



*Building Communities.
Building Futures.*

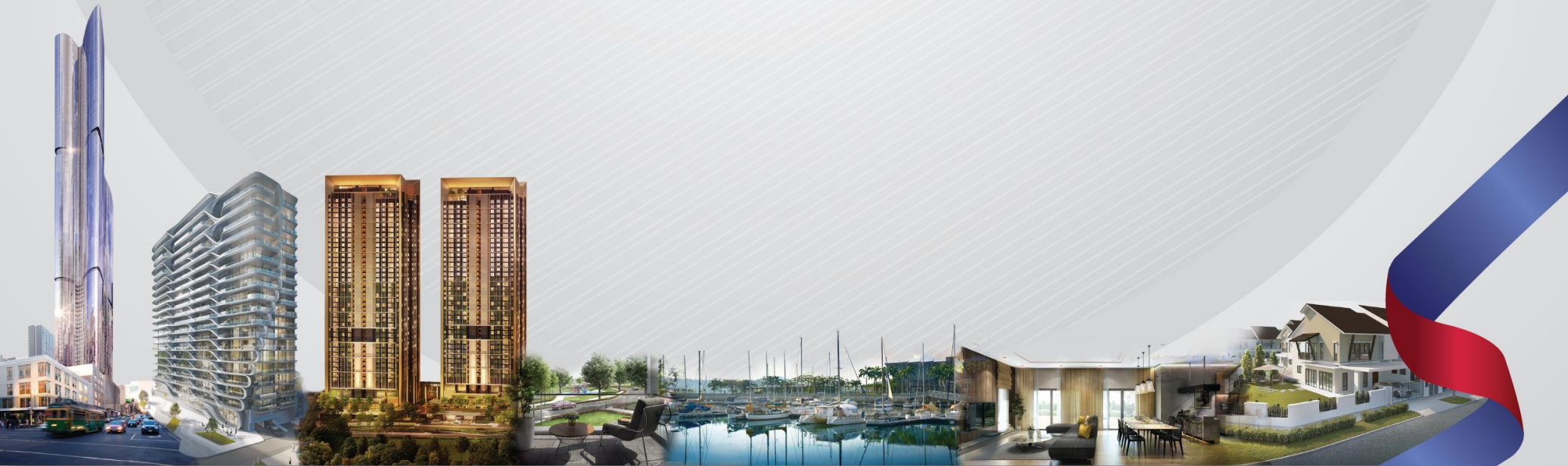


A member of **UEM Group**

CELEBRATING **50 YEARS** OF COMMUNITY BUILDING
AND DELIVERING THE NEXT DECADE OF EXCELLENCE

JMB MEETING UPDATES

6th October 2018



STATUS UPDATE

NO	UPGRADING ITEM	STATUS	DATELINE
Suites			
1.	Propose Suites Upgrading – Installation of Big 10 ft fan	Completed	
2.	Propose Suites Upgrading - Loading/unloading bay path way	Awarded. Included in signages contract.	-
Other upgrading;			
Badminton/Basketball court			
3.	Ventilation – Installation of Exhaust Fan	Completed	-
4.	Benches	Completed	-
Signages			
5.	Tower A exit to Jalan Laksamana Boulevard - To add exit signage	Completed	-
6.	Installation of 2nos of Electric Charging Point for hybrid car	Completed	-

STATUS UPDATE

NO	UPGRADING ITEM	STATUS	DATELINE
Changing Room			
7.	Installation of Changing Room Fittings (hanger, towel racks and locker)	Completed.	July 2018
9.	Benches	Completed.	-
10.	WIFI Service in Common Area and Lifts	Completed.	Aug 2018
11.	Water dispenser	Delivered.	-
12.	Mosquito repellent bulb	Delivered.	July 2018
13.	Missing Links Roof at E-deck	Awarded. Work in progress.	6 months.
14.	Child care and multipurpose room furnishings	Awarded.	January 2019
15.	Upgrading of fencing	Awarded. 90% completed, pending fencing at LG only.	October 2018
16.	Signages Upgrading	Awarded – fabrication.	July 2018
17.	Security Upgrading	Awarded.	Nov 2018

LOCKER DELIVERED



Residence – E-deck – Changing Room



Suites – E-deck – Changing Room

MOSQUITO BULB DELIVERED



Mosquito Repellant Bulb to be located at
Common Area Sitings –ETMS will install.

FENCING AT ROOF TOP



Railing at rooftop installed.

FIT-OUT WORKS

- Items included under this project are as follows;

No.	Location	Item
1.	Fit-out for childcare centre	<ul style="list-style-type: none">• Indoor Play area• Reading nook (Please refer to Perspective)
2.	Cabana Lobby	<ul style="list-style-type: none">• Arm chair and coffee table
3.	Games Room	<ul style="list-style-type: none">• Storage Cabinet to be fixed
4.	Multipurpose Room / Function Room (E-deck Tower A & B)	<ul style="list-style-type: none">• Foldable rectangular table• Block Curtain• Additional Banquet Chair
5.	Pantry at Multipurpose / Function Room (Sky-lounge Tower A, B & Suites)	<ul style="list-style-type: none">• Cabinet and wash basin
6.	Mailroom at Suites	<ul style="list-style-type: none">• To provide metal strips at corner to avoid crack/damages to the glass.

FIT-OUT FOR CHILDCARE CENTRE

Proposal for Childcare Fit-out concept

ENTRANCE



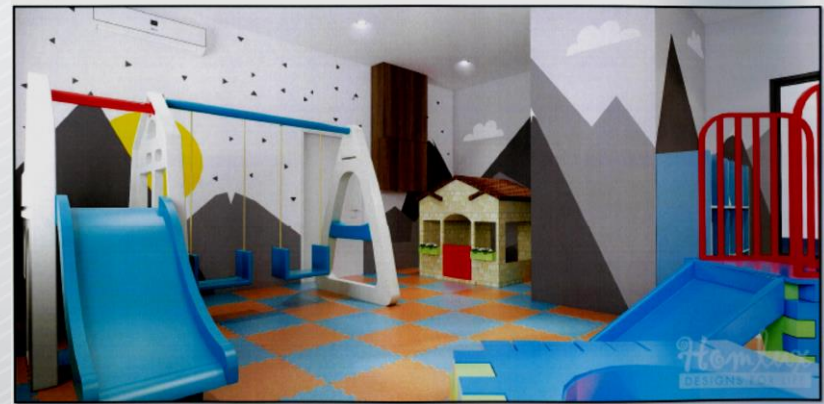
INDOOR PLAY AREA



INDOOR PLAY AREA



INDOOR PLAY AREA



OTHER UPGRADING;

No.	ITEMS/UPGRADES	STATUS	
1.	Cleaning of external Facade	Yes	Tower started. External perimeter to be conducted in November 2018.
2.	Security system upgrade	Yes	Awarded.
3.	E-Deck 7.1 Door upgrade	Yes	Doors delivered on 14 th September 2018. Installation pending BOMBA certificate to be obtained by 14 th October 2018 (1month)

OTHER UPGRADING;

No.	ITEMS/UPGRADES	STATUS	
SUITES			
7.	Car Park Gantry repositioning	Yes	Awarded. Software done, pending relocation of barrier.
8.	Loading Bay		Pending Quotation from Century.
9.	Mailroom – mirror to be changed to stainless steel	Yes	Included in Fit-Out works.
10.	Wheelchair friendly at entrance	Yes	Completed.
11.	Fire Doors to include vision panel (glass) (Edeck)	Yes	Same as no. 3
12.	Car Stopper to be painted to prevent tripping		Completed.
13.	Notice board in lifts	No	Unable to install in lift car as it will damage interior paneling

OTHER UPGRADING;


No.	ITEMS/UPGRADES	STATUS	
RESIDENCE			
14.	Fire Doors to include vision panel (glass) (Edeck)	Yes	Same as No.3
15.	Corridor to badminton court – Better lighting and signages required	Yes	Lighting done. Pending signages. Already in the upgrading list.
16.	Car Stopper to be painted to prevent tripping	Yes	Completed.
17.	Notice board in lifts	No	Unable to install in lift car as it will damage interior paneling.

TEEGA DOCUMENTS HANDOVER MASTER LIST

As of 5th October 2018

NO.	DESCRIPTION	HANDOVER DATE
1) Administrative / Legal		
1.1	Work Permit - Workers List	05/18/2018
2) APPROVED AS-BUILT DRAWINGS		
2.1	Fire Protection Services	05/18/2018
2.2	Swimming Pool & water Feature	05/18/2018
2.3	Air-conditioning and Mechanical Ventilation (ACMV) Systems	05/18/2018
2.4	Plumbing Services (Complete with Disc Soft Copy)	05/18/2018
2.5	Electrical System	26/06/2018
2.6	ELV System	
	i. Fireman Intercom System	26/06/2018
	ii. Public Adress (PA) System	26/06/2018
	iii. SMATV System	26/06/2018
	iv. Audio Intercom System	
	v. Telephone + Data Services	26/06/2018
	vi. CCTV	
	vii. Access Card & Panic Button	
2.7	Lift Installation	25-May-18
2.8	Interior Design (ID)	02/08/2018
2.9	Tennis Court	26/06/2018
2.10	Building Plan	26/06/2018
2.11	Road & Drainage	26/06/2018
2.12	Lift WIFI (Suites, Tower A & B)	25-May-18

Note :

 Pending Handover

TEEGA HANDOVER MASTER LIST



NO.	DESCRIPTION	HANDOVER DATE
3) OPERATION AND MAINTENANCE MANUAL (O&M)		
3.1	Fire Protection Services	18/05/2018
3.2	Swimming Pool & water Feature	18/05/2018
3.3	Air-conditioning and Mechanical Ventilation (ACMV) Systems	18/05/2018
3.4	Plumbing Services (Complete with Disc Soft Copy)	18/05/2018
3.5	Electrical System	26/06/2018
3.6	ELV System	
	i. Fireman Intercom System	26/06/2018
	ii. Public Adress (PA) System	26/06/2018
	iii. SMATV System	26/06/2018
	iv. Audio Intercom System	26/06/2018
	v. Telephone + Data Services	26/06/2018
	vi. CCTV	26/06/2018
	vii. Access Card & Panic Button	26/06/2018
3.7	Lift Installation	25/05/2018
3.8	Rubbish Compactor	05/06/2018
3.9	Interior Design (ID)	02/08/2018
3.10	Lift WIFI (Suites, Tower A & B)	25/05/2018

TEEGA HANDOVER MASTER LIST




NO.	DESCRIPTION	HANDOVER DATE
3) OPERATION AND MAINTENANCE MANUAL (O&M)		
3.1	Fire Protection Services	18/05/2018
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	v. Telephone + Data Services	26/06/2018
	vi. CCTV	26/06/2018
	vii. Access Card & Panic Button	26/06/2018
3.7	Lift Installation	25/05/2018
3.8	Rubbish Compactor	05/06/2018
3.9	Interior Design (ID)	02/08/2018
3.10	Lift WIFI (Suites, Tower A & B)	25/05/2018

TEEGA HANDOVER MASTER LIST



NO.	DESCRIPTION	HANDOVER DATE
4) WARRANTY		
4.1	Fire Protection Services	18/05/2018
4.2	Swimming Pool & Water Feature	18/05/2018
4.3	Air-conditioning and Mechanical Ventilation (ACMV) Systems	18/05/2018
4.4	Plumbing Services	18/05/2018
4.5	Electrical Equipment / System	26/06/2018
4.6	ELV System	
	i. Fireman Intercom	26/06/2018
	ii. PA System	26/06/2018
	iii. SMATV	26/06/2018
	iv. Audio Intercom	26/06/2018
	v. Telephone + WIFI	26/06/2018
	vi. CCTV	26/06/2018
	vii. Access Card	26/06/2018
4.7	Lift System	25/05/2018
4.8	Waterproofing System	15/08/2018
4.9	External Painting	
4.10	Lift WIFI (Suites, Tower A & B)	25/05/2018

Note :

 Pending Handover

TEEGA HANDOVER MASTER LIST



NO.	DESCRIPTION	HANDOVER DATE
5) RELATED 3RD PARTY		
5.1	List of Consultant	31/05/2018
5.2	List of Contractor	31/05/2018
5.3	List of Suppliers	31/05/2018
6) ADMINISTRATION ASSET		
6.1	Common Area	
	i. Tower A	05/06/2018
	ii. Tower B	05/06/2018
	iii. Suite	07/06/2018
	iv. E-Deck	05/06/2018
	v. Gym Equipment (Manual / DO / Brochure) - Residence	04/07/2018
	vi. Gym Equipment (Manual / DO / Brochure) - Suites	04/07/2018
6.2	Management Office	
	i. Residence	05/06/2018
	ii. Suite	07/06/2018
	iii. Office Tower	07/06/2018

TEEGA HANDOVER MASTER LIST



NO.	DESCRIPTION	HANDOVER DATE
7) KEYS		
7.1	Electrical Room	03/07/2018
7.2	Mechanical Room	
	i. Fire Fighting Room	03/07/2018
	ii. Swimming Pool	03/07/2018
	iii. DCW Tank	03/07/2018
	iv. Rainwater Harvesting Tank	03/07/2018
	v. Aircond Condenser Room	03/07/2018
	vi. Retail	03/07/2018
7.3	ELV Keys	03/07/2018
7.4	Guard House Key	03/07/2018
7.5	Common Area	
	i. Tower A - Sky Lounge & LG Lift Lobby	26/06/2018
	ii. Tower B - Sky Lounge & Function Room	26/06/2018
	iii. Tower A - Bin Room	26/06/2018
	iv. Tower A - Function Room, Sky Lounge, Garden Lift Lobby	28/06/2018
	v. Tower B - Level 36	28/06/2018
	vi. Tower B - Bin Room - L26 - L35	28/06/2018
	vii. Tower B - Bin Room Level 21 - Level 25 and Level 27 Lift Lobby)	28/06/2018
	viii. Tower B - Bin Room - L1 - L10	28/06/2018
	ix. Tower B - Bin Room - L11 - L20	28/06/2018
	x. Tower B - LG Lift Lobby, GL, P3 & E-Deck	28/06/2018

TEEGA HANDOVER MASTER LIST



A member of UEM Group

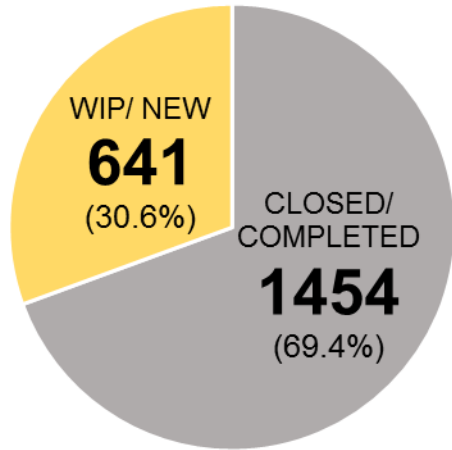
NO.	DESCRIPTION	HANDOVER DATE
8) ACCESS CARDS		
8.1	Permanent Access Card	15/08/2018
8.2	Temporary Access Card	
	i. Staff Access Card	15/08/2018
	ii. Contractor Access Card	15/08/2018
8.3	Unprogram Card / Empty Card	15/08/2018

COMMON AREA DEFECTS UPDATE

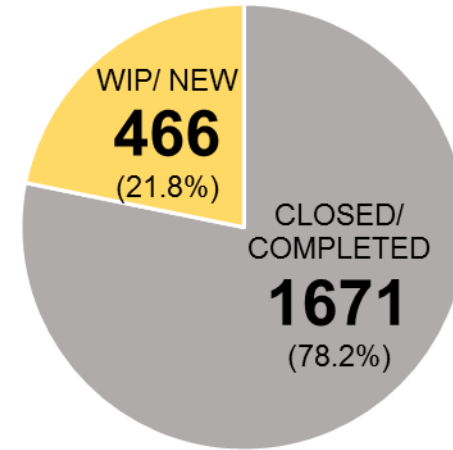


OVERALL PROGRESS

PREVIOUS DEFFECT RECTIFICATION WORK PROGRESS
1 AUGUST 2018 - 31 AUGUST 2018



CURRENT DEFECTS RECTIFICATION WORK PROGRESS
1 SEPTEMBER 2018 - 30 SEPTEMBER 2018



DEFECTS RECTIFICATION WORK RECORD

DESCRIPTION	TEEGA TOWER (OFFICE)		TEEGA SUITE		TOWER A		TOWER B		CABANA		CAR PARK		CONDOMINIUM E-DECK		RETAIL		SERVICE APARTMENT E-DECK		TOTAL DEFECTS	
	PREVIOUS Aug-18	CURRENT Nov-18	PREVIOUS Aug-18	CURRENT Sep-18	PREVIOUS Aug-18	CURRENT Sep-18	PREVIOUS Aug-18	CURRENT Sep-18	PREVIOUS Aug-18	CURRENT Sep-18	PREVIOUS Aug-18	CURRENT Sep-18	PREVIOUS Aug-18	CURRENT Sep-18	PREVIOUS Aug-18	CURRENT Sep-18	PREVIOUS Aug-18	CURRENT Sep-18	PREVIOUS Aug-18	CURRENT Sep-18
CLOSED/COMPLETED	161	220	435	560	136	145	227	227	14	14	412	427	20	20	32	39	17	19	1454	1671
WIP/NEW	78	20	168	51	123	117	170	183	7	7	45	35	20	21	14	18	16	14	641	466
LODGED	239	240	603	611	259	262	397	410	21	21	457	462	40	41	46	57	33	33	2095	2137

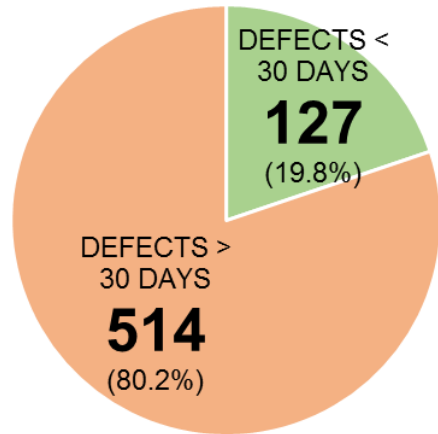
Note : The defects lodged into the Novade will be deleted/rejected due to the following reason : (1) Duplicate case (2) Lodged without photo evidence (3) Lodged with wrongly location.

COMMON AREA DEFECTS UPDATE

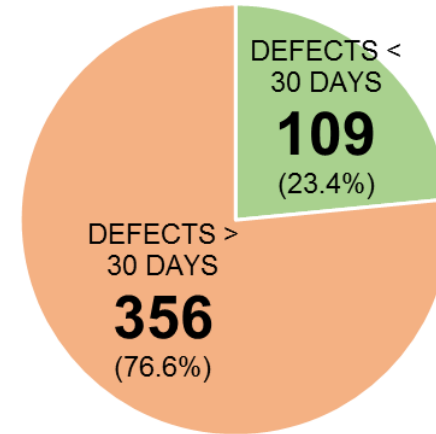


Work in Progress by Aging

PREVIOUS WORK IN PROGRESS (WIP) BY AGING
01 AUGUST 2018 - 31 AUGUST 2018



CURRENT WORK IN PROGRESS (WIP) BY AGING
1 SEPTEMBER 2018 - 30 SEPTEMBER 2018



WORK IN PROGRESS (WIP) DEFECTS CATEGORY BY AGING

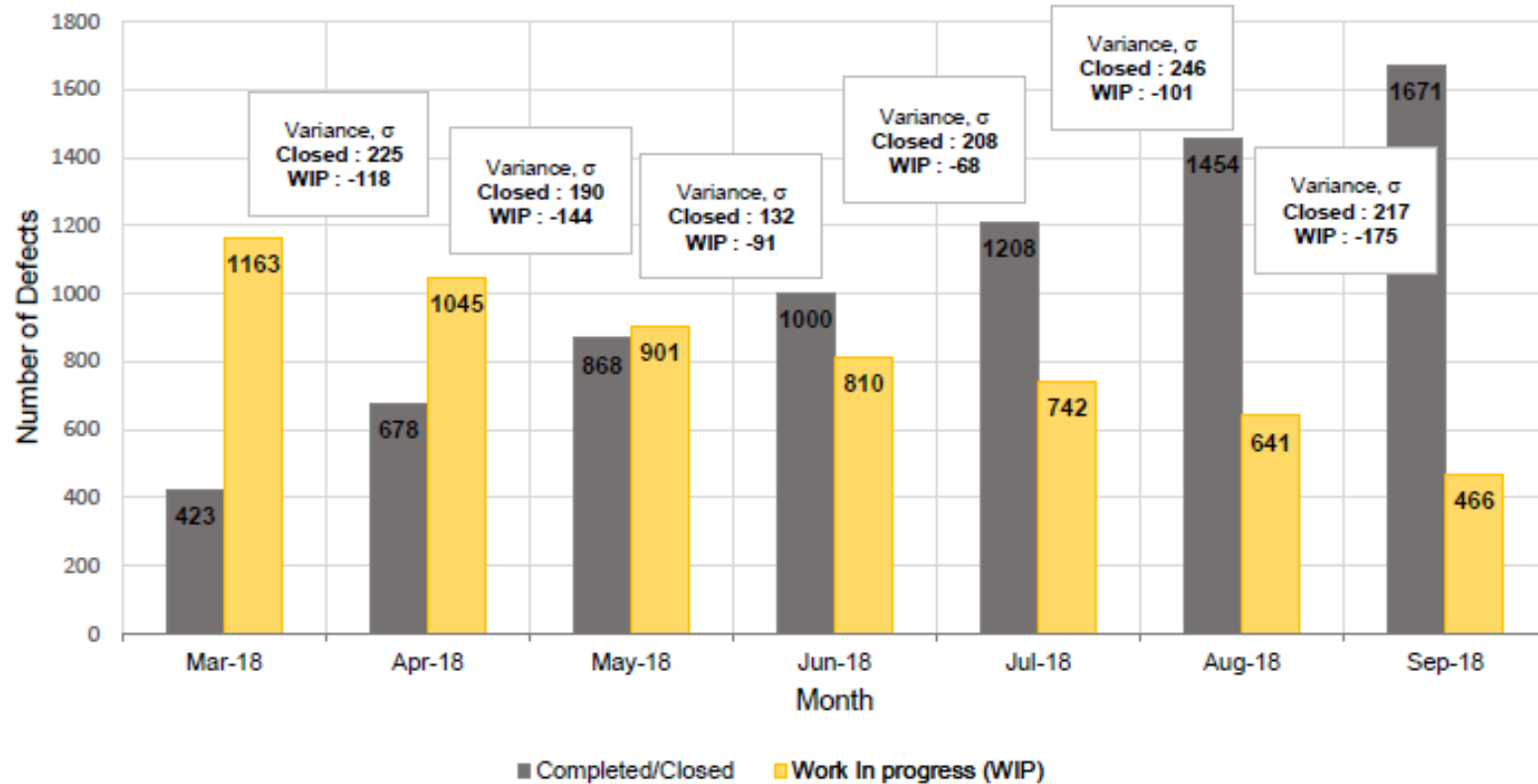
DEFECTS AGING	TEEGA TOWER (OFFICE)		TEEGA SUITE		TOWER A		TOWER B		CABANA		CAR PARK		CONDOMINIUM E-DECK		RETAIL		SERVICE APARTMENT E-DECK		TOTAL DEFECTS	
	PREVIOUS Aug-18	CURRENT Sep-18	PREVIOUS Aug-18	CURRENT Sep-18	PREVIOUS Aug-18	CURRENT Sep-18	PREVIOUS Aug-18	CURRENT Sep-18	PREVIOUS Aug-18	CURRENT Sep-18	PREVIOUS Aug-18	CURRENT Sep-18	PREVIOUS Aug-18	CURRENT Sep-18	PREVIOUS Aug-18	CURRENT Sep-18	PREVIOUS Aug-18	CURRENT Sep-18	PREVIOUS Aug-18	CURRENT Sep-18
DEFECTS < 30 DAYS	11	11	27	9	31	29	20	21	2	0	12	11	7	8	11	16	6	4	127	109
DEFECTS > 30 DAYS	67	9	141	42	92	88	150	161	5	7	33	24	13	13	3	2	10	10	514	356

Note : The defects lodged into the Novade will be deleted/rejected due to the following reason : (1) Duplicate case (2) Lodged without photo evidence (3) Lodged with wrongly location.

COMMON AREA DEFECTS UPDATE



COMMON AREA DEFECTS RECTIFICATION WORK PROGRESS MARCH 2018 - SEPTEMBER 2018



Defects / Month	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18
Completed/Closed	423	678	868	1000	1208	1454	1671
Work In progress (WIP)	1163	1045	901	810	742	641	466
Closed/Completed Variance, σ	-	255	190	132	208	246	217
Work in Progress (WIP), σ	-	-118	-144	-91	-68	-101	-175

ISKANDAR PUTERI CONNECTIVITY

Connectivity – Current transport available in Puteri Harbour, Iskandar Puteri

FREE SHUTTLE SERVICE



- Complimentary shuttle service brought to you by UEM Sunrise & Medini Iskandar Malaysia
- **Current Status : 2 number of operational since 1 September 2018.**
- **Pending 2 more busses ongoing JPJ process.**

PHIFT ↔ Kota Iskandar ↔ Medini 6 & 7 ↔ Gleneagles Medini ↔ Mall of Medini ↔ Educity ↔ East Ledang ↔ Anjung ↔ Larkin Sentral

CAUSEWAY LINK



- Causeway Link LM1 connects the PHIFT to both JB Sentral & Legoland Malaysia via several stops

JB Sentral ↔ Larkin Sentral ↔ PHIFT ↔ Legoland Malaysia

- Causeway Link JPO2 connects the Senai Airport to CIQ Second Link via several stops

Senai Airport ↔ JPO ↔ Kota Iskandar ↔ Puteri Harbour (Opp Jen Hotel) ↔ Kota Iskandar ↔ MOM ↔ Anjung ↔ CIQ Sec Link

Note:-

- Timing for the public bus are base on the operator schedule (available in mobile apps HUGO)

ISKANDAR PUTERI BUS SCHEDULE



TRIP	LARKIN	KSL	ANJUNG	EAST LEDANG	EDUCITY	RAMADA	GLEANEAGLES	MALL OF MEDINI	M6 / M7 / M9	KOTA ISKANDAR	HOTEL JEN	TEEGA	PHIFT	
1	6:30	-	7:05		7:10		7:15	-	7:25		7:30		7:35	IP 1
2	7:30	-	8:00		8:05		8:10	8:15	8:25		8:30		8:35	IP 2
3	9:45	-	10:15		10:20		10:25	10:30	10:40		10:45		10:50	IP 1
4	11:35	-	12:05		12:10		12:15	12:20	12:30		12:35		12:40	IP 2
5	13:15	-	13:45		13:50		13:55	14:00	14:10		14:15		14:20	IP 1
6	15:35	-	16:05		16:10		16:15	16:20	16:30		16:35		16:40	IP 2
7	16:45	-	17:15		17:20		17:25	17:30	17:40		17:45		17:50	IP 1
8	18:45	-	19:15		19:20		19:25	19:30	19:35		19:40		END	IP 2

TRIP	PHIFT	HOTEL JEN	TEEGA	KOTA ISKANDAR	M6 / M7 / M9	RAMADA	GLEANEAGLES	MALL OF MEDINI	ANJUNG	EDU CITY	EAST LEDANG	KSL	LARKIN	
1	8:30		8:35		8:45		8:50	8:55	9:00	9:05	9:10	-	9:40	IP 1
2	10:00		10:05		10:15		10:20	10:25	10:30	10:35	10:40	11:10	11:30	IP 2
3	11:30		11:35		11:45		11:50	11:55	12:00	12:05	12:10	-	12:40	IP 1
4	12:50		-		13:00		13:05	13:10	13:15	13:10	-	-	-	IP 2
5	14:00		14:05		14:15		14:20	14:25	14:30	14:35	14:40	15:10	15:30	IP 2
6	15:30		15:35		15:45		15:50	15:55	16:00	16:05	16:10	-	16:40	IP 1
7	17:30		17:35		17:45		17:50	17:55	18:00	18:05	18:10	-	18:40	IP 2
8	18:45		18:50		19:00		19:05	19:10	19:15	19:20	19:25	19:55	20:00	IP 1

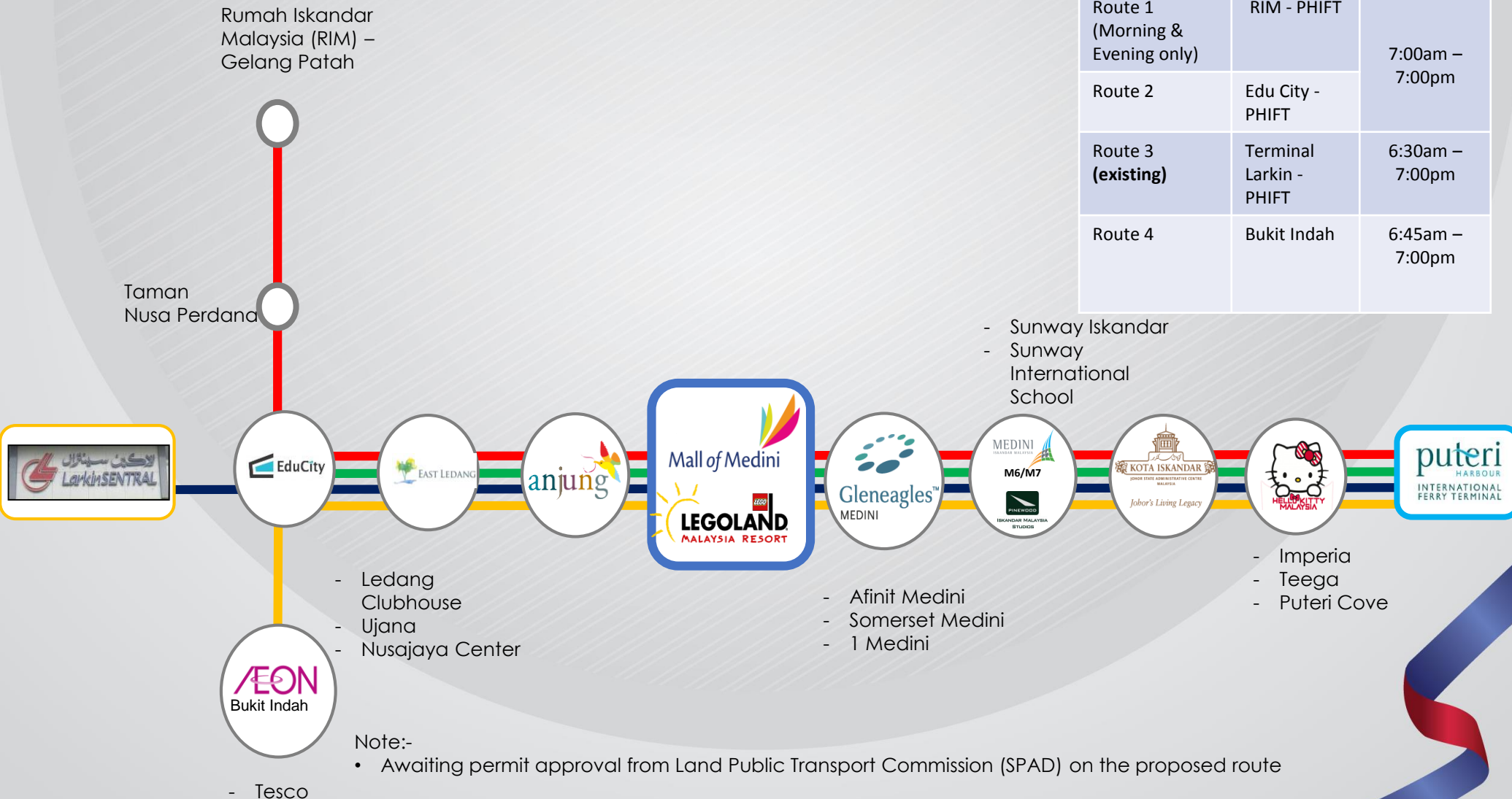
Note:-

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ISKANDAR PUTERI CONNECTIVITY

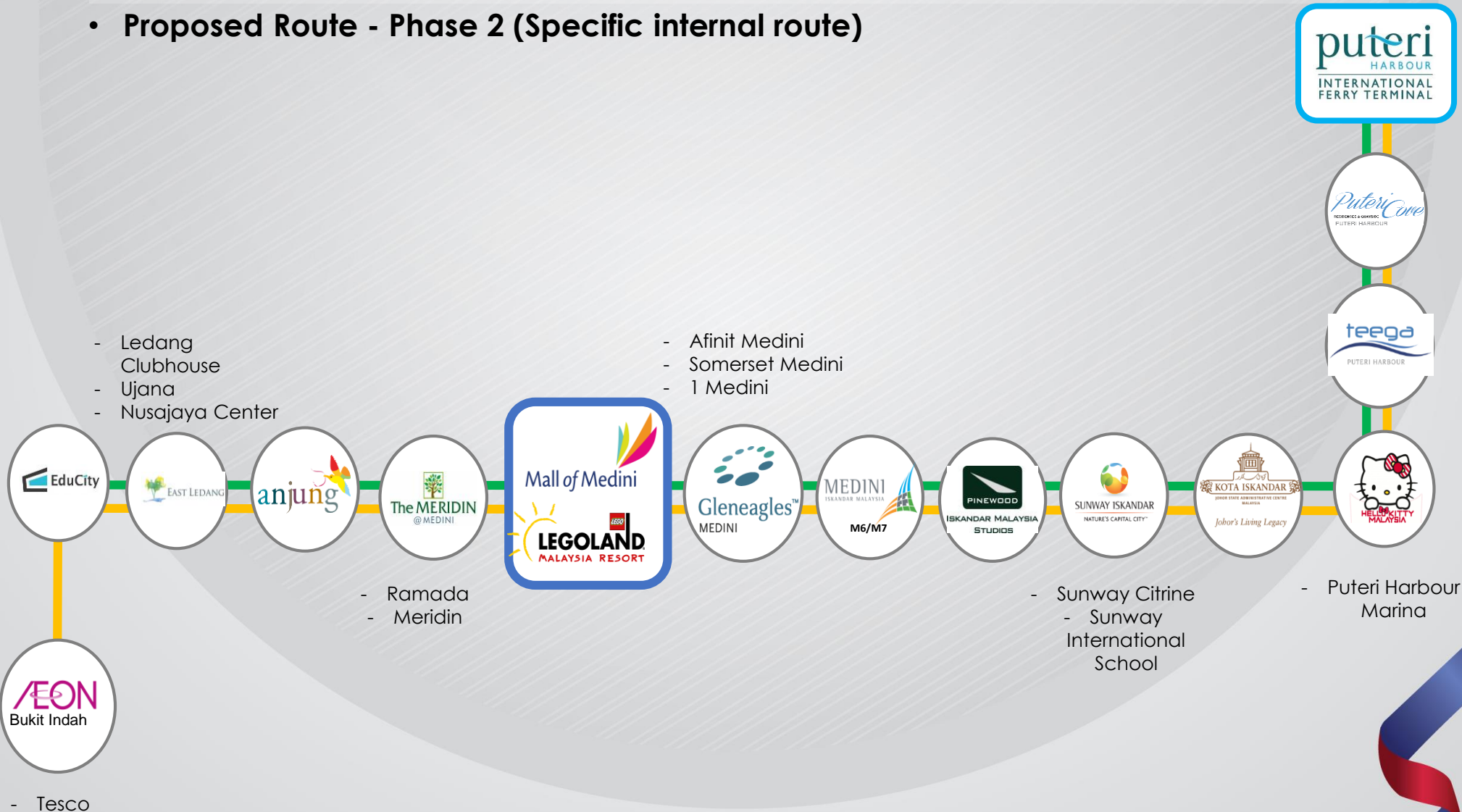
Proposed Route - Phase 2 Community Shuttle

Iskandar Puteri Community Shuttle Service	Route	Operation Time
Route 1 (Morning & Evening only)	RIM - PHIFT	7:00am – 7:00pm
Route 2	Edu City - PHIFT	
Route 3 (existing)	Terminal Larkin - PHIFT	6:30am – 7:00pm
Route 4	Bukit Indah	6:45am – 7:00pm



ISKANDAR PUTERI CONNECTIVITY

- Proposed Route - Phase 2 (Specific internal route)



ISKANDAR PUTERI CONNECTIVITY

Starex Operation (3 nos)

- Operation will start on 1st September 2018.
- The trips will be increased from 4 trips per day to 6 trips per day.
- New time slot will be proposed as late as 10:30am from Teega and 3:30pm from Jurong East
- There will be 3 timing in the morning (*Poster as per next page*)
- Starex routing as follows;



ISKANDAR PUTERI CONNECTIVITY



SHUTTLE SERVICE TO SINGAPORE

From Monday to Friday excluding public holiday in Johor, Malaysia and Singapore.

Starting from 1 September 2018 Shuttle Service to Singapore will include Teega in the new schedule. The shuttle will start from Teega then to East Ledang before entering Singapore. Therefore the operation will increase the new trips at 7:30am and 10:30am from Teega and 3:30pm from Jurong east

Depart from Teega

Pickup / Trip	1	2	3	4	5	6
Teega Teega Walk	6:45	7:15	7:30	10:30	17:30	18:15
East Ledang	7:00	7:30	7:45	10:45	17:45	18:30
Jurong East MRT	8:20	8:40	8:55	11:55	18:55	19:40



Depart from Singapore

Pickup / Trip	1	2	3	4	5	6
Jurong East MRT	8:30	9:00	9:30	15:30	19:00	20:00
East Ledang	9:30	10:00	10:30	16:30	20:00	21:00
Teega Teega Walk	9:45	10:15	10:45	16:45	20:15	21:15



TERM OF USE:

- Only 8 seats available per trip first-come, first-served basis.
- Make advance booking before 4.00pm or a day earlier via email to info.starex@uemsunrise.uemnet.com, as follow
Name :
Tresor Cardholder No :
Ledang Club House Membership No :
- For Monday morning trips, please book your seat on Friday by 4:00pm .
- Please show your Tresor and Ledang Club House card before entering the MPV.
- Please be at the pickup point 15 minutes before departure time as the management will not be responsible if you missed the trip.
- For any inquiry please contact 07-510 2020 (Ledang Club House).



BUS STOP IN FRONT OF TEEGA

BUS STOP

1. Bus stop tensile roof completed.
2. Sitting area completed.



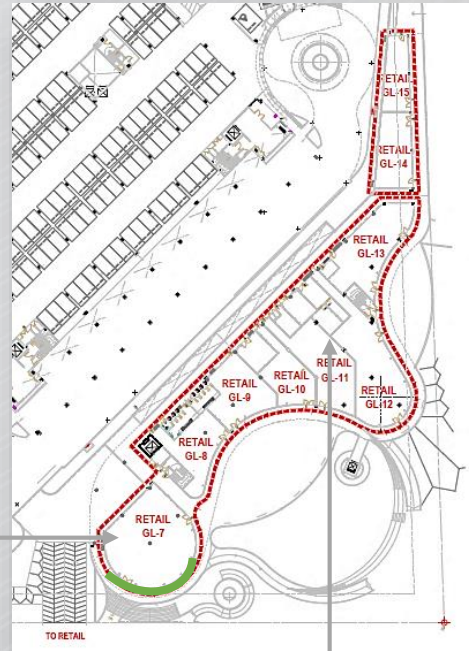
Proposed sitting design

TEEGA RETAIL LOTS



GROUND LEVEL

LOWER GROUND



Teega Handover Office



Tribus Café



SUTL Sales Gallery



YSL Freshmart
Target to open: 1 December 2018

Target to open: 1 December 2018

Note:

1. Occupied unit delineated in green
2. Units in negotiation delineated in yellow
3. Vacant unit delineated in red



SUTL-One Degree 15 Marina Puteri Harbour
Target to open: 1 October 2018

TEEGA RETAIL LOTS

- matter arising



- Extension covering

- AI fresco usage

- Signages location for the GL level

- New LPG utilities



Teega Handover Office



Tribus Café



SUTL Sales Gallery



YSL Freshmart

Target to open: 1 December 2018



SUTL-One Degree 15 Marina Puteri Harbour

Target to open: 1 October 2018

Target to open: 1 December 2018

Note:

1. Occupied unit delineated in green
2. Units in negotiation delineated in yellow
3. Vacant unit delineated in red



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Building Futures.*



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AND DELIVERING THE NEXT DECADE OF EXCELLENCE

Thank you

