## WISHING ALL OWNERS AND RESIDENTS, A HAPPY NEW YEAR!