



# MUZE

at PICC

HOME OWNER'S MANUAL

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# MUZE

PICC

## INTRODUCTION

Congratulations! You have secured your new home / investment.

MUZE at PICC warmly welcomes you to revel in your brand new condominium unit located in Bayan Lepas, Penang which is developed by Hunza Properties Group.

Clinching the title as the tallest smart residential building in Northern Malaysia, MUZE at PICC is also distinguished as PICC's first smart residential development. It is equipped with SMART Home System by SIMON Electric for enhanced everyday convenience.

MUZE at PICC comprises 2 towers containing a total of 846 units. The spacious layouts fulfil the needs of multi-generational living. The breathtaking 180° panoramas of the city, sea or hill is absolutely spectacular.



This freehold development is fully integrated via the Link Bridge to proposed shopping mall, medical centre, iconic offices and more. Be it home, work, leisure or more, MUZE at PICC is sited within an unrivalled neighbourhood that has it all.

There are over 70 exclusive full-fledged lifestyle facilities comprising a multi-purpose court, outdoor gym, pocket forest, community hall, sparkling pools, garden kitchen, game rooms, restful pavilions, gym, yoga area, etc. Spread across 7 levels, the 4 facilities areas consist of the Escapade

on the ground floor for sports and recreation, a Social Square for socialising amongst the community and Chillscapes for relaxation and entertainment. The Muze Club on levels 40 and 41 is an exclusive area where various entertainment and leisure choices await.

The information contained in this Owner's Manual serves as a handy reference for all MUZE at PICC owners to ensure safety, ease of mind and enjoyment. Kindly refer to the Property Management for enquiries.

2.0



**ACCESS CONTROL & SECURITY  
SURVEILLANCE SYSTEM**

## 2.1

### RAINTAG ACCESS CARD



MUZE at PICC building complex and its compound are complete with an access control and security surveillance system. Entry to the compound is only via the main security checkpoint located at the entrance. However, owner-driven vehicles can gain hands-free access from a 5-meter distance of the boom barrier at the main security checkpoint. This hands-free access is enabled by Raintag cardless feature which uses a Radio Frequency Identification (RFID) technology that readily penetrates the vehicular windscreen and recognises the owner's Raintag access card. Based on this RFID recognition, the boom barrier is released for vehicular access into the compound. Similarly, via the same RFID process at the entry of the podium car parking facility, owners can gain access to their respective designated parking lots.

## 2.2

### DOOR ACCESS CARD

Each unit owner is issued with a door access card to gain access to the interior of the building premises. It can also be used to gain entry to the various recreational facilities available for residents at 4 facilities areas across 7 levels.



## 2.3

### CCTV AND PANIC BUTTONS

For residents' safety and security, the common areas, driveways, car park and recreational facilities within MUZE at PICC premises including the perimeter walls are monitored by 24/7 closed circuit television cameras which are strategically located in various locations. There are also panic alarm points (red mushroom buttons) located at the car parking floors within Towers A and B. These panic buttons are only to be used by residents to seek assistance during an emergency.



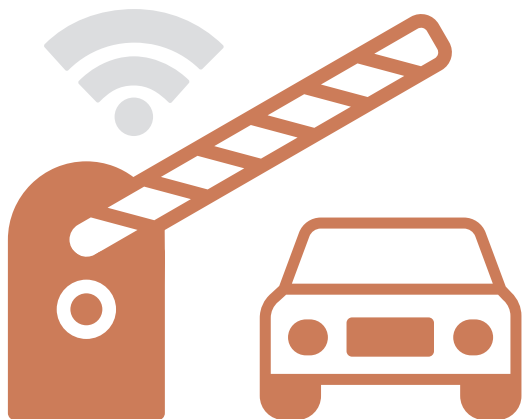
## 2.4

### DOOR ACCESS USER INSTRUCTION

- i) Scan your access card on the Reader.
- ii) A beep sound will be heard.
- iii) The EM Lock will be released.
- iv) Open the door within 5 seconds or else the door will lock back again.



READING  
RANGE UP  
TO 5M



TRULY  
HAND-FREE  
ACCESS  
CONTROL

## 2.5

### CARPARK ACCESS USER INSTRUCTION

- i) Stop at the Reader.
- ii) Show your tag to the Reader.
- iii) Reader activates when card is within 5 meter radius.
- iv) No need to wind down the window if in range.
- v) Do not swing / wave your card.
- vi) Wait until the Boom is fully open.
- vii) Slowly drive through. Once you have passed through, the Boom will automatically close.

## 2.6

### **SIMON-SMART INSTALLATION MANUAL**

For more information, please refer to the Smart Home Operating Manual for MUZE at PICC as provided by Simon Malaysia.

simon

# 2.7

## USER MANUAL (BASIC FUNCTIONS)

For more information, please refer to the Smart Home Operating Manual for MUZE at PICC as provided by Simon Malaysia.

simon

3.0



SMART HOME SYSTEM

# 3.1

## DIGITAL LOCKSET

For more information, please refer to the Smart Home Operating Manual for MUZE at PICC as provided by Simon Malaysia.

simon

## 3.2

### FEATURES OF SMART HOME & GUIDE

For more information, please refer to the Smart Home Operating Manual for MUZE at PICC as provided by Simon Malaysia.

simon

4.0



SMART LOCKER MANUAL  
GUIDELINES



BY FLEXIBLE ELECTRICAL SOLUTIONS SDN. BHD.

# 4.1

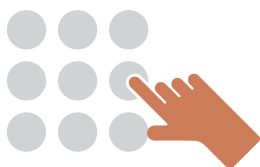
## COLLECT PARCEL

Step 1



Press [Collect Parcel]

Step 2



Enter Collection Code

Step 3



Retrieve Parcel & Close Door

# 4.2

## DELIVERY GUIDE



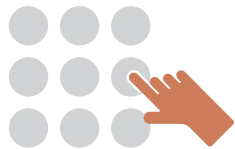
BY FLEXIBLE ELECTRICAL SOLUTIONS SDN. BHD.

Step 1



Press [Courier]

Step 2



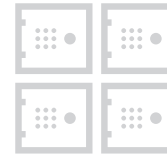
Enter Staff No. & Pin

Step 3



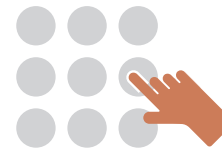
Press [Add Parcel]

Step 4



Select Locker

Step 5



Enter Recipient's Mobile No.

Step 6



Put Parcel & Close Door

5.0



H-CIRCLE

# 5.1

## APP INTRODUCTION



1

Download the "The H-Circle" app from Android Play Store or IOS App Store to start



2

An email with your login details will be sent automatically to your registered mailbox [date - to confirm later]. Please check your mailbox



3

Log in with the details provided and enjoy all the features within the app

# 5.2

## STEP-BY-STEP GUIDE



### APP'S MAIN FEATURES

#### Visitor

To invite your visitor with optional carpark reservation using this feature, fill in the details accordingly and a shared link will be created for you to share to your visitor. After that, your visitor can register via that shared link and enter the MUZE at PICC entrance via a generated QR code

#### SOS

Press and hold on the SOS button for 3 seconds to get help from our security guard when facing an emergency

#### Live Feed

To view CCTV live feed at the main entrance, drop-off area and lift lobby

#### Emergency & Health

To update personal emergency contacts and health, so we can help you or contact your family member in case of any emergency

#### Intercom

To intercom the security guard or management office



## APP'S MAIN FEATURES

### Access Owner

Owners can sign up an account for family members and / or tenants in this app, for them to access all features by simply adding their phone numbers to the listing.

### Feedback/Inquiry

To submit feedback/inquiry to management office

### Forms

To submit application of access card, member card, renovation, etc.

### Book Facility

To book and enjoy facilities for relaxation and entertainment.

### Events & Announcement

To receive events and announcement from management

### My Bills

To pay maintenance fee and sinking fund via e-payment

6.0



SAMMO

# 6.1

## APP INTRODUCTION



1

Download the "SAMMO" app from Android Play Store or IOS App Store to start

A grey rounded rectangular button with the word "LOGIN" in white, uppercase, sans-serif font.

LOGIN

2

Login ID will be provided upon VP clearance letter issued



3

Submit your list of defects



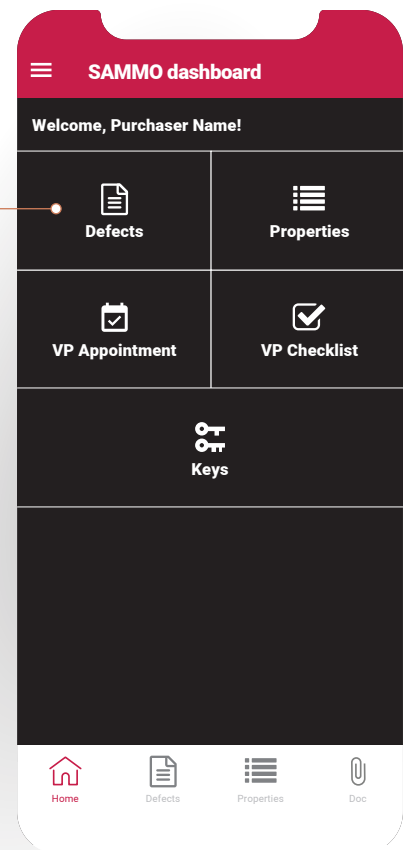
4

Monitor your defects report

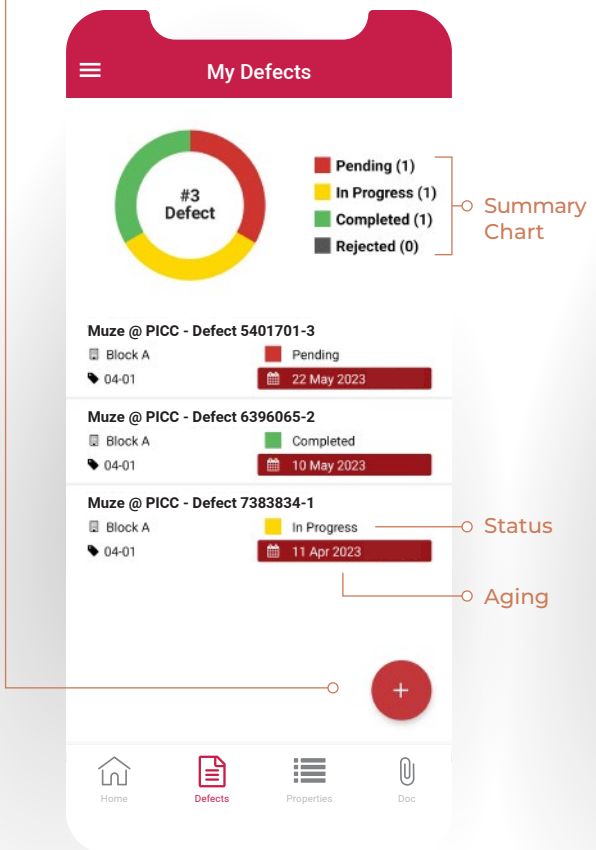
# 6.2

## STEP-BY-STEP GUIDE FOR EASY NAVIGATION

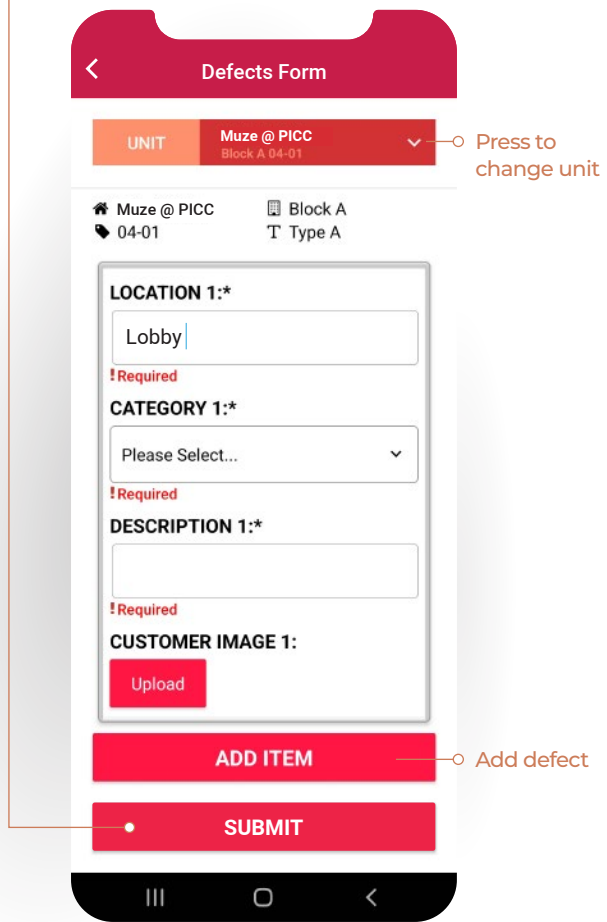
**1** Press to view list of defects



**2** Press to add new defect \*



**3** Fill in the details and press submit



\* If button is not shown, please contact your developer's Customer Service Department.

### 5c Tick to sign off

Defect 552323-7

Muze @ PICC #06-03 Blk A Type B

VERIFIED 1

**STATUS 1:**  
Completed

**CATEGORY 1:**  
Floor Tiles

**LOCATION 1:**  
living room

**DESCRIPTION 1:**  
cracked

**IMAGE 1:**  
View Photo

**CONTRACTOR IMAGE 1:**  
No Image

**RESPONSE 1:**

**5a** Press to view photo of uploaded defect

**5b** Press to view photo of repaired defect

### 4 Press to view defect

My Defect

#16 Defect

- Pending (9)
- In Progress (3)
- Completed (4)

Muze @ PICC - Defect 656... Pending Verification

Blk A Completed 27 Mar 2019

Muze @ PICC - Defect 655... Pending Verification

Blk A Completed 25 Mar 2019

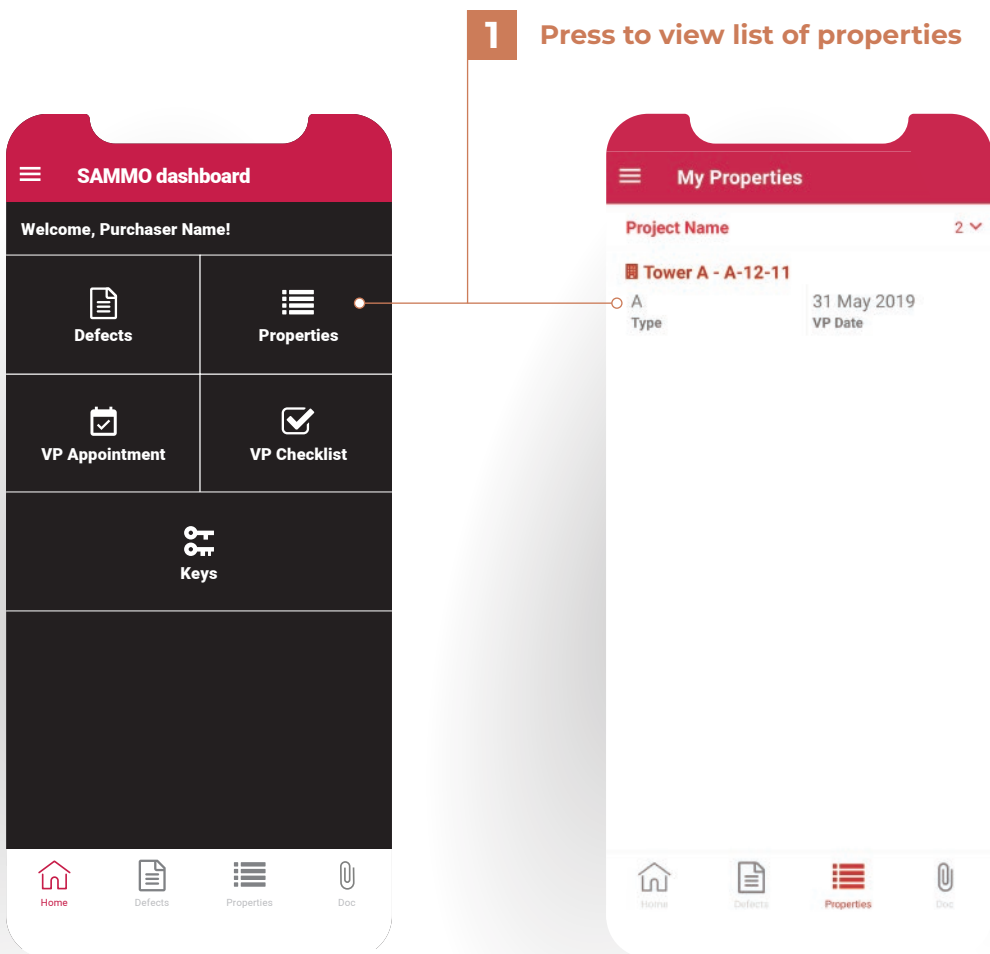
Muze @ PICC - Defect 552... Pending Verification

Blk A Completed 06 Mar 2019

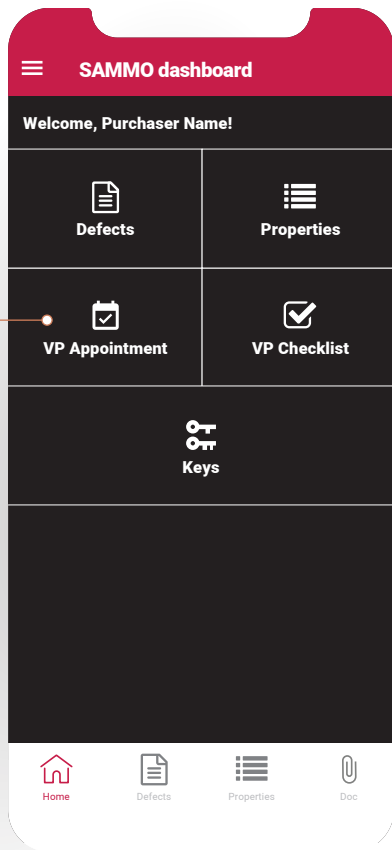
Muze @ PICC - Defect 349078 Verified

Blk A Completed 23 Jan 2019

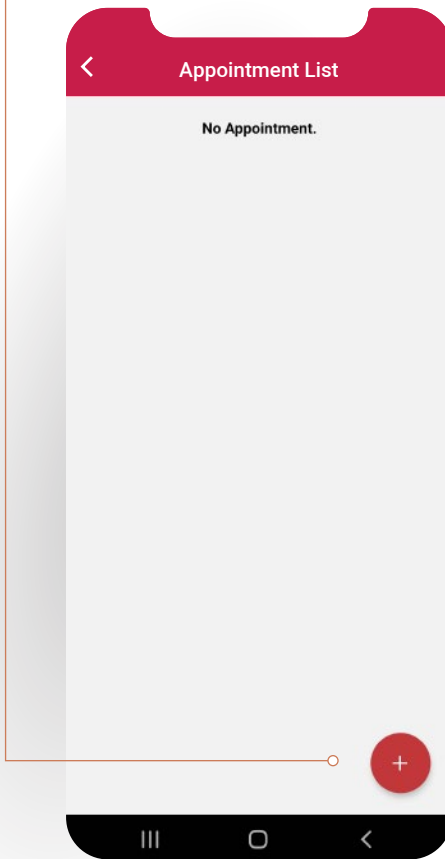
Home Defect Property Doc



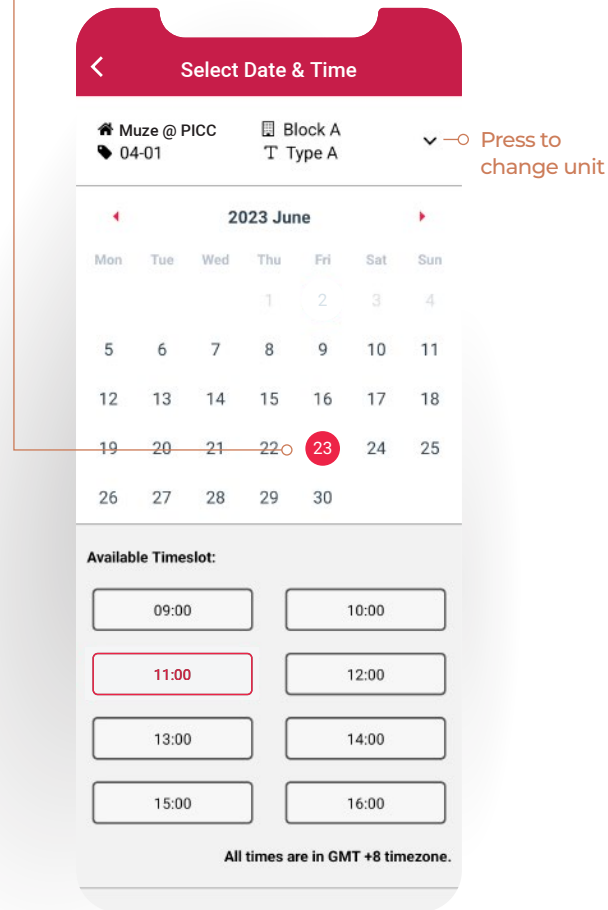
**1** Press to view appointment



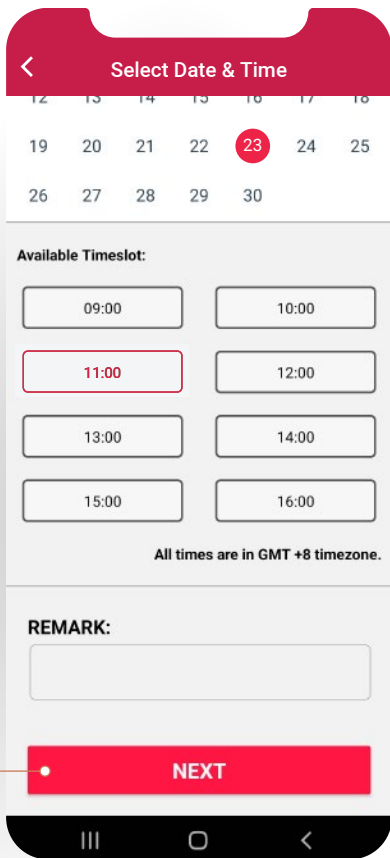
**2** Press to make VP appointment



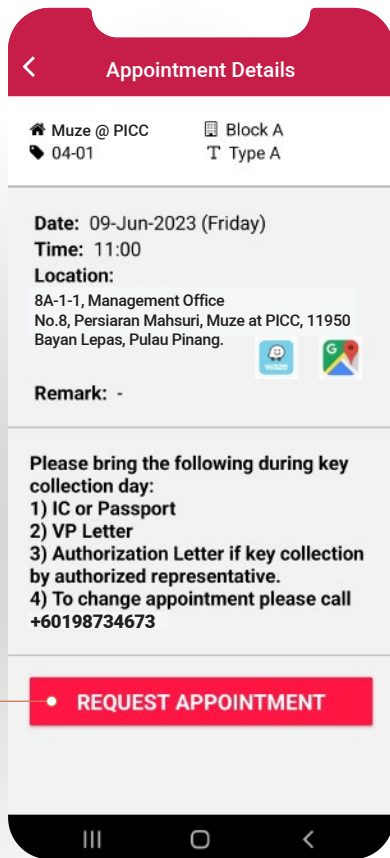
**3** Select date and time



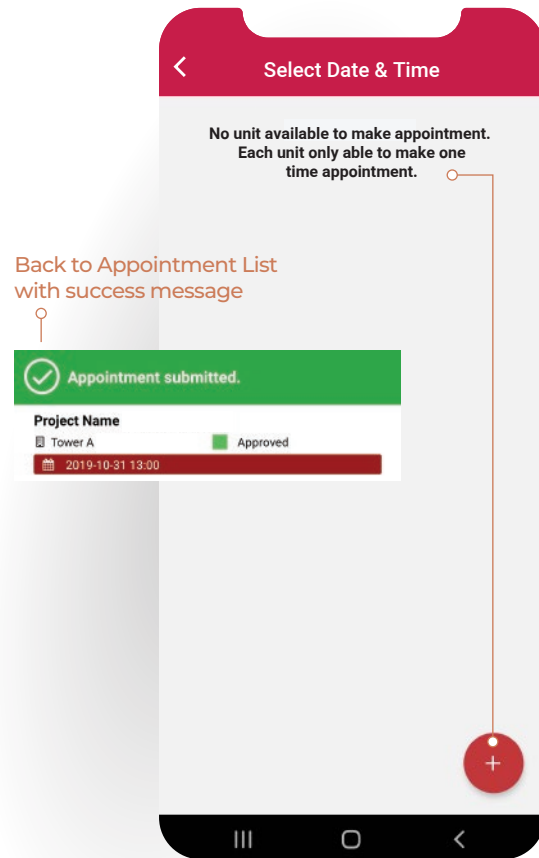
4 Press next



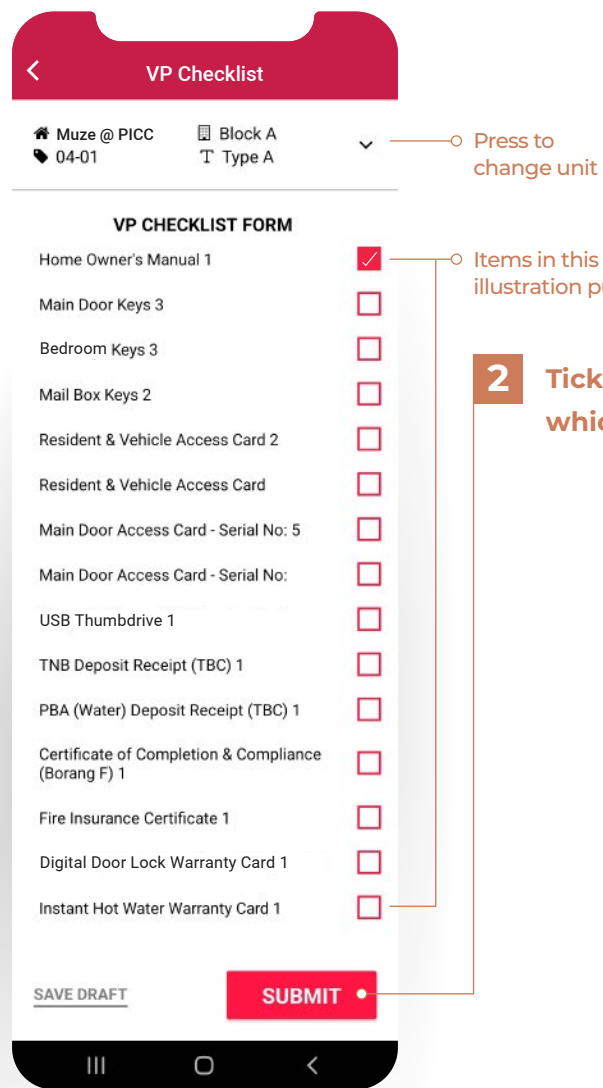
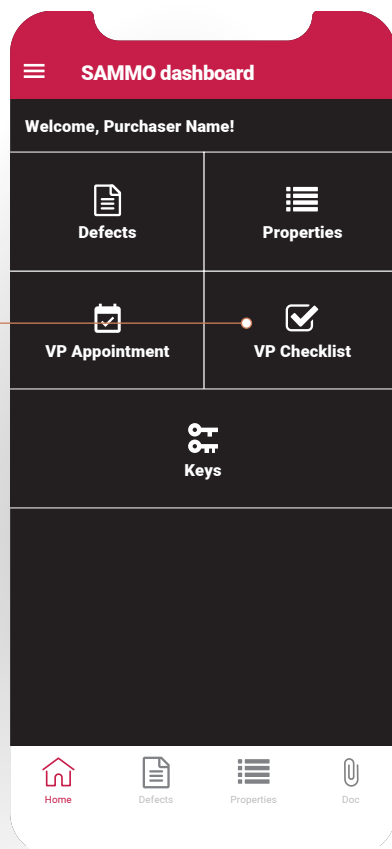
5 Check the details, then press to submit



Back to Appointment List with success message

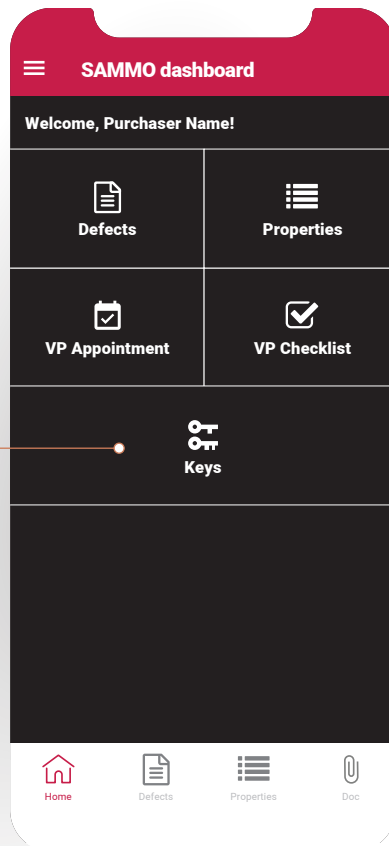


## 1 Press to view checklist



\*\* This checklist can only be submitted ONCE per unit. In the event of any changes, please contact your developer's Customer Service Department.

## 1 Press Keys

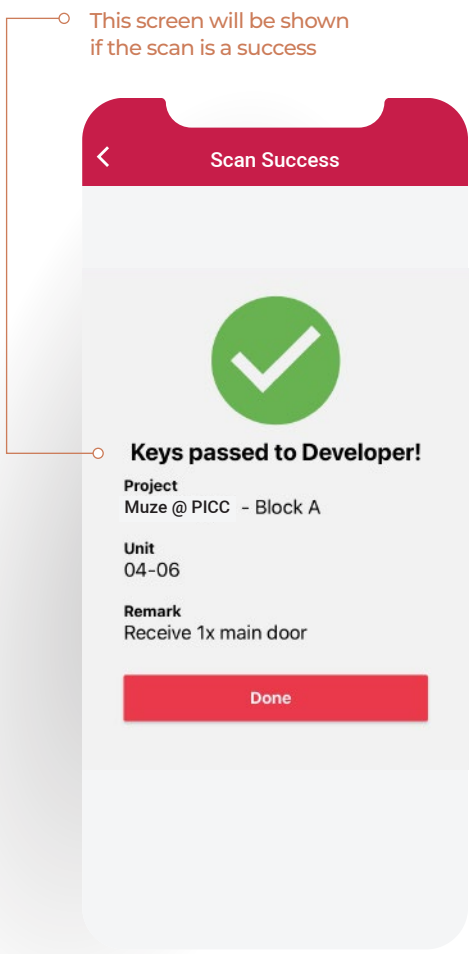


## 2 Press to display QR code and let Developer scan

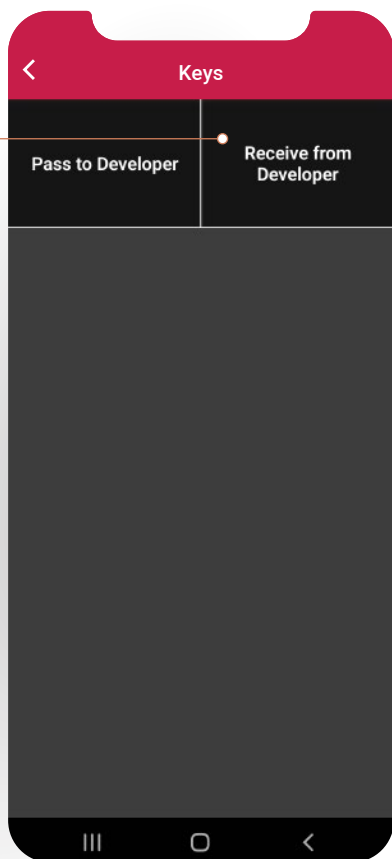


### \*\*\* Purchaser Key Management:

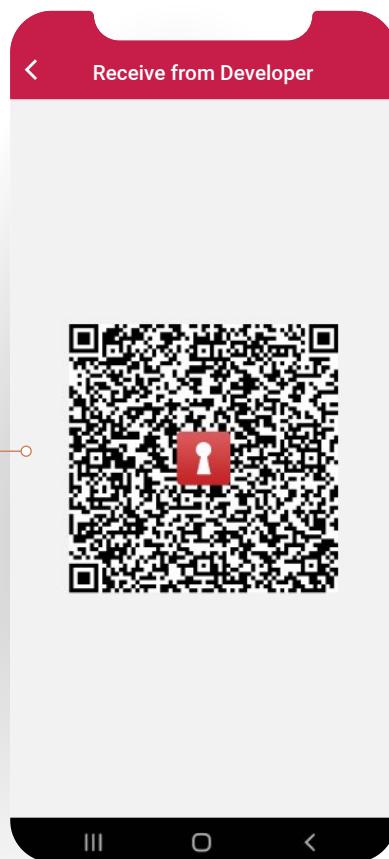
1. Once the defect is submitted, Purchaser will pass key to Developer for work rectification.
2. Once the defect is rectified, Purchaser will receive key back from Developer.



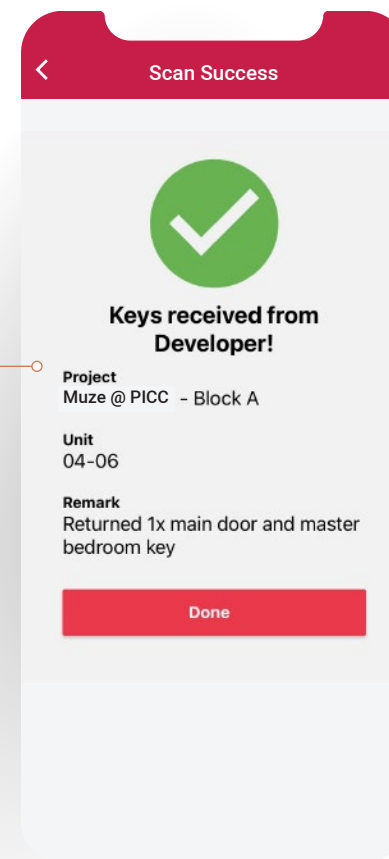
**3** Press to display QR code and let Developer scan \*\*\*\*



Developer will scan the QR code from their SAMMO mobile app



This screen will be shown if the scan is a success



\*\*\*\* Once the defect is rectified, Purchaser will receive key back from Developer.

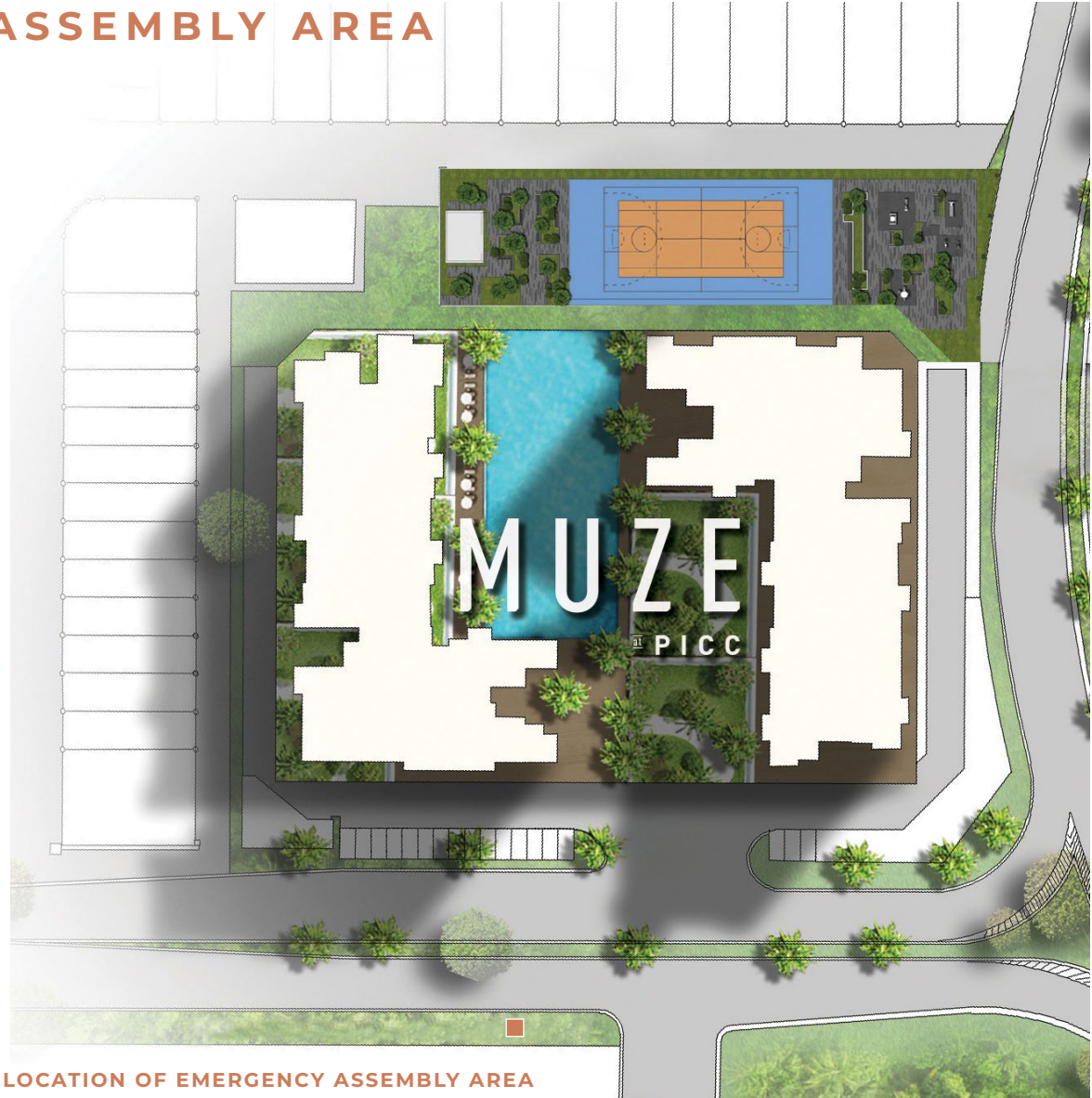
7.0



**FIRE, EMERGENCY & ASSEMBLY  
POINT**

# 7.1

## FIRE EMERGENCY ASSEMBLY AREA



LOCATION OF EMERGENCY ASSEMBLY AREA

# 7.2

## FIRE EMERGENCY STAIRCASE PLAN



# 8.0



## HOUSE RULES

## THIRD SCHEDULE

### STRATA MANAGEMENT ACT 2013

#### STRATA MANAGEMENT (MAINTENANCE AND MANAGEMENT) REGULATIONS 2015 (Regulation 5 and 28)

#### BY-LAWS

## PART I

### PRELIMINARY

#### 1. APPLICATION.

(1) The by-laws set out in this Third Schedule and any additional by-laws made under the Strata Management Act 2013 (“the Act”) shall bind the developer, the joint management body, the management corporation or the subsidiary management corporation, as the case may be, and the purchaser, parcel owners or proprietors, and any chargee or assignee, lessee, tenant or occupier of a parcel to the same extent as if the by-laws or the additional by-laws have been signed or sealed by each of the person or body mentioned above and contain mutual covenants to observe, comply and perform all the provisions of the by-laws or additional by-laws.

(2) These by-laws shall apply to any development area:

- (a) during the management by the developer before the joint management body is established, under Chapter 2 of Part IV of the Act;
- (b) during the management by the joint management body, under Chapter 3 of Part IV of the Act;

- (c) during the management by the developer before the first annual general meeting of the management corporation, under Chapter 2 of Part V of the Act;
- (d) during the management by the management corporation after first annual general meeting of the management corporation under Chapter 3 of Part V of the Act; and
- (e) during the management by the subsidiary management corporation after it has been established in respect of the limited common property under Chapter 4 of Part V of the Act.

## 2. INTERPRETATION

- (1) For the purpose of giving effect to subparagraph 1(2) of these by-laws:
  - (a) a reference to the “management corporation” shall be construed as a reference to the developer (during the developer’s management period and during the preliminary management period), joint management body or the subsidiary management corporation, as the case may be;
  - (b) a reference to the “management committee” shall be construed as a reference to the joint management committee or the subsidiary management committee;
  - (c) a reference to the “proprietor” shall be construed as a reference to the purchaser or parcel owner; and
  - (d) a reference to “share units” shall be construed as a reference to the allocated share units.
- (2) In these by-laws or any additional by-laws made under the Act, “building” means buildings if more than one, and includes part of a building.
- (3) Any reference to a purchaser, parcel owner or proprietor shall include his family or any chargee, assignee, lessee, tenant, occupier or invitee of his parcel.

## PART 2

### THE MANAGEMENT CORPORATION

#### 3. FUNCTIONS OF THE MANAGEMENT CORPORATION.

The management corporation shall -

- (1) maintain in a state of good and serviceable repair, and, where necessary, renew or upgrade, the fixtures and fittings, lifts, installations, equipment, devices and appliances existing in the development area and used or capable of being used or enjoyed by occupiers of two or more parcels;
- (2) maintain, repair and, where necessary, renew or upgrade sewers, pipes, wires, cables and ducts existing in the development area and used or capable of being used in connection with the enjoyment of more than one parcel or the common property;
- (3) where applicable, establish and maintain suitable lawns and gardens on the common property;
- (4) where applicable, manage, maintain and secure suitable operators for any of the common utilities, amenities and services in the common property, such as launderette, convenience store, cafeteria, nursery and others, to reasonable standards of safety and health for the convenience, comfort and enjoyment of the proprietors and occupiers;
- (5) renew and upgrade common property where necessary for the purpose of retaining and adding the market value of parcels in the development area;
- (6) on the written request of a proprietor of a parcel and on payment of a fee which shall not exceed fifty ringgit, furnish to the proprietor, or to a person authorised in writing by the proprietor, the copies of all policies of insurance effected under the Act or effected against such other risks as directed by the proprietors by a special resolution, together with the copies of the receipts for the last premiums paid in respect of the policies;
- (7) set up, manage and maintain proper procurement procedures and tender process in a fair and transparent manner for all purchases, acquisitions or awards of contracts in connection with the management and maintenance of the common property;
- (8) set up, manage and maintain a good credit control system in the collection of maintenance charges and contribution to the sinking fund and any other charges lawfully imposed by the management corporation;
- (9) administer and enforce the by-laws and any additional by-laws made under the Act; and
- (10) without delay enter in the strata roll any change or dealing notified to it by any proprietor.

#### 4. COMMON PROPERTY FOR COMMON BENEFIT.

The management corporation shall control, manage and administer the common property for the benefit of all the proprietors provided that the management corporation may, by written agreement with a particular proprietor, grant him for a defined period of time, the exclusive use and enjoyment of part of the common property or special privileges in respect of the common property or part of it subject to appropriate terms and conditions to be stipulated by the management corporation.

#### 5. PROVISION OF AMENITIES OR SERVICES.

The management corporation may make an agreement with a particular proprietor for the provision of amenities or services by the management corporation to or in respect of his parcel.

#### 6. DEFAULTERS.

- (1) For the purpose of these by-laws-
  - (a) a defaulter is a proprietor who has not fully paid the Charges or contribution to the sinking fund in respect of his parcel or any other money imposed by or due and payable to the management corporation under the Act at the expiry of the period of fourteen days of receiving a notice from the management corporation; and
  - (b) any restriction or action imposed against a defaulter shall include his family or any chargee, assignee, successor-in-title, lessee, tenant or occupier of his parcel.
- (2) If any sum remains unpaid by the proprietor at the expiry of the period of fourteen days specified in subparagraph 6(1)(a) of these by-laws, the proprietor shall pay interest at the rate of ten per cent per annum on a daily basis or at such rate as shall be determined by the management corporation at a general meeting, until the date of actual payment of the sum due.
- (3) The management corporation may prepare a defaulters' list showing the names of the defaulting proprietors, their respective parcels and the amount of the sum that remains unpaid, and may display the list of defaulters' names on the notice boards in the building provided that such list shall be updated by the management corporation at the end of every following calendar month.

- (4) The management corporation may, at the expiry of the period of fourteen days specified in subparagraph 6(1)(a) of these by-laws, and without prior notice, deactivate any electromagnetic access device such as a card, tag or transponder, issued to a defaulter until such time that the any sum remaining unpaid in respect of his parcel has been fully paid, together with a charge not exceeding ringgit fifty that may be imposed by the management corporation for the reactivation of his electromagnetic access device. During the period of the deactivation of his electromagnetic access device, the management corporation may require the proprietor to sign in a defaulters' register book each time that the defaulter requires any assistance for entry into or exit from the building or the development area.
- (5) The management corporation may stop or suspend a defaulter from using the common facilities or common services provided by the management corporation, including any car park bay in the common property that has been designated for the use of the defaulter.
- (6) The management corporation may enter into any instalment payment scheme in writing with a defaulter to enable the defaulter to settle his outstanding sum in such number of instalments or upon such terms and conditions as the management corporation shall deem fit and proper, including withholding any action permitted under subparagraphs 6(4) and 6(5) of these by-laws.

- (7) The management corporation may accept payment of any sum due by a defaulter which is made by his chargee, assignee, successor-in-title, lessee, tenant or occupier, and any of the aforesaid persons who had made such payment shall be deemed to be irrevocably authorised by the defaulter to do so.

## **7. POWERS OF A MANAGEMENT CORPORATION TO IMPOSE A FINE.**

- (1) The management corporation may by a resolution at a general meeting impose a fine of such amount as shall be determined by that general meeting against any person who is in breach of any of these by-laws or any additional by-laws made under the Act.
- (2) All fines imposed under subparagraph 7(1) of these by-laws shall be a debt due to the management corporation and upon payment shall be deposited into the maintenance account.

## PART 3

### THE PROPRIETOR

#### 8. GENERAL DUTIES OF A PROPRIETOR.

A proprietor shall-

- (1) promptly pay to the management corporation the Charges and contribution to the sinking fund relating to his parcel, and all other money imposed by or payable to the management corporation under the Act;
- (2) promptly pay all quit rent, local authority assessment and other charges and outgoings which are payable in respect of his parcel;
- (3) permit the management corporation and its servants or agents, at all reasonable times and on reasonable notice being given (except in the case of emergency when no notice is required), to enter his parcel for the purposes of-
  - (a) investigating leakages or other building defects;
  - (b) maintaining, repairing, renewing or upgrading pipes, wires, cables and ducts used or capable of being used in connection with the enjoyment of any other parcel or the common property;
  - (c) maintaining, repairing, renewing or upgrading the common property; and
  - (d) executing any work or doing any act reasonably necessary for or in connection with the performance of its duties under the Act or the regulations made thereunder, or for or in connection with the enforcement of these by-laws or additional by-laws affecting the development area;
- (4) forthwith carry out all the work ordered by any competent public or statutory authority in respect of his parcel other than such work for the benefit of the building or common property;
- (5) repair and maintain his parcel, including doors and windows and keep it in a state of good repair, reasonable wear and tear, damage by fire, storm, tempest or act of God excepted, and shall keep clean all exterior surfaces of glass in windows and doors on the boundary of his parcel which are not common property, unless the management corporation has resolved that it will keep clean the glass or specified part of the glass or the glass or part of the glass that cannot be accessed safely or at all by the proprietor;
- (6) maintain his parcel including all sanitary fittings, water, gas, electrical and air- conditioning pipes and apparatus thereof in a good condition so as not to cause any fire or explosion, or any leakages to any other parcel or the common property or so as not to cause any annoyance to the proprietors of other parcels in the development area;

- (7) forthwith repair and make good at his own cost and expense any damage to his parcel if such damage is excluded under any insurance policy effected by the management corporation and to carry out and complete such repair within any time period specified by the management corporation, failing which the management corporation may carry out such repair and the cost of so doing shall be charged to the proprietor and shall be payable on demand;
- (8) not use or permit to be used his parcel in such a manner or for such a purpose as to cause nuisance or danger to any other proprietor or the families of such proprietor;
- (9) not use or permit to be used his parcel contrary to the terms of use of the parcel shown in the plan approved by the relevant authority;
- (10) notify the management corporation forthwith of any change in the proprietorship of his parcel or any dealings, charges, leases or creation of any interest, for entry in the strata roll; and
- (11) use and enjoy the common property in such a manner so as not to interfere unreasonably with the use and enjoyment thereof by other proprietors.

## 9. GENERAL PROHIBITIONS FOR A PROPRIETOR.

A proprietor shall not-

- (1) use his parcel for any purposes, illegal or otherwise, which may be injurious to the reputation of the development area;
- (2) use as fuel any substance or material which may give rise to smoke or fumes or obnoxious smells or shall not use any substance which the management corporation in a general meeting shall decide; and
- (3) throw or allow to fall, any refuse or rubbish of any description on the common property or any part thereof except in refuse bins maintained by him or in refuse chutes or in refuse bins in common refuse chambers provided in the building.

## 10. PROHIBITION OF NUISANCE.

- (1) A proprietor shall not use language or behave in a manner likely to cause offence or embarrassment or nuisance to any other proprietor or to any person lawfully using the common property.
- (2) A proprietor shall take all reasonable steps to ensure that his invitees, including customers and staff, do not behave in a manner likely to cause offence or embarrassment or nuisance to any other proprietor or to any person lawfully using the common property.

- (3) In a building or part of a building used for any residential or dwelling purposes, the sound of any electrical and electronic equipment, apparatus or appliance, or any musical instrument used in a parcel or the common property shall be kept at a low volume after 11.00 p.m. so as not to interfere with the quiet rest or peaceful sleep of the other proprietors unless prior written approval for a specific function and specific duration has been obtained from the management corporation.
- (4) A proprietor shall not use as fuel any substance or material or do anything in his parcel which will affect the peaceful enjoyment of any other proprietor or which may dirty or discolour the exterior of his parcel or other parcels or the common property.

## **11. APPEARANCE, FACADE AND COLOUR OF THE EXTERIOR OF PARCEL.**

A proprietor shall not change the appearance, colour code and facade to any part on the exterior of his parcel without the prior written approval of the management corporation and, where necessary, the approval of the appropriate authority.

## **12. STORAGE OF INFLAMMABLE OR EXPLOSIVE MATERIALS.**

- (1) In a building or part of a building used for any residential or dwelling purposes, a proprietor shall only use or store in his parcel any inflammable chemical, liquid, gas and other material for domestic purposes only or for a fuel tank of a motor vehicle or an internal combustion engine provided that the storage of such substances or materials shall not be in excess of the quantity reasonably required for domestic purposes.
- (2) Nothing in these by-laws authorises or nothing in the additional by-laws shall authorise any proprietor to use or store in his parcel or the common property, any inflammable or explosive chemical, liquid, gas and material that contravenes any written law regulating the use or storage of such substances or materials.

## **13. PEST CONTROL.**

A proprietor shall take all necessary steps to prevent his parcel from infestation by termites, vermin, rodents, pests and insects provided that any netting installed shall first be approved by the management corporation.

## 14. KEEPING OF ANIMALS.

- (1) In a building used for residential or dwelling purposes, a proprietor shall not keep any particular animal in his parcel or on the common property thereof that may cause annoyance or nuisance to the other proprietors or which may be dangerous to the safety or health of the other proprietors or which contravenes any written law or rules and regulations of the relevant State or the local authority.
- (2) A proprietor who is in breach of sub-paragraph 14(1) of these by-laws, shall within three days upon the receipt of a written notice from the management corporation remove the particular animal from the building. If he fails to do so, the management corporation may take whatever action deemed necessary to remove the particular animal from the building and –
  - (a) all cost incurred shall be charged to and imposed on the proprietor, and
  - (b) the management corporation shall not be liable for any damage reasonably caused to the property of the proprietor in the process of removing such animal.

## 15. DRYING OF LAUNDRY.

In a building used for residential or dwelling purposes, a proprietor shall not, except with the prior written approval of the management corporation, hang any washing, towel, bedding, clothing or other article on any part of his parcel in such a way as to protrude outside his parcel, other than at the areas designated for such purpose and leave them there only for a reasonable period.

## 16. COMPLIANCE WITH BY-LAWS.

- (1) Every proprietor shall at all times comply with these by-laws or any additional by-laws made under the Act.
- (2) The management corporation may require any proprietor who despite being cautioned, persists in the breach of any of these by-laws or additional by-laws, to leave the common property immediately.
- (3) In the event of a breach of any of these by-laws or additional by-laws by a proprietor, he shall at his own cost immediately remedy or make good the breach to the satisfaction of the management corporation.
- (4) If any repairs are rendered necessary by reason of any wilful or negligent act or omission on the part of, or breach of any of these by-laws or additional by-laws by any proprietor, the cost incurred by the management corporation in carrying out the repairs shall become a debt due to the management corporation and shall become recoverable from that proprietor by the management corporation.
- (5) A proprietor shall not be absolved from any liability which may be incurred or suffered as a result of any failure on his part to observe and comply with these by-laws or any additional by-laws.

## PART 4

### THE COMMON PROPERTY

#### 17. IDENTIFICATION.

- (1) The management corporation may require any person on the common property to identify himself for security purposes.
- (2) The management corporation may require any person who refuses to comply with paragraph 17(1) of these by-laws and who is not a proprietor to leave the common property or the development area immediately.

#### 18. FIRE FIGHTING INSTALLATION OR EQUIPMENT.

- (1) A proprietor shall not remove or tamper with any fire fighting installation and equipment installed in the building or the common property.
- (2) A proprietor shall not do anything in his parcel or on the common property that is likely to-
  - (a) affect the operation of any safety installation, equipment or devices, or reduce the level of fire safety in the building or the common property; or
  - (b) create a hazard or danger to any other proprietor in the building or any person lawfully using the common property.
- (3) A proprietor shall not leave unattended any stove, fire or heating appliance that may cause a fire to the building due to overheating of the stove or heating appliance.

#### 19. NOTICES AND SIGNS.

A proprietor shall observe and comply with all notices and signs put up or installed by the management corporation in the common property, and no proprietor shall remove nor deface any of such notices and signs.

#### 20. PROHIBITION OF OBSTRUCTION.

- (1) All fire escape routes, including but not limited to, the stairways, landings and passageways in the building or the common property shall not be obstructed by the proprietor at any time.
- (2) The management corporation may without prior notice, remove or confiscate any property of a proprietor, including but not limited to, bicycles, potted plants, vases, furniture, trolleys, boxes, goods or objects of any kind whatsoever. The management corporation may put up a notice of any removed or confiscated property which may be claimed by the proprietor within fourteen days from date of the notice subject to payment to the management corporation of a charge not exceeding two hundred ringgit. If a removed or confiscated property is not claimed at the expiry of the period of fourteen days, the management corporation may discard or dispose of such property as it deems fit without any liability to the proprietor.
- (3) No unauthorised activities shall be permitted in the common property. The management corporation may refuse to permit or allow any activity which, in the opinion of the management corporation, may pose a danger or nuisance to other proprietors.

## 21. GARDEN, LAWNS AND POTTED PLANTS.

- (1) A proprietor shall not damage any lawn, garden, tree, shrub, plant or flower in the common property.
- (2) A proprietor shall not use any part of the common property for the purpose of his own garden, except with the prior written approval of the management corporation.
- (3) The lawns, garden, tree, shrub, plants and flowers in the common property are for the enjoyment of the proprietors and enhancement of the aesthetic value of the building and no person may remove any plant or vegetation in the common property except with the prior written approval of the management corporation.
- (4) Any potted plants or flowers situated in a parcel shall be placed in suitable containers to prevent the dripping of water or soil onto other neighbouring parcels or the common property and these containers shall be frequently emptied of water or treated to prevent the breeding of mosquitoes.
- (5) A proprietor shall ensure that any potted plants or flowers or any other solid objects placed, hung or displayed on the perimeter of his parcel shall not fall from the parcel or cause any harm or damage to a proprietor of any other parcel or the common property.

## 22. ENCROACHMENT ON COMMON PROPERTY AND OTHER PARCELS.

- (1) A proprietor shall not do anything to his parcel which may encroach on any part of the common property or any other parcel.
- (2) A proprietor shall not mark, paint, put up posters or banners or notices, drive nails or screws, or fasten brackets or the like into, or otherwise damage or deface, any part of the common property except with the prior written approval of the management corporation. An approval given by the management corporation shall not authorise any additions to the common property.
- (3) A proprietor may install-
  - (a) any locking or safety device for protection of his parcel against intruders or to improve safety within his parcel;
  - (b) any screen or other device to prevent entry of animals or insects into his parcel; or
  - (c) any safety structure or device to prevent children from harm;

Provided that such installations shall not encroach on any part of the common property and any locking or safety device, screen, any other device or structure shall be installed by the proprietor in a competent and proper manner and shall have an appearance that will complement the building and shall be in keeping with the appearance of the rest of the building.
- (4) A proprietor shall not leave or store any of his personal belongings such as shoes, potted plants and flowers, cabinets, shelves, vehicles and the like on the common property except with the prior written approval of the management corporation.

### 23. FURNITURE, FIXTURES AND FITTINGS.

- (1) Any furniture on the common property, including tables, chairs, settees, benches and deck chairs are provided for the enjoyment and comfort of all proprietors and shall not be misused, tampered with, vandalised or damaged by any person and shall not be removed or altered by any proprietor without the permission of the management corporation.
- (2) All fixtures and fittings, devices, equipment and installation on the common property, including trolleys, light fittings, timers, door closers, card readers, CCTV cameras, smoke detectors, fire extinguishers, hose reels and nozzles, break glass alarms, safety railings and refuse bins, are provided for the safety and convenience of all proprietors and shall not be misused, tampered with, vandalised or damaged by any person.

### 24. CHILDREN PLAYING ON COMMON PROPERTY.

In a building used for residential or dwelling purposes, a proprietor shall take all reasonable steps to ensure that any child of whom he has control, when playing on the common property or any of the facilities thereon, shall not cause any harm to themselves or cause any vandalism or damage to the common property or create any noise or nuisance likely to interfere with the peaceful enjoyment of the other proprietors.

## PART 5

### VEHICLES

#### 25. VEHICLES

- (1) Every vehicle shall be properly parked in the designated parking bay without causing any obstruction to any adjacent vehicle or the flow of traffic. An improperly parked vehicle may be towed away or wheel-clamped by the management corporation, at the vehicle owner's cost without prior notice, and in such a case-
  - (a) the wheel clamp will only be removed after payment to the management corporation of a charge imposed by the management corporation which shall not exceed ringgit two hundred, and with any towing cost and holding charge actually incurred by the management corporation; and
  - (b) the management corporation shall not be liable for any damage or loss caused to such vehicle by the towing or wheel-clamping of the vehicle.

- (2) Any unauthorised vehicle parked in common property or any vehicle parked outside the designated car parking bay or in any parking bay designated for another proprietor may be towed away or wheel-clamped by the management corporation, at the vehicle owner's cost without prior notice, and in such a case-
  - (a) the wheel clamp will only be removed after payment to the management corporation of a charge imposed by the management corporation which shall not exceed ringgit two hundred, and any towing cost and holding charge actually incurred by the management corporation; and
  - (b) the management corporation shall not be liable for any damage or loss caused to such vehicle by the towing or wheel-clamping of the vehicle.
- (3) No major repairs shall be carried out by any person to any vehicle parked in the development area and for this purpose, "major repairs" means repair works which involve excessive noise, fumes, spillage of oil, use of chain blocks or other medium or heavy duty weight lifting equipment.
- (4) No additional construction or structure of any form shall be erected on any parking bay in the development area without the prior written approval of the management corporation.
- (5) Any person using the car park in the development area shall ensure that he does not leave any equipment, spare part, discarded material, rubbish and litter in the car park area. The management corporation may remove and dispose of such items without any prior notice and shall not be liable for any damage or loss of such items, and the cost incurred in doing so shall be borne and paid by the person concerned on demand.
- (6) All vehicles shall be driven carefully and safely in the development area.
- (7) Any vehicle owner of a vehicle parked in the development area shall ensure that the vehicle alarm is well maintained and in order so that there shall not be frequent false alarms causing nuisance or annoyance to other proprietors. If the false alarms become a frequent nuisance or annoyance to other proprietors, the management corporation may prohibit the vehicle from entering the development area for such period and upon such terms as the management corporation shall deem fit and proper.

## PART 6

### DISPOSAL OF SOLID WASTE

#### 26. SOLID WASTE DISPOSAL.

- (1) A proprietor shall not cause any unsightly accumulation of dirt, garbage, rubbish or debris in his parcel and accessory parcel that is visible from the outside and affecting the appearance or façade of the building or common property.
- (2) A proprietor shall not deposit or throw on the common property any rubbish, dirt, dust or other material or discarded item except in a place designated for such purpose by the management corporation.
- (3) A proprietor shall ensure that any refuse from his parcel is properly disposed of at the refuse chute, or into the refuse bins at the common refuse chamber or at any designated facility provided in the building or the development area. Any spillage from his refuse shall be promptly removed and cleaned up by the proprietor.
- (4) In disposing of his refuse, a proprietor shall ensure that the refuse is securely wrapped and that any recyclable material or waste is separated and prepared in accordance with the applicable recycling guidelines.
- (5) Large, bulky or heavy objects shall not be discarded by a proprietor at any refuse chute or common refuse chamber and such items shall be removed from the building or common property by the proprietor unless there is a designated facility in the development area approved by the management corporation for this purpose.
- (6) A proprietor shall not-
  - (a) dispose of his refuse into any sink, water closet, manhole or drain, or allow anything to be done which will cause clogging or blockage to the sewerage and drainage system;
  - (b) allow any object, refuse or rubbish of any description to be thrown or swept or emptied out of any external window or door of a parcel, or abandoned in any corridor, lobby, lift, landing, staircase, car park or any other part of the common property;
  - (c) deposit or throw or let fall onto another parcel or the common property, any rubbish, dirt, dust or discarded item or material;
  - (d) dispose of any object into any chute which may obstruct the free fall of refuse in the chute and cause blockage therein; and
  - (e) throw live cigarette butts into any refuse receptacle.

## PART 7

### RENOVATIONS

#### 27. RENOVATION WORKS AND REPAIRS.

- (1) A proprietor shall not carry out any renovation works to his parcel without first obtaining a prior written approval from the management corporation and, where necessary, from the appropriate authority.
  - (2) In giving approval for any renovation works, the management corporation may require the proprietor to place an amount with the management corporation as a deposit for compliance with these by-laws or any additional by-laws relating to such renovation works and may require that the renovation works be completed within a certain time.
  - (3) It is the sole responsibility of the proprietor to check with the appropriate authority for the need of any approval to carry out the renovation works and the proprietor shall pursue the matter with the appropriate authority on his own initiative. If the proprietor applies for any approval from the management corporation for permission to carry out renovation works, the management corporation is entitled to assume that the proprietor has obtained the necessary approvals from the appropriate authority, where necessary, and a copy of the approvals of the appropriate authority shall be submitted to the management corporation at the time of application for approval by the management corporation.
- If the management corporation gives its approval for any renovation works and it is subsequently discovered that the requisite approvals from the appropriate authority were not obtained or not properly obtained, the proprietor shall be solely responsible to the appropriate authority and the approval granted by the management corporation for renovation works shall be deemed rescinded forthwith.
- (4) All renovation works in a parcel shall be confined to the boundaries of the parcel and no works shall be carried out on any part of the common property.
  - (5) Renovation waste or refuse shall not be discarded by a proprietor or his workmen at any refuse chamber or sink or water closet or any part of the common property and such items are required to be removed from the building by the proprietor or his workmen unless there is a designated facility in the building approved by the management corporation for this purpose.
  - (6) A proprietor shall ensure that any renovation works to his parcel shall not in any way whatsoever affect or weaken any structural member support, including shear walls or structural load-bearing beams or columns in the building. If any damage is caused to any of the building structural members by such renovation works, the proprietor shall at his own cost immediately rectify and make good the damage under the supervision of a competent civil and structural engineer appointed by the management corporation and the proprietor shall bear all cost relating thereto.

- (7) A proprietor shall take full responsibility for any defect or damage to the common property as a result of the renovation works or repair works to his parcel and if any damages is caused the proprietor shall immediately at his own cost, rectify and make good the damage to the satisfaction of the management corporation.
- (8) A proprietor shall ensure that adequate precautions are taken against damaging any concealed wirings, cables, pipes and ducts during the renovation works or repairs to his parcel, and any such damage caused by the renovation or repair works shall be rectified and made good immediately to the satisfaction of the management corporation and any competent civil and structural engineer appointed by the management corporation and the proprietor shall bear all cost relating thereto.
- (9) If the proprietor intends to change the floor finishes to any wet area in his parcel, he shall replace the existing damp proof membrane with a new damp proof membrane, continuing upwards at any wall junction for at least 150 mm high. If the proprietor intends to change the wall tiles in a wet area, the proprietor shall similarly replace the affected part of the damp proof membrane at the junction of the wall and the floor.
- (10) A proprietor shall ensure that any renovation or repair works to his parcel shall not in any way cause inconvenience or danger to the other proprietors in the building.

## 28. RESTRICTIONS IN RENOVATION WORKS.

- (1) Unless prior approval in writing has been obtained from the appropriate authority and the management corporation, a proprietor shall not-
  - (a) construct another floor level to his parcel (e.g. to split the level of any portion of the existing floor in the parcel by adding platforms);
  - (b) relocate any external door or window of his parcel;
  - (c) remove or make changes to any building safety feature in his parcel and notwithstanding such approvals, the proprietor shall indemnify and keep indemnified the management corporation against any liability which may be incurred or suffered as a result of such removal;
  - (d) shift any plumbing and sewerage system in a parcel;
  - (e) change or upgrade the whole electrical system in a parcel; or
  - (f) illegally connect or tap electricity supply.

- (2) In carrying out any renovation works or repairs to his parcel, a proprietor shall not:
  - (a) exceed the maximum permissible limit on the drilling or hacking of the shear wall for rewiring of electrical points;
  - (b) exceed the maximum permissible floor loading; and
  - (c) remove or strip any building joint sealant in his parcel or any part of the common property;
- (3) A proprietor shall not tap water or electricity supply from the common property unless prior approval in writing is given by the management corporation.

## 29. OTHER PROHIBITIONS.

- (1) Hacking, drilling and punching of nails or screws into walls are strictly prohibited within 300 mm of any concealed or embedded pipes and electrical conduits. A proprietor shall ensure that all contractors are required to use a metal detector before any hacking or drilling of such walls, or punching of nails or screws into walls. The proprietor shall ensure that the contractors are also required to check the as-built building plans and drawings kept at the office of the management corporation.

- (2) A proprietor shall not cause or permit any fitting or fixture or any alteration or change to be made to the exterior of his parcel that will affect or change the appearance of the common property or building facade or encroach onto any part of the common property without the prior written approval of the management corporation. Building facade shall include external windows, balconies, terraces, common areas, open areas and all other visible parts of the building which constitute or form part of the exterior appearance of the building.
- (3) A proprietor shall not install any television/radio antenna or disc on the rooftop or on any external part of the building without the written consent of the management corporation.
- (4) Save and except for air-conditioning condensers which are already installed, the installation of outdoor air-conditioning condensers shall be positioned at the designated areas approved by the management corporation. The mounting of any air-conditioning condenser on any other exterior areas of the building is strictly prohibited. All exposed pipes are to be laid in suitable conduits/ducts and to be painted according to the colour of the exterior building façade. The outlet of the discharge pipe shall be placed at the nearest floor trap provided at the approved designated area or connected to a common designated discharge pipe, as the case may be. A proprietor shall ensure that his contractor installs all air conditioner units according to the standard specification and such air conditioner units shall not cause vibration, annoyance and discomfort to other occupiers.

## PART 8

### DEFECTS TO PARCELS AFFECTING SUPPORT OR SHELTER

#### 30. POWER OF MANAGEMENT CORPORATION TO TAKE PROCEEDINGS AS AGENT FOR PROPRIETORS IN CASE OF DEFECTS TO PARCELS.

Where-

- (1) the condition of any parcel in the development area affects or is likely to affect the support or shelter provided by that parcel for another parcel in the same building or the common property, or causes or is likely to cause damage or destruction to another parcel or any property therein in the same building or the common property; and
- (2) the proprietor of the parcel in that condition has neglected or refused within a reasonable time of two written notifications of at least fourteen days each from the management corporation to take such action as is necessary to have that condition rectified;

the management corporation may as agent for the proprietor of the parcel in that condition take such actions and proceedings as are necessary to have that condition rectified and the management corporation may recover the cost and expense of such actions and proceedings from the proprietor of the parcel in that condition as a debt due to the management corporation.

## ADDITIONAL BY-LAWS

### 1. INTRODUCTION

1. The purpose of these additional rules and regulations which constitute the additional by-laws of MUZE at PICC is to promote the harmonious occupancy of the condominium therein, to protect all residents from annoyance and nuisance caused by improper use of the condominium and to preserve the reputation and prestige of MUZE at PICC thereof, thereby providing maximum enjoyment of the premises and its facilities.
2. All residents of MUZE at PICC are bound by these additional rules and by-laws (as well as those stated in the Third Schedule of the Strata Management (Maintenance and Management) Regulations 2015) pending the formation of the Joint Management Body or the Management Corporation pursuant to the Strata Management Act 2013 (Act 757) and its Regulations. These additional rules and by-laws may be adopted or superseded by new rules and by-laws set up by the Joint Management Body or the Management Corporation, as the case may be.
3. The full authority and responsibility for the enforcement of these additional by-laws as well as those stated in the Third Schedule of the Strata Management (Maintenance and Management) Regulations 2015) lie with the Management in accordance with the Strata Management Act 2013 (Act 757) and its Regulations. These by-laws and additional by-laws may be amended by the Management in accordance with the Act from time to time.

### 2. ADDITIONAL BY-LAWS RELATING TO THE MANAGEMENT CORPORATION

#### 2.1 Exclusion of Liability

The management corporation will take all reasonable steps, care, precaution and diligence in the performance, observance and fulfilment of its obligations under these by-laws. However, the management corporation will not be responsible for any injury, loss or expense, damage incurred or suffered by the proprietor, occasioned by or arisen from or due to or as a result of any of the following: -

- (a) circumstances beyond the control of the management corporation; or
- (b) the act / omission of any servant or agent of the management corporation acting beyond the scope of his employment; or
- (c) any illegal, unlawful or criminal act, deed or thing done or cause to be done by the proprietor or other proprietor(s) and/or by any servant or agent of the management corporation; or
- (d) failure on the part of the proprietor or other proprietor(s), to comply with the provisions of these by-laws; or

#### 2.2 Damage to Goods

If for any cause beyond its control the management corporation is unable to carry out or perform any of the service for which the Charges or contribution to the sinking fund are levied including any defect leakage or overflow or breakdown of machinery or plant or sanitary installation the management corporation shall not be liable for any damage to any goods, furniture and fittings or other property in or upon the proprietor's parcel.

### 2.3 Reservation of the developer and management corporation's powers

- (a) The developer reserves the rights to use any unsold parcels together with any parts of the common property as a sales office for the developer and/or for the purpose of displaying such parcels and any part of the common property to any prospective proprietors. For the purpose of the aforesaid, the developer shall reserve the rights to erect any signs, signboards, advertisement boards and/or any other promotional materials on any part of the unsold parcels and/or common property.
- (b) The developer reserves the right to sell any additional car parks to any proprietors of the said development area.
- (c) The management corporation shall at its own discretion from time to time and any time fix, change and/or determine the working hours and days of the management staff.
- (d) Notwithstanding the absolute right of the proprietor to enjoy peaceful and quiet possession of the proprietor's parcel, the proprietor hereby grants the management corporation (including the police force, fire brigade, paramedic and other such emergency relief personnel), as when the circumstances require and in any case of emergency and urgency (including when at any such time any parcel may not be occupied) to enter into the said parcel to attend to abate, put out, extinguish and generally to do or cause to be done any act deemed or thing as may be required so as to prevent any injury, loss or damage to the proprietor or other proprietor(s) and for the welfare and safety of any person or persons or property.

### 3. ADDITIONAL BY-LAWS RELATING TO THE PROPRIETOR'S PARCEL AND COMMON PROPERTY

- 3.1 A proprietor of a parcel shall at all times not use or allow to be carried out the following trade, business, activity or usage: -
  - (a) the holding of any public or private auction or garage sale in the parcel or any part of the common property;
  - (b) the displaying of any sign, placard, advertisement, banner, pamphlet or billboard to the public view on any part of the said parcel, or the common property or any part of the exterior of the said parcel;
  - (c) the placing of motorcycles, bicycles, tricycles, roller skates, rollerblades, skateboards and/or shoes with rollers save and except for any baby prams in any areas within the common property designated as walkways;
  - (d) at any time hereafter do or suffer to be done upon any water, electricity and/or sewage flow running across the said parcel or any act or thing which may in any way redirect, block, obstruct or interfere with the flow of such water, electricity and/or sewage;
  - (e) damage or permit any damage to be caused to any equipment or furniture or item placed/installed in the common property or the basic infrastructure or any part thereof;
  - (f) use for his own purpose any portion of the common property;
  - (g) obstruct the lawful use of the common property by other proprietors;

- (h) install or cause to be installed or placed any air-conditioning unit plant compressor, fan or cooling system, television antenna, satellite dish, machines or other equipment whatsoever unless it is installed at the designated area imposed by the management corporation;
- (i) conduct any funeral services or religious ceremony or ceremony within the said parcel or common property;
- (j) erect any external grills, blinds, awnings, shades or screen which shall be visible unless they are in compliance with the management corporation's specification including choice of colour pattern;
- (k) form any ad-hoc resident committee, pro tem resident committee and/or association with the intention to interfere with the management and administration of the management corporation;
- (l) bring onto or keep anything in the said parcel which is likely to increase the insurance premium or which may conflict with the laws and/or rules and regulations in force or any terms and/or conditions of any insurance policy or the regulations or ordinances, laws or by-laws of any appropriate authorities for the time being in force;
- (m) permit allow or suffer any person of unsound mind or in a state of intoxication or drug addiction or with criminal intent or misbehaviour to be in or about the said parcel or in the common property;
- (n) to engage the services of or use any employee or staff of the management corporation for any business or private personal errands; and

(o) the utilisation of the said parcel or part thereof as a hostel or as a place for group habitation or short stay or hotel or homestay or serviced apartment.

- 3.2 The proprietor shall ensure that the maximum load in the lift (including persons in the lift) shall not at any time exceed the amount stated and/or permissible in the lift; and
- 3.3 All common air space shall not be intruded at any time or used for any purpose other than their designated use only. Poles, wires and lines, air-conditioning brackets or any boards, notices, displays, supports or other appurtenances and protuberances of any nature that intrude and/or protrude into the common air space shall not be allowed. The management corporation reserves the right to require the proprietor to remove any such intrusion or protrusion and where the proprietor fails to do so within seven (7) days of a written notice by the management corporation, the management corporation may remove the same at the cost and expense of the proprietor.
- 3.4 The proprietor shall ensure that the proprietor and/or the proprietor's financier shall not, pending the issuance of separate document of title, lodge any caveat or cause any caveat to be lodged on the said development area or any part thereof at any time whatsoever. In the event the proprietor and/or the proprietor's financier shall lodge a caveat over the said development area or any part thereof, the developer shall be entitled to take the appropriate action to have the same cancelled or removed and the proprietor shall bear all the costs and expenses incurred in respect thereof.

3.5 The proprietor shall not permit their guests, contractors, etc, to loiter around any places within the common property of the development area, and shall immediately lodge a report to the management corporation if they encounter any suspicious character loitering near their parcel or within the development area.

3.6 The proprietor shall ensure proper segregation of recycle waste and place the recycle items into the respective bins which shall be provided for by the management corporation at the ground floor of each tower. Heavy or bulky items are prohibited to be disposed of in the said recycle bins, but must be disposed of by the proprietor at his own costs.

3.7 Lost access cards must be reported to the management corporation immediately to enable the management corporation to deactivate the same. The proprietor may apply to the management corporation for additional access cards subject to charges to be determined by the management corporation.

### 3.8 Closed Circuit Television System ("CCTV")

(a) Where there is a CCTV system provided by the management corporation, all recordings captured or to be captured on that CCTV system shall at all times remain the sole and absolute property of the management corporation. The CCTV system is not a representation that the areas under surveillance are foolproofed against or will prevent crime, vandalism or any acts of mischief occurring from time to time. The management corporation will not be held responsible in any manner whatsoever in the event the CCTV system malfunctions or breaks down.

(b) The management corporation shall not be obliged to allow viewing of the CCTV recordings to anyone whether proprietors, residents or other persons unless a request to view the CCTV recording is made officially through the police or any other relevant authority to assist in a criminal investigation. When such request is received by the management corporation, the recordings will be provided to the police or the relevant authority concerned directly.

### 3.9 Visitors' Parking

(a) Visitors' parking is allowed only between 7.00am and 1.00am.

(b) Visitors wishing to park beyond 1.00am must apply in person together with the proprietor or resident, either at the management office or at the main entrance guardhouse after office hours. Approval granted will be valid only for one (1) night.

(c) The driver must state all information as required in the Visitor's parking permit prominently on the front windscreen for easy identification by the security personnel. Each parking chit is valid only for one (1) day.

(d) Authorised vehicles can only park at lots designated for Visitors.

(e) No term or period parking can be granted to Visitors.

### 3.10 Car Wash

- (a) Washing of vehicles is allowed only for vehicles displaying a valid carpark label and at the designated car wash areas only. Visitors are not permitted to wash their vehicles in any of the car wash areas.
- (b) Residents should obtain water only from water taps provided at the various approved water points to wash their vehicles.
- (c) Use of water from fire hose or service tap (without handle/knob) is strictly prohibited. In particular, the unauthorised user shall be fully liable for the costs of repair to damages caused to the firefighting equipment.
- (d) The proprietor or the label holder of the vehicle shall be responsible for the action and conduct of his servant(s) or person(s) authorised to wash his vehicle.

## 4. ADDITIONAL BY-LAWS RELATING TO RENOVATIONS

### 4.1 Working Hours

- (a) Prior notice must be given to the management corporation of any intended renovation delivery or removal works to be done in the proprietor's parcel and the same is restricted to Mondays to Fridays from 9.00 am to 5.00 pm and Saturdays from 9.00 am to 1.00 pm.
- (b) No renovation delivery or removal works are to be done in the said parcel on any Sundays and/or Public Holidays.

### 4.2 Renovation Deposit

- (a) The proprietor is required to pay to the management corporation prior to any renovation works a refundable deposit sum of Ringgit Malaysia Three Thousand (RM3,000.00) only or such other sum as the management corporation deems fit (hereinafter called "the Renovation Deposit") and the same shall be refunded after deduction (if any) free of interest to the proprietor within six (6) months from the duly completed renovation works and after inspection has been done by the management corporation. In addition, the proprietor is required to pay any other non-refundable amount which the management corporation shall determine from time to time for protective measures or for any other reason which the management corporation shall deem fit.

(b) In the event that any damage to the common property or other parcels is caused by the proprietor during the renovation to his parcel or any unwanted materials, debris, etc. are left behind in any part of the common property after the renovation has been duly completed, the cost and expense of such repairs or cleaning the common property and/or removal of such materials, debris, etc. shall be deducted from the Renovation Deposit. In the event the Renovation Deposit is insufficient to cover the cost of the repair or cleaning or removal works, the proprietor hereby agrees to pay the difference to the management corporation.

(c) The proprietor shall not do or permit or suffer to be done any construction building or other activities whether inside or outside his parcel which may affect the structural framework or the overall safety of the building.

(d) The proprietor shall ensure that any installation of any electric socket or power points or any air-conditioning units or electric motor or engine in the his parcel complies with any regulations by any relevant authority.

#### 4.3 Work Stoppage

The management corporation reserves the right to stop any renovation work or order any persons connected therewith to stop work or leave the parcel and development area at any time in the event the renovation works are being carried out without the consent from the management corporation.

#### 4.4 Contractor and/or Workmen

(a) The proprietor shall register with the management corporation the names of the contractor, workers, servants or agents who undertake to carry out the renovation works to the proprietor's parcel and to obtain the relevant identification passes from the management corporation.

(b) The authorised contractors/workers/servants or agents shall display their passes on their persons at all times, failing which, the management corporation reserves the right to refuse entry to such person and/or to remove the person totally from the parcel and the development area.

(c) The proprietor shall be responsible for all conducts and behaviours of the appointed contractors/workers/servants or agents.

## 5. ADDITIONAL BY-LAWS RELATING TO EASEMENTS

5.1 The following easements are hereby created in addition to any easement created under the National Land Code, 1965 namely: -

### (a) Utility Services

Easements are received under, through and over the said development area as may be required for utilities services and drainage in serving the said development area thereof PROVIDED however such easements running through any one parcel shall only be reserved in accordance with the plans and specifications of that particular parcel. The proprietor shall not to do anything inside or outside the said parcel that interferes with or impairs the utility services using these easements. The developer and/or management corporation or its appointed agents shall have a right of access to each parcel to inspect the same, to maintain, repair or replace the pipes, wires, cable and other utility services running through that particular parcel and remove any improvements interfering with or impairing the utility services or easements herein reserves PROVIDED the exercise of such right of access shall not unreasonably interfere with the proprietor's peaceful use and enjoyment of the said parcel and except in the event of any emergency, entry shall be made on not less than one (1) day's notice.

### b) Encroachments

- (i) If any portion of the common property encroaches upon any parcel;
- (ii) If any parcel encroaches upon any other parcels or upon any portion of the common property; or
- (iii) If any encroachment shall hereinafter occur as a result of :-
  - (aa) The construction by the developer of the said development area;
  - (bb) Alterations or repair to the common property made by or with the consent of the developer and/or management corporation;
  - (cc) Repair or restoration of any parcel damaged by fire or otherwise or any improvements effect to any parcel or the common property or any portion thereof with the consent of the developer and/or management corporation,

then in any of such events a valid easement shall exist for such encroachment and for the maintenance of the same so long as the construction repair works shall be carried out with the consent from the developer and/or management corporation.

### 3. Ingress and Egress

An easement in favour of the proprietor and the other proprietor(s) shall exist for pedestrian traffic over, through and across sidewalks, paths, walks and other portions of the common property as may from time to time and at any time hereafter be intended and designated for such purposes and use, and for vehicle and pedestrian traffic over, through and across such portions of the common property as may from time and at any time hereafter be paved and intended for such purpose.

### 4. Construction and Maintenance

The management corporation including its servants or agents shall have the right at its sole discretion from time to time and at any time to enter upon the proprietor's parcel for the purposes of carrying out repair, replacement and maintenance works and except in the event of any emergency, entry shall be made on not less than one (1) day's notice. The management corporation shall not be held liable for any inconvenience arising therefrom.

## 6. RULES AND REGULATIONS ON THE USE OF COMMON FACILITIES

### 6.1 General Rules

- (a) To maintain the exclusiveness of MUZE at PICC, all the common facilities are intended for use by residents and their guests only.
- (b) Employees or contractors of residents are not permitted to use the recreational facilities.
- (c) Residents must accompany their guests when using the recreational facilities.
- (d) The Management reserves the right to impose charges for the use of common facilities by residents and guests for any private function or for any other purpose which the Management deems to be on an exclusive purpose.

- (e) Light refuse such as litter, food waste, etc. must be contained in plastic bags properly tied and disposed of in the refuse containers provided. Bulky refuse like crates, boxes of materials, articles, etc. must be disposed of at the user's own arrangement.
- (f) Should the management corporation incur any cost for cleaning or disposal; replacing or repairing damages caused by misuse / negligent, such costs will be recovered from the residents accordingly.
- (g) Residents and their guests shall follow strictly the rules and regulations as per the signage provided on the common facilities.
- (h) The common facilities shall only be used for their intended purpose as per the said rules and regulations and not for any other purpose.
- (i) The resident concerned will be held responsible for any damage to the recreational facilities and / or any equipment thereof caused by their guests or themselves. Any damage caused by previous user(s) of the facilities should be reported to the Management immediately before commencement of use of such facilities.
- (j) The management corporation shall not be responsible for any mishaps, injuries or loss of life or property sustained by residents or their guests when using the common facilities.
- (k) The Management reserves the right to verify the identity of any person using the facilities.
- (l) Any person found in breach of these rules and by-laws may be asked to leave the facility premises.
- (m) These rules and regulations are subject to revision at the discretion of the management corporation as and when necessary.

## MANAGEMENT OFFICE

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### Office Hours

Mondays to Fridays : 9.00am to 5.00pm

Lunch Hour : 1.00pm to 2.00pm

Saturdays : 9.00am to 1.00pm

Sundays &  
Public Holidays : Closed

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## LOADING BAY RULES

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### Opening Hours

**Mondays to Fridays: 9.00am to 5.00pm**

**Saturdays : 9.00am to 1.00pm**

**Sundays &  
Public Holidays : Closed**

1. The service lift shall be used strictly for moving in or out, loading of furniture, bulk delivery, materials for renovation works, catering items, delivery of cooking gas tanks, removal of daily disposal by cleaners, service personnel using heavy tools and equipment.
2. No dragging of heavy items or sharp objects on the Loading Bay floor which can cause scratching or dents to common property.
3. All lorries and delivery trucks must leave the Loading Bay immediately after the loading and unloading of materials.
4. No dumping of construction and renovation debris, discarded boxes, containers, packaging materials, etc. in the Loading Bay area. Users must clear all the disposal before leaving the Loading Bay.
5. Should the Management incur any cost for cleaning or disposal; replacing or repairing damages caused by misuse / negligence, such costs will be recovered from the residents accordingly.
6. The Management shall not be responsible for any mishaps, injuries or loss of life or property sustained by residents or their guests when using the Loading Bay.
7. These rules and regulations are subject to revision at the discretion of the Management as and when necessary.



## MULTI-PURPOSE COURT RULES (Opening Hours: 7.00am to 10pm)

1. Only residents and their guests accompanied by the resident are permitted to use the court.
2. The court shall be used strictly for playing basketball, tennis and futsal only.
3. The maximum number of people per resident unit who may use the Multi-Purpose Court shall not exceed fourteen (14) persons at any one time.
4. Booking shall be made in advance on a first-come-first-served basis subject to the Management's approval.
5. Proper attire is required.
6. No smoking, food and drinks (except water in containers) are permitted.
7. No bicycle, rollerblades and the like shall be permitted in the court.
8. All persons are to vacate and keep clear of the court during rain or thunderstorm.
9. The security guards are authorised to stop any games that extend beyond 10:00pm and switch off all lightings to the court.
10. Residents shall be liable for any damages caused by themselves or their guests. Any existing damages shall be reported to the Management or the security guard immediately prior to the commencement of the game.
11. The Management shall not be responsible for any mishaps, injuries or loss of life or property sustained by residents or their guests when using the Multi-Purpose Court.
12. These rules and regulations are subject to revision at the discretion of the Management as and when necessary.



## OUTDOOR GYM RULES

(Opening Hours: 7.00am to 10.00pm)

1. Only residents and their guests accompanied by the resident are permitted to use the Outdoor Gym on a first-come-first-served basis.
2. Children under sixteen (16) years old using the Outdoor Gym must be accompanied and supervised by a responsible adult.
3. Kindly bring your own towel to wipe off sweat or any substance on the equipment or furniture after use.
4. Proper attire is required.
5. No smoking, food and drinks (except water in containers) are permitted.
6. All persons are to vacate and keep clear of the Outdoor Gym during rain and thunderstorm.
7. Residents shall be liable for any damages caused by themselves or their guests. Any existing damages shall be reported to the Management or the security guard immediately.
8. The Management shall not be responsible for any mishaps, injuries or loss of life or property sustained by residents or their guests when using the Outdoor Gym.
9. These rules and regulations are subject to revision at the discretion of the Management as and when necessary.

INFINITY POOL / INTERACTIVE KID'S POOL /  
SHALLOW POOL WITH WATER JETS /  
HYDRO GYM & THERAPY JETS POOL /  
FAMILY JACUZZI RULES  
(Opening Hours: 7.00am to 10.00pm)

1. Only residents and their guests accompanied by the resident are permitted to use the Pool/ Jacuzzi on a first-come-first-served basis.
2. Children under twelve (12) years old are not permitted to use the Hydro Gym.
3. Children under twelve (12) years old using the Pool must be accompanied and supervised by a responsible adult.
4. Proper attire in the form of swimwear is required.
5. For hygiene reason, a shower must be taken without exception by all users and all suntan lotion / oil must be removed from the body before using the Pool / Jacuzzi.
6. No smoking, food and drinks are permitted.
7. No climbing or sitting at the ledge especially at the Pool end.
8. Running around the Pool / Jacuzzi area and diving are not allowed.
9. Surfboards, snorkelling and scuba gear, bulky inflatable toys and similar objects shall not be permitted in the Pool / Jacuzzi.
10. Glassware, breakable and other harmful objects (such as hair pins, curlers, etc.) are forbidden in the Pool / Jacuzzi.
11. Person suffering from any infections, contagious diseases, with bandages or open wounds of any type are not allowed to use the Pool / Jacuzzi.
12. Persons who are under the influence of alcohol, drugs or any other form of intoxicating matter or substance shall not use the Pool / Jacuzzi.
13. All persons are advised to leave the Pool / Jacuzzi immediately during rain and thunderstorm.
14. There is no lifeguard on duty so using the Pool / Jacuzzi is at your own risk.
15. The Management shall have the authority to remove any person disobeying the rules or endangering him/herself or other persons from the Pool / Jacuzzi areas.
16. The Management shall not be responsible for any mishaps, injuries or loss of life or property sustained by residents or their guests when using the Pool / Jacuzzi.
17. These rules and regulations are subject to revision at the discretion of the Management as and when necessary.



## MEDITATION & YOGA DECK RULES

(Opening Hours: 7.00am to 10.00pm)

1. Only residents and their guests accompanied by the resident are permitted to use the Meditation & Yoga Deck on a first-come-first-served basis.
2. Children under twelve (12) years old must be accompanied and supervised by a responsible adult.
3. Noisy, rough or dangerous behaviour is not permitted.
4. No smoking, food and drinks (except water in containers) are permitted.
5. All persons are advised to leave the Meditation & Yoga Deck during heavy rain and thunderstorm.
6. The Management shall not be responsible for any mishaps, injuries or loss of life or property sustained by residents or their guests when using the Meditation & Yoga Deck.
7. These rules and regulations are subject to revision at the discretion of the Management as and when necessary.

## PLAYGROUND RULES

(Opening Hours: 7.00am to 10.00pm)

1. Only residents and their guests accompanied by the resident are permitted to use the Playground on a first-come-first-served basis.
2. The Playground is for the use of children under twelve (12) years old only. Younger children must be accompanied and supervised by a responsible adult, who is responsible for their safety and behaviour.
3. The responsible adult shall ensure that any child, of whom he has control of when playing, not create any noise likely to interfere with the peaceful enjoyment of other residents.
4. Cycling, roller-skating or any other equipment that may damage the rubber tiles is prohibited.
5. No smoking, food and drinks (except water in containers) are permitted.
6. Proper attire is required. Users are prohibited from entering it in wet and sweaty clothing.
7. Residents shall be liable for any damages caused by their children or their guests' children. Any existing damages shall be reported to the Management or the security guard immediately.
8. The Management shall not be responsible for any mishaps, injuries or loss of life or property sustained by residents or their guests when using the Playground.
9. These rules and regulations are subject to revision at the discretion of the Management as and when necessary.



## PLAY AREA RULES

(Opening Hours: 7.00am to 10.00pm)

1. Only residents and their guests accompanied by the resident are permitted to use the Play Area on a first-come-first-served basis.
2. The Play Area is for the use of children under twelve (12) years old only. Younger children must be accompanied and supervised by a responsible adult, who is responsible for their safety and behaviour.
3. The responsible adult shall ensure that any child, of whom he has control of when playing, not create any noise likely to interfere with the peaceful enjoyment of other residents.
4. Cycling, roller-skating or any other equipment that may damage the timber flooring is prohibited.
5. No smoking, food and drinks (except water in containers) are permitted.
6. Residents shall be liable for any damages caused by their children or their guests' children. Any existing damages shall be reported to the Management or the security guard immediately.
7. The Management shall not be responsible for any mishaps, injuries or loss of life or property sustained by residents or their guests when using the Play Area.
8. These rules and regulations are subject to revision at the discretion of the Management as and when necessary.



## COMMUNITY HALL RULES

(Opening Hours: 9.00am to 10.00pm)

1. Only residents and their guests accompanied by the resident are permitted to use the Community Hall.
2. The maximum number of people who may use the Community Hall shall not exceed one hundred and fifty (150) persons during each session.
3. Booking shall be made at least one (1) week in advance on a first-come-first-served basis subject to the Management's approval.
4. The rental charges shall be determined from time to time by the Management and shall be payable upon confirmation of booking.
5. A deposit will be imposed upon booking. The deposit will be returned, free of interest, only after the Community Hall has been returned in good and clean condition without damage to any part of it and all rubbish are is properly disposed of.
6. Light refuse such as litter, food waste, etc. must be contained in plastic bags properly tied and disposed of in the refuse containers provided. Bulky refuse like crates, boxes of materials, articles, etc. must be disposed of at the user's own arrangement.
7. Should the Management incur any cost for cleaning or disposal; replacing or repairing damages caused by misuse, such costs will be recovered from the residents accordingly.
8. No smoking is permitted.
9. All lights, air conditioners and equipment are to be turned off after use.
10. No radios, tape recorders, television sets or other electronic or mechanical sound instruments or equipment shall be used without the written permission from the Management.
11. The Management shall not be responsible for any mishaps, injuries or loss of life or property sustained by residents or their guests when using the Community Hall.
12. These rules and regulations are subject to revision at the discretion of the Management as and when necessary.

## GYM & WELLNESS EXERCISE ROOM RULES (Opening Hours: 7.00am to 10.00pm)

1. Only residents and their guests accompanied by the resident are permitted to use the Gym & Wellness Exercise Room on a first-come-first-served basis.
2. Children under sixteen (16) years old are not permitted to use the equipment in the Gym & Wellness Exercise Room.
3. Kindly follow strictly the instructions posted for various items of equipment in the Gym & Wellness Exercise Room.
4. Kindly return all free weights and accessories to their proper places after use.
5. Kindly bring your own towel to wipe off sweat or any substance on the equipment or furniture after use.
6. Proper attire is required and non-marking footwear must be worn at all times.
7. No smoking, food and drinks (except water in containers) are permitted.
8. All lights and air conditioners are to be turned off after use.
9. Residents shall be liable for any damages caused by themselves or their guests. Any existing damages shall be reported to the Management or the security guard immediately.
10. The Management shall not be responsible for any mishaps, injuries or loss of life or property sustained by residents or their guests when using the Gym & Wellness Exercise Room.
11. These rules and regulations are subject to revision at the discretion of the Management as and when necessary.



## DANCING & YOGA ROOM / ZONE RULES (Opening Hours: 7.00am to 10.00pm)

1. Only residents and their guests accompanied by the resident are permitted to use the Dancing & Yoga room / zone on a first-come-first-served basis.
2. Kindly bring your own towel to wipe off sweat or any substance on the tools or furniture after use.
3. Proper attire is required and non-marking footwear must be worn at all times.
4. No smoking, food and drinks (except water in containers) are permitted.
5. All lights and air conditioners are to be turned off after use.
6. Residents shall be liable for any damages caused by themselves or their guests. Any existing damages shall be reported to the Management or the security guard immediately.
7. The Management shall not be responsible for any mishaps, injuries or loss of life or property sustained by residents or their guests when using the Dancing & Yoga Room / Zone.
8. These rules and regulations are subject to revision at the discretion of the Management as and when necessary.

## SKY GOURMET RULES

(Opening Hours: 9.00am to 10.00pm)

1. Only residents and their guests accompanied by the resident are permitted to use the Sky Gourmet.
2. The maximum number of people who may use the Sky Gourmet shall not exceed twenty-four (24) persons during each session.
3. Booking shall be made at least one (1) week in advance on a first-come-first-served basis subject to the Management's approval.
4. The rental charges shall be determined from time to time by the Management and shall be payable upon confirmation of booking.
5. A deposit will be imposed upon booking. The deposit will be returned, free of interest, only after the Sky Gourmet has been returned in good and clean condition without damage to any part of it and all rubbish is properly disposed of.
6. Light refuse such as litter, food waste, etc. must be contained in plastic bags properly tied and disposed of in the refuse containers provided. Bulky refuse like crates, boxes of materials, articles, etc. must be disposed of at the user's own arrangement.
7. Should the Management incur any cost for cleaning or disposal; replacing or repairing damages caused by misuse, such costs will be recovered from the residents accordingly.
8. No smoking is permitted.
9. All lights, air conditioners and equipment are to be turned off after use.
10. No radios, tape recorders, television sets or other electronic or mechanical sound instruments or equipment shall be used without the written permission from the Management.
11. The Management shall not be responsible for any mishaps, injuries or loss of life or property sustained by residents or their guests when using the Sky Gourmet.
12. These rules and regulations are subject to revision at the discretion of the Management as and when necessary.

## KITCHEN & BBQ DECK RULES

(Opening Hours: 9.00am to 10.00pm)

1. Only residents and their guests accompanied by the resident are permitted to use the Kitchen & BBQ Deck.
2. The maximum number of people who may use the Kitchen and BBQ deck shall not exceed twenty-five (25) persons during each session.
3. Booking shall be made at least one (1) week in advance on a first-come-first-served basis subject to the Management's approval.
4. The rental charges shall be determined from time to time by the Management and shall be payable upon confirmation of booking.
5. A deposit will be imposed upon booking. The deposit will be returned, free of interest, only after the Kitchen & BBQ Deck has been returned in good and clean condition without damage to any part of it and all rubbish is properly disposed of.
6. The sink is for dishwashing and handwashing only.
7. Light refuse such as litter, food waste, etc. must be contained in plastic bags properly tied and disposed of in the refuse containers provided. Bulky refuse like crates, boxes of materials, articles, etc. must be disposed of at the user's own arrangement.
8. Should the Management incur any cost for cleaning or disposal; replacing or repairing damages caused by misuse, such costs will be recovered from the residents accordingly.
9. No smoking is permitted.
10. Food with distinctive odours that are strong and penetrating (eg. Durian) are not allowed.
11. All lights, electrical appliances and equipment are to be turned off after use.
12. The Management shall not be responsible for any mishaps, injuries or loss of life or property sustained by residents or their guests when using the Kitchen & BBQ Deck.
13. These rules and regulations are subject to revision at the discretion of the Management as and when necessary.

**E-GAMES ROOM &  
INDOOR GAMES ROOM RULES**  
(Opening Hours: 9.00am to 10.00pm)

1. Only residents and their guests accompanied by the resident are permitted to use the E-Games Room & Indoor Games Room on a first-come-first-served basis.
2. Children under twelve (12) years old using the E-Games Room & Indoor Games Room must be accompanied and supervised by a responsible adult.
3. All the gaming accessories are to be returned to their original designated places after use.
4. All equipment and furniture (if any) in the E-Games Room & Indoor Games Room are not allowed to be relocated or taken out of the E-Games Room & Indoor Games Room.
5. Proper attire is required. Users are prohibited from entering it in wet and sweaty clothing.
6. No smoking, food and drinks (except water in containers) are permitted.
7. All lights and air conditioners are to be turned off after use.
8. Residents shall be liable for any damages caused by themselves or their guests. Any existing damages shall be reported to the Management or the security guard immediately.
9. The Management shall not be responsible for any mishaps, injuries or loss of life or property sustained by residents or their guests when using the E-Games Room & Indoor Games Room.
10. These rules and regulations are subject to revision at the discretion of the Management as and when necessary.



## CHANGING ROOM RULES

(Opening Hours: 7.00am to 10.00pm)

1. Users must ensure that the Changing Room is clean and tidy at all times.
2. Storage of foodstuff, weapons, banned publications, drugs and illegal items are prohibited.
3. The Management shall not be responsible for any mishaps, injuries or loss of life or property sustained by residents or their guests when using the Changing Room.
4. These rules and regulations are subject to revision at the discretion of the Management as and when necessary.

## MINI THEATRE & KARAOKE ROOM RULES (Opening Hours: 9.00am to 10.00pm)

1. Only residents and their guests accompanied by the resident are permitted to use the Mini Theatre & Karaoke Room.
2. The maximum number of people who may use the Mini Theatre shall not exceed twelve (12) persons and Karaoke Room shall not exceed eight (8) persons during each session.
3. Booking shall be made in advance on a first-come-first-served basis subject to the Management's approval.
4. The rental charges shall be determined from time to time by the Management and shall be payable upon confirmation of booking.
5. Residents of each parcel will be allowed to reserve the Mini Theatre & Karaoke Room for a maximum of four (4) hours per function only or such duration as may be permitted by the Management.
6. A deposit will be imposed upon booking. The deposit will be returned, free of interest, only after the Mini Theatre & Karaoke Room has been returned in good and clean condition without damage to any part of it and all rubbish is properly disposed of.
7. Should the Management incur any cost for cleaning or disposal; replacing or repairing damages caused by misuse, such costs will be recovered from the residents accordingly.
8. Screening of unlawful and banned films or documentaries such as pornography, politically-sensitive content and the like is strictly not permitted.
9. Proper attire is required.
10. No smoking and food are permitted.
11. All lights, air conditioners and equipment are to be turned off after use.
12. The Management shall not be responsible for any mishaps, injuries or loss of life or property sustained by residents or their guests when using the Mini Theatre & Karaoke Room.
13. These rules and regulations are subject to revision at the discretion of the Management as and when necessary.

## SPA RULES

(Opening Hours: 7.00am to 10.00pm)

1. Only residents and their guests accompanied by the resident are permitted to use the spa on a first-come-first-served basis.
2. Only residents and their guests accompanied by the resident are permitted to use the spa.
3. Children under twelve (12) years old are not permitted to use the spa.
4. Booking shall be made in advance on a first-come-first-served basis subject to the Management's approval.
5. Clean towels must be used in the facility at all times.
6. Proper attire is required. Nudity in the spa is prohibited.
7. All lights and air conditioners are to be turned off after use.
8. Users must ensure that the spa is clean at all times.
9. The Management shall not be responsible for any mishaps, injuries or loss of life or property sustained by residents or their guests when using the spa.
10. These rules and regulations are subject to revision at the discretion of the Management as and when necessary.



## EXECUTIVE LOUNGE RULES

(Opening Hours: 9.00am to 10.00pm)

1. Only residents and their guests accompanied by the resident are permitted to use the Executive Lounge.
2. The maximum number of people who may use the Executive Lounge shall not exceed fifteen (15) persons during each session.
3. Residents of each parcel will be allowed to reserve the Executive Lounge for a maximum of four (4) hours per session only or such duration as may be permitted by the Management.
4. Booking shall be made at least one (1) week in advance on a first-come-first-served basis subject to the Management's approval.
5. The rental charges shall be determined from time to time by the Management and shall be payable upon confirmation of booking.
6. A deposit will be imposed upon booking. The deposit will be returned, free of interest, only after the Executive Lounge has been returned in good and clean condition without damage to any part of it.
7. All equipment and furniture (if any) in the Executive Lounge are not allowed to be relocated or taken out of the Executive Lounge.
8. No smoking is permitted.
9. All lights and air conditioners are to be turned off after use.
10. Residents shall be liable for any damages caused by themselves or their guests. Any existing damages shall be reported to the Management or the security guard immediately.
11. The Management shall not be responsible for any mishaps, injuries or loss of life or property sustained by residents or their guests when using the Executive Lounge.
12. These rules and regulations are subject to revision at the discretion of the Management as and when necessary.



## SURAU RULES

(Opening Hours: 5.00am to 9.00pm)

1. Only residents and their guests accompanied by the resident are permitted to use the Surau.
2. The Surau shall be used strictly for prayers of worship by the Muslims only.
3. No smoking, food and drinks are permitted.
4. All lights and fans are to be turned off after use.
5. Users must ensure that the Surau is clean at all times.
6. The Management shall not be responsible for any mishaps, injuries or loss of life or property sustained by residents or their guests when using the Surau.
7. These rules and regulations are subject to revision at the discretion of the Management as and when necessary.

# 9.0



## LIST OF ARCHITECTURAL FINISHES

# 9.1

## PAINT CODE

### EXTERIOR (BALCONY)

CODE	LOCATION
SKK - Biofine Satin + CT Tile NCS S 7005-R80B	General Wall, Ceiling (unit facing external)
SKK - Biofine Satin SB-6000 White	Ceiling (unit facing pool)
SKK - SK Gloss Soft S 9000-N	Railing

### INTERIOR

CODE	LOCATION
SKK - Acristar Fine Pro White	General Wall, Ceiling
SKK - Timber Fresh Satin TF 12702 Maple Brownie	Unit Door Leaf, Door Frame

# 9.2

## SCHEDULE OF FLOORS & WALL FINISHES (TYPICAL UNIT)

NO.	AREA	FLOOR FINISHES	SKIRTING	WALL FINISHES	CEILING
1	Living, Dining, Kitchen, etc.	800 x 800mm 1916 Glazed Porcelain Tiles - LQ7879	75mm tiles skirting	Skimcoat and Paint / Plaster, Skimcoat and Paint	Skimcoat and Paint
2	Bedrooms / Study Rooms	Merbau timber strip flooring c/w battens system	95mm timber skirting	Skimcoat and Paint / Plaster, Skimcoat and Paint	Skimcoat and Paint
3	Master Bathrooms	300 x 600mm 1916 Matt Porcelain Tiles - MLXY3006002S	-	300 x 600mm 1916 Matt Porcelain Tiles - MLXY3006002S	Moisture-resistant Plasterboard Ceiling
4	Common Bathrooms	300 x 600mm 1916 Matt Porcelain Tiles - MLXY3006001M	-	300 x 600mm 1916 Matt Porcelain Tiles - MLXY3006001M	Plasterboard Ceiling
5	Balcony	300 x 600mm 1916 Matt Porcelain Tiles - MLXY3006003Q	75mm tiles skirting	Skimcoat and Paint / Plaster, Skimcoat and Paint	Skimcoat and Paint
6	Yard	300 x 600mm 1916 Matt Porcelain Tiles - MLXY3006003Q	75mm tiles skirting	Skimcoat and Paint / Plaster, Skimcoat and Paint	Plasterboard Ceiling
7	A/C Ledge	Plaster & paint (to all sides)	-	-	-

# 9.3

## SANITARY WARES & FITTINGS SCHEDULE (TYPICAL UNIT)

### MASTER BATHROOM



▶ **PRODUCT CODE**

BBC21130XUW-P-ENG

▶ **DESCRIPTION**

- BRAVAT MOSER-ARC  
ONE PIECE WATER CLOSET
- (L)675 X (W)365 X (H)765 MM
  - 3/6 LITERS DUAL  
FLUSH WASH DOWN
  - UF SOFT CLOSE SEAT & COVER
  - ROUGH IN: 250MM S-TRAP  
USING P-S TRAP CONVERTER



▶ **PRODUCT CODE**

BBCB1178A-SS

▶ **DESCRIPTION**

- CABANA ANGLE VALVE  
MATERIAL: STAINLESS STEEL



▶ **PRODUCT CODE**

BBC-FH12SS

▶ **DESCRIPTION**

CABANA 12" STAINLESS  
STEEL FLEXIBLE HOSE



▶ **PRODUCT CODE**

BBCBT001

▶ **DESCRIPTION**

CABANA BOTTLE TRAP  
MATERIAL: ZINC ALLOY  
FINISHING: CHROME



▶ **PRODUCT CODE**

BBC2295W-1-ENG

▶ **DESCRIPTION**

BRAVAT SEMI RECESSED BASIN  
(W)510 X (D)420 X (H)155 MM  
WITH OVERFLOW



▶ **PRODUCT CODE**

BBSRTWT8202-NL

▶ **DESCRIPTION**

SORENTO 8200 SERIES  
DECK MOUNT BASIN MIXER  
• NEOPERL AERATOR  
MATERIAL: BRASS  
FINISHING: CHROME  
CARTRIDGE: CERAMIC  
• ACCESSORIES:  
2 X FLEXIBLE HOSE



▶ **PRODUCT CODE**

BBCB231SS-NL

▶ **DESCRIPTION**

CABANA POP UP WASTE  
WITH OVERFLOW  
MATERIAL: BRASS



▶ **PRODUCT CODE**

BBSRT3903-NL

▶ **DESCRIPTION**

SORENTO 3900 SERIES  
PAPER HOLDER  
MATERIAL: BRASS  
FINISHING: CHROME



▶ **PRODUCT CODE**  
BBSRT43CR-NL  
BBSRTWT904-NL

▶ **DESCRIPTION**  
SORENTO HAND BIDET  
MATERIAL: ABS  
FINISHING: CHROME

SORENTO ANGLE VALVE  
MATERIAL: BRASS  
FINISHING: CHROME



▶ **PRODUCT CODE**  
BBSRTSS4240

▶ **DESCRIPTION**  
SORENTO DECORATIVE  
HANDSHOWER GREY COLOUR  
3 FUNCTIONS: RAIN, RAIN &  
MASSAGE, MASSAGE  
RECOMMENDED  
WATER PRESSURE:  
1 BAR & ABOVE



▶ **PRODUCT CODE**  
BBSRTSA830-NL

▶ **DESCRIPTION**  
SORENTO WALL MOUNT RAIN  
SHOWER ARM  
LENGTH: 450 MM  
MATERIAL: STAINLESS STEEL 304



▶ **PRODUCT CODE**  
BBSRTFH15

▶ **DESCRIPTION**  
SORENTO 1.5M STAINLESS STEEL  
DOUBLE LOCKING HANDSHOWER  
FLEXIBLE HOSE



▶ **PRODUCT CODE**  
BBSRTSH884-NL

▶ **DESCRIPTION**  
SORENTO SQUARE RAIN SHOWER  
DIMENSIONS: 250mm X 250mm X 2mm  
MATERIAL: STAINLESS STEEL 304



▶ **PRODUCT CODE**  
BBSPSRTSS8701-NL

▶ **DESCRIPTION**  
SORENTO HAND SHOWER  
SLIDING BAR  
MATERIAL: STAINLESS STEEL  
FINISHING: CHROME

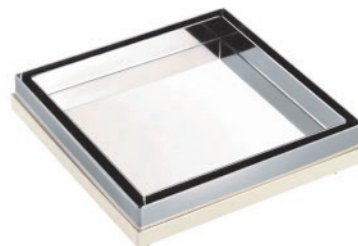


▶ **PRODUCT CODE**

BBSRTSC03-NL

▶ **DESCRIPTION**

SORENTO HANDSHOWER  
CONNECTOR  
MATERIAL: ABS  
FINISHING: CHROME



▶ **PRODUCT CODE**

BBCB6638

▶ **DESCRIPTION**

CABANA TILE INSERT FLOOR TRAP  
DIMENSIONS: 150 X 150 MM



▶ **PRODUCT CODE**

BBPB85299CP-2-ENG  
BBD982CP-A-ENG

▶ **DESCRIPTION**

BRAVAT LINE SERIES  
CONCEALED BATH &  
SHOWER MIXER TRIM  
BRAVAT CONCEALED  
BATH & SHOWER MIXER BODY



▶ **PRODUCT CODE \***

BBB25705W

▶ **DESCRIPTION**

BRAVAT ACRYLIC  
RECESSED BATHTUB,  
SIZE: 1700(L) X 750(W) X 450(H)MM

Applicable for Type A only\*

## SANITARY WARES & FITTINGS SCHEDULE (TYPICAL UNIT)

### COMMON BATHROOM



▶ **PRODUCT CODE**  
BBC01014UW-P-ENG

▶ **DESCRIPTION**  
BRAVAT NEW MOON-700  
CLOSE COUPLED WATER CLOSET  
 • (L)635 X (W)380 X (H)785 MM  
 • 3/6L DUAL FLUSH WASH DOWN  
 • UF SOFT CLOSE SEAT & COVER  
 • ROUGH IN: 180MM,  
 P-TRAP 180MM,  
 S-TRAP USING P-S  
 TRAP CONVERTER



▶ **PRODUCT CODE**  
BBCB1178A-SS

▶ **DESCRIPTION**  
CABANA ANGLE VALVE  
MATERIAL: STAINLESS STEEL



▶ **PRODUCT CODE**

BBC-FH12SS

▶ **DESCRIPTION**

CABANA 12" STAINLESS  
STEEL FLEXIBLE HOSE



▶ **PRODUCT CODE**

BBCBT001

▶ **DESCRIPTION**

CABANA BOTTLE TRAP  
MATERIAL: ZINC ALLOY  
FINISHING: CHROME



▶ **PRODUCT CODE**

BBC2295W-1-ENG

▶ **DESCRIPTION**

BRAVAT SEMI RECESSED BASIN  
(W)510 X (D)420 X (H)155 MM  
WITH OVERFLOW



▶ **PRODUCT CODE**

BBSRTWT8202-NL

▶ **DESCRIPTION**

SORENTO 8200 SERIES  
DECK MOUNT BASIN MIXER  
• NEOPERL AERATOR  
MATERIAL: BRASS  
FINISHING: CHROME  
CARTRIDGE: CERAMIC  
• ACCESSORIES:  
2 X FLEXIBLE HOSE



▶ **PRODUCT CODE**

BBCB231SS-NL

▶ **DESCRIPTION**

CABANA POP UP WASTE  
WITH OVERFLOW  
MATERIAL: BRASS



▶ **PRODUCT CODE**

BBSRT3903-NL

▶ **DESCRIPTION**

SORENTO 3900 SERIES  
PAPER HOLDER  
MATERIAL: BRASS  
FINISHING: CHROME



▶ **PRODUCT CODE**  
BBSRT43CR-NL  
BBSRTWT904-NL

▶ **DESCRIPTION**  
SORENTO HAND BIDET  
MATERIAL: ABS  
FINISHING: CHROME

SORENTO ANGLE VALVE  
MATERIAL: BRASS  
FINISHING: CHROME



▶ **PRODUCT CODE**  
BBSRTFH15

▶ **DESCRIPTION**  
SORENTO 1.5M STAINLESS STEEL  
DOUBLE LOCKING HANDSHOWER  
FLEXIBLE HOSE



▶ **PRODUCT CODE**  
BBSRTSS4240

▶ **DESCRIPTION**  
SORENTO DECORATIVE  
HANDSHOWER GREY COLOUR  
3 FUNCTIONS: RAIN, RAIN &  
MASSAGE, MASSAGE  
RECOMMENDED  
WATER PRESSURE:  
1 BAR & ABOVE



▶ **PRODUCT CODE**  
BBSPSRTSS8701-NL

▶ **DESCRIPTION**  
SORENTO HAND SHOWER  
SLIDING BAR  
MATERIAL: STAINLESS STEEL  
FINISHING: CHROME



▶ **PRODUCT CODE**  
BBSRTSC03-NL

▶ **DESCRIPTION**  
SORENTO HANDSHOWER  
CONNECTOR  
MATERIAL: ABS  
FINISHING: CHROME



▶ **PRODUCT CODE**  
BBCB6638

▶ **DESCRIPTION**  
CABANA TILE INSERT FLOOR TRAP  
DIMENSIONS: 150 X 150 MM



▶ **PRODUCT CODE**  
BBSRTWT8213-NL

▶ **DESCRIPTION**  
SORENTO 8200 SERIES  
CONCEALED SHOWER  
MIXER SET

# 9.4

## IRONMONGERY SCHEDULE

### TYPE A, B, B1

NO.	LOCATION	TYPE OF DOOR	LOCKSET & ACCESSORIES
1	Main Door	Timber Frame Solidcore Timber Door	Simon Smart Lock LK30, Code: S00E0-LK30, Floor / Wall mounted door stopper
2	All Bedrooms, Study	Timber Frame Semi-Solidcore Timber Door	Parasole P-2019/ENT/70mm SN heavy duty entrance solid tubular lever set, Floor / Wall mounted door stopper
3	All Bathrooms	Timber Frame Semi-Solidcore Timber Door	Parasole P-2019/BK/70mm SN heavy duty privacy solid tubular lever set
4	Yard	Timber Frame Semi-Solidcore Timber Door	Keyson 72 Series/T19E/4201-004 stainless steel lever handle with round rose and escutcheon c/w mortise sashlock and single thumbturn cylinder

### TYPE C, D, E, F, G, H

NO.	LOCATION	TYPE OF DOOR	LOCKSET & ACCESSORIES
1	Main Door	Timber Frame Solidcore Timber Door	Simon Smart Lock LK30, Code: S00E0-LK30, Floor / Wall mounted door stopper
2	All Bedrooms	Timber Frame Semi-Solidcore Timber Door	Parasole P-2019/ENT/70mm SN heavy duty entrance solid tubular lever set, Floor / Wall mounted door stopper
3	All Bathrooms	Timber Frame Semi-Solidcore Timber Door	Parasole P-2019/BK/70mm SN heavy duty privacy solid tubular lever set
4	Yard	Timber Frame Semi-Solidcore Timber Door	Keyson 72 Series/T19E/4201-004 stainless steel lever handle with round rose and escutcheon c/w mortise sashlock and single thumbturn cylinder

# 9.5

## WINDOWS SCHEDULE

### TYPE A

NO.	LOCATION	ALUM PROFILE	TYPE OF GLASS	ACCESSORIES
1	Living	PMB 5708 - 80mm depth (special extrusion 1.7kpa)	<b>Sliding Door / Fixed Panel</b> L12-L30 - 8.38mm thk NHG light grey tinted laminated L31 and above - 8mm thk NHG light grey tinted	Besteam Bingo HE-7D sliding door lock without key
2	Bedroom 1, Bedroom 2, Master Bedroom	Foshan Maxhome Building Material Co., Ltd 13162 - 80mm depth (special extrusion 1.7kpa)	<b>Top Hung</b> L12-L30 - 8.38mm thk NHG light grey tinted laminated L31 and above - 6mm thk NHG light grey tinted <b>Fixed Panel</b> L12 and above - 8.38mm thk NHG light grey tinted laminated	Besteam DAL Euro handle double accessories MH-023
3	Study	Foshan Maxhome Building Material Co., Ltd 13162 - 80mm depth (special extrusion 1.7kpa)	<b>Top Hung</b> L12-L30 - 8.38mm thk NHG light grey tinted laminated L31 and above - 6mm thk NHG light grey tinted	Besteam DAL Euro handle double accessories MH-023
4	Bath 1, Bath 2, Master Bath	Foshan Maxhome Building Material Co., Ltd 13162 - 40mm depth (special extrusion 1.7kpa)	<b>Top Hung</b> L12-L30 - 8.38mm thk NHG laminated frosted L31 and above - 6mm thk NHG frosted	Besteam DAL Euro handle double accessories MH-023

## TYPE B / B1

NO.	LOCATION	ALUM PROFILE	TYPE OF GLASS	ACCESSORIES
1	Living	PMB 5708 - 80mm depth (special extrusion 1.7kpa)  Foshan Maxhome Building Material Co., Ltd 13162 - 80mm depth (special extrusion 1.7kpa)	<b>Sliding Door / Fixed Panel</b> L12-L30 - 8.38mm thk NHG light grey tinted laminated L31 and above - 8mm thk NHG light grey tinted <b>Top Hung</b> L12-L30 - 8.38mm thk NHG light grey tinted laminated L31 and above - 6mm thk NHG light grey tinted <b>Fixed Panel</b> L12 and above - 8.38mm thk NHG light grey tinted laminated	Besteam Bingo HE-7D sliding door lock without key  Besteam DAL Euro handle double accessories MH-023
2	Bedroom 1, Bedroom 2, Master Bedroom	Foshan Maxhome Building Material Co., Ltd 13162 - 80mm depth (special extrusion 1.7kpa)	<b>Top Hung</b> L12-L30 - 8.38mm thk NHG light grey tinted laminated L31 and above - 6mm thk NHG light grey tinted <b>Fixed Panel</b> L12 and above - 8.38mm thk NHG light grey tinted laminated	Besteam DAL Euro handle double accessories MH-023
3	Study	Foshan Maxhome Building Material Co., Ltd 13162 - 80mm depth (special extrusion 1.7kpa)	<b>Top Hung</b> L12-L30 - 8.38mm thk NHG light grey tinted laminated L31 and above - 6mm thk NHG light grey tinted	Besteam DAL Euro handle double accessories MH-023
4	Bath 1, Master Bath	Foshan Maxhome Building Material Co., Ltd 13162 - 40mm depth (special extrusion 1.7kpa)	<b>Top Hung</b> L12-L30 - 8.38mm thk NHG laminated frosted L31 and above - 6mm thk NHG frosted	Besteam DAL Euro handle double accessories MH-023

## TYPE C

NO.	LOCATION	ALUM PROFILE	TYPE OF GLASS	ACCESSORIES
1	Living	PMB 5708 - 80mm depth (special extrusion 1.7kpa)	<b>Sliding Door / Fixed Panel</b> L12 and above - 8.38mm thk NHG light grey tinted laminated Low-E	Besteam Bingo HE-7D sliding door lock without key
2	Bedroom 1, Bedroom 2, Master Bedroom	Foshan Maxhome Building Material Co., Ltd 13162 - 80mm depth (special extrusion 1.7kpa)	<b>Top Hung</b> L12 and above - 8.38mm thk NHG light grey tinted laminated Low-E <b>Fixed Panel</b> L12 and above - 8.38mm thk NHG light grey tinted laminated Low-E	Besteam DAL Euro handle double accessories MH-023
3	Bath 1, Master Bath	Foshan Maxhome Building Material Co., Ltd 13162 - 40mm depth (special extrusion 1.7kpa)	<b>Top Hung</b> L12-L30 - 8.38mm thk NHG laminated frosted L31 and above - 6mm thk NHG frosted	Besteam DAL Euro handle double accessories MH-023

## TYPE D

NO.	LOCATION	ALUM PROFILE	TYPE OF GLASS	ACCESSORIES
1	Living	PMB 5708 - 80mm depth (special extrusion 1.7kpa)  Foshan Maxhome Building Material Co., Ltd 13162 - 80mm depth (special extrusion 1.7kpa)	<b>Sliding Door / Fixed Panel</b> L12-L30 - 8.38mm thk NHG light grey tinted laminated L31 and above - 8mm thk NHG light grey tinted <b>Top Hung</b> L12-L30 - 8.38mm thk NHG light grey tinted laminated L31 and above - 6mm thk NHG light grey tinted <b>Fixed Panel</b> L12 and above - 8.38mm thk NHG light grey tinted laminated	Besteam Bingo HE-7D sliding door lock without key  Besteam DAL Euro handle double accessories MH-023
2	Bedroom 1, Bedroom 2, Master Bedroom	Foshan Maxhome Building Material Co., Ltd 13162 - 80mm depth (special extrusion 1.7kpa)	<b>Top Hung</b> L12-L30 - 8.38mm thk NHG light grey tinted laminated L31 and above - 6mm thk NHG light grey tinted <b>Fixed Panel</b> L12 and above - 8.38mm thk NHG light grey tinted laminated	Besteam DAL Euro handle double accessories MH-023
3	Bath 1, Master Bath	Foshan Maxhome Building Material Co., Ltd 13162 - 40mm depth (special extrusion 1.7kpa)	<b>Top Hung</b> L12-L30 - 8.38mm thk NHG laminated frosted L31 and above - 6mm thk NHG frosted	Besteam DAL Euro handle double accessories MH-023

## TYPE D (FACING WEST)

NO.	LOCATION	ALUM PROFILE	TYPE OF GLASS	ACCESSORIES
1	Living	PMB 5708 - 80mm depth (special extrusion 1.7kpa)  Foshan Maxhome Building Material Co., Ltd 13162 - 80mm depth (special extrusion 1.7kpa)	<b>Sliding Door / Fixed Panel</b> L12-L30 - 8.38mm thk NHG light grey tinted laminated L31 and above - 8mm thk NHG light grey tinted <b>Top Hung</b> L12-L30 - 8.38mm thk NHG light grey tinted laminated L31 and above - 6mm thk NHG light grey tinted <b>Fixed Panel</b> L12 and above - 8.38mm thk NHG light grey tinted laminated	Besteam Bingo HE-7D sliding door lock without key  Besteam DAL Euro handle double accessories MH-023
2	Bedroom 1, Bedroom 2	Foshan Maxhome Building Material Co., Ltd 13162 - 80mm depth (special extrusion 1.7kpa)	<b>Top Hung</b> L12 and above - 8.38mm thk NHG light grey tinted laminated Low-E <b>Fixed Panel</b> L12 and above - 8.38mm thk NHG light grey tinted laminated Low-E	Besteam DAL Euro handle double accessories MH-023
3	Master Bedroom	Foshan Maxhome Building Material Co., Ltd 13162 - 80mm depth (special extrusion 1.7kpa)	<b>Top Hung</b> L12-L30 - 8.38mm thk NHG light grey tinted laminated L31 and above - 6mm thk NHG light grey tinted <b>Fixed Panel</b> L12 and above - 8.38mm thk NHG light grey tinted laminated	Besteam DAL Euro handle double accessories MH-023
4	Bath 1, Master Bath	Foshan Maxhome Building Material Co., Ltd 13162 - 40mm depth (special extrusion 1.7kpa)	<b>Top Hung</b> L12-L30 - 8.38mm thk NHG laminated frosted L31 and above - 6mm thk NHG frosted	Besteam DAL Euro handle double accessories MH-023

## TYPE E

NO.	LOCATION	ALUM PROFILE	TYPE OF GLASS	ACCESSORIES
1	Living	PMB 5708 - 80mm depth (special extrusion 1.7kpa)	<b>Sliding Door / Fixed Panel</b> L12-L30 - 8.38mm thk NHG light grey tinted laminated L31 and above - 8mm thk NHG light grey tinted	Besteam Bingo HE-7D sliding door lock without key
2	Bedroom 1, Bedroom 2, Master Bedroom	Foshan Maxhome Building Material Co., Ltd 13162 - 80mm depth (special extrusion 1.7kpa)	<b>Top Hung</b> L12-L30 - 8.38mm thk NHG light grey tinted laminated L31 and above - 6mm thk NHG light grey tinted <b>Fixed Panel</b> L12 and above - 8.38mm thk NHG light grey tinted laminated	Besteam DAL Euro handle double accessories MH-023
3	Bath 1, Master Bath	Foshan Maxhome Building Material Co., Ltd 13162 - 40mm depth (special extrusion 1.7kpa)	<b>Top Hung</b> L12-L30 - 8.38mm thk NHG laminated frosted L31 and above - 6mm thk NHG frosted	Besteam DAL Euro handle double accessories MH-023

## TYPE E (FACING WEST)

NO.	LOCATION	ALUM PROFILE	TYPE OF GLASS	ACCESSORIES
1	Living	PMB 5708 - 80mm depth (special extrusion 1.7kpa)	<b>Sliding Door / Fixed Panel</b> L12 and above - 8.38mm thk NHG light grey laminated Low-E	Besteam Bingo HE-7D sliding door lock without key
2	Bedroom 1, Bedroom 2, Master Bedroom	Foshan Maxhome Building Material Co., Ltd 13162 - 80mm depth (special extrusion 1.7kpa)	<b>Top Hung</b> L12 and above - 8.38mm thk NHG light grey tinted laminated Low-E <b>Fixed Panel</b> L12 and above - 8.38mm thk NHG light grey tinted laminated Low-E	Besteam DAL Euro handle double accessories MH-023
3	Bath 1, Master Bath	Foshan Maxhome Building Material Co., Ltd 13162 - 40mm depth (special extrusion 1.7kpa)	<b>Top Hung</b> L12-L30 - 8.38mm thk NHG laminated frosted L31 and above - 6mm thk NHG frosted	Besteam DAL Euro handle double accessories MH-023

## TYPE F

NO.	LOCATION	ALUM PROFILE	TYPE OF GLASS	ACCESSORIES
1	Living	PMB 5708 - 80mm depth (special extrusion 1.7kpa)	<b>Sliding Door / Fixed Panel</b> L12-L30 - 8.38mm thk NHG light grey tinted laminated L31 and above - 8mm thk NHG light grey tinted	Besteam Bingo HE-7D sliding door lock without key
2	Bedroom 1, Bedroom 2, Master Bedroom	Foshan Maxhome Building Material Co., Ltd 13162 - 80mm depth (special extrusion 1.7kpa)	<b>Top Hung</b> L12-L30 - 8.38mm thk NHG light grey tinted laminated L31 and above - 6mm thk NHG light grey tinted <b>Fixed Panel</b> L12 and above - 8.38mm thk NHG light grey tinted laminated	Besteam DAL Euro handle double accessories MH-023
3	Bath 1, Master Bath	Foshan Maxhome Building Material Co., Ltd 13162 - 40mm depth (special extrusion 1.7kpa)	<b>Top Hung</b> L12-L30 - 8.38mm thk NHG laminated frosted L31 and above - 6mm thk NHG frosted	Besteam DAL Euro handle double accessories MH-023

## TYPE F (FACING WEST)

NO.	LOCATION	ALUM PROFILE	TYPE OF GLASS	ACCESSORIES
1	Living	PMB 5708 - 80mm depth (special extrusion 1.7kpa)	<b>Sliding Door / Fixed Panel</b> L12 and above - 8.38mm thk NHG light grey tinted laminated Low-E	Besteam Bingo HE-7D sliding door lock without key
2	Bedroom 1, Bedroom 2, Master Bedroom	Foshan Maxhome Building Material Co., Ltd 13162 - 80mm depth (special extrusion 1.7kpa)	<b>Top Hung</b> L12 and above - 8.38mm thk NHG light grey tinted laminated Low-E <b>Fixed Panel</b> L12 and above - 8.38mm thk NHG light grey tinted laminated Low-E	Besteam DAL Euro handle double accessories MH-023
3	Bath 1, Master Bath	Foshan Maxhome Building Material Co., Ltd 13162 - 40mm depth (special extrusion 1.7kpa)	<b>Top Hung</b> L12-L30 - 8.38mm thk NHG laminated frosted L31 and above - 6mm thk NHG frosted	Besteam DAL Euro handle double accessories MH-023

## TYPE G / G1

NO.	LOCATION	ALUM PROFILE	TYPE OF GLASS	ACCESSORIES
1	Living	PMB 5708 - 80mm depth (special extrusion 1.7kpa)	<b>Sliding Door / Fixed Panel</b> L12-L30 - 8.38mm thk NHG light grey tinted laminated L31 and above - 8mm thk NHG light grey tinted	Besteam Bingo HE-7D sliding door lock without key
2	Bedroom 1, Bedroom 2, Master Bedroom	Foshan Maxhome Building Material Co., Ltd 13162 - 80mm depth (special extrusion 1.7kpa)	<b>Top Hung</b> L12-L30 - 8.38mm thk NHG light grey tinted laminated L31 and above - 6mm thk NHG light grey tinted <b>Fixed Panel</b> L12 and above - 8.38mm thk NHG light grey tinted laminated	Besteam DAL Euro handle double accessories MH-023
3	Bath 1, Master Bath	Foshan Maxhome Building Material Co., Ltd 13162 - 40mm depth (special extrusion 1.7kpa)	<b>Top Hung</b> L12-L30 - 8.38mm thk NHG laminated frosted L31 and above - 6mm thk NHG frosted	Besteam DAL Euro handle double accessories MH-023

## TYPE H

NO.	LOCATION	ALUM PROFILE	TYPE OF GLASS	ACCESSORIES
1	Living	PMB 5708 - 80mm depth (special extrusion 1.7kpa)	<b>Sliding Door / Fixed Panel</b> L12-L30 - 8.38mm thk NHG light grey tinted laminated L31 and above - 8mm thk NHG light grey tinted	Besteam Bingo HE-7D sliding door lock without key
2	Bedroom 1, Bedroom 2, Master Bedroom	Foshan Maxhome Building Material Co., Ltd 13162 - 80mm depth (special extrusion 1.7kpa)	<b>Top Hung</b> L12-L30 - 8.38mm thk NHG light grey tinted laminated L31 and above - 6mm thk NHG light grey tinted <b>Fixed Panel</b> L12 and above - 8.38mm thk NHG light grey tinted laminated	Besteam DAL Euro handle double accessories MH-023
3	Bath 1, Master Bath	Foshan Maxhome Building Material Co., Ltd 13162 - 40mm depth (special extrusion 1.7kpa)	<b>Top Hung</b> L12-L30 - 8.38mm thk NHG laminated frosted L31 and above - 6mm thk NHG frosted	Besteam DAL Euro handle double accessories MH-023

10.0



USEFUL CONTACT NUMBERS

## PICC SALES GALLERY

Hunza Sales Gallery	+604-609 0688
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## EMERGENCY CONTACT NUMBERS

### EMERGENCIES

Ambulance	+604-229 333 / 999
Police	+604-222 1522 / 999
Bomba Fire Department	+604-282 5544 / 994

**POLICE STATIONS**

Southwest District Police HQ	+604-866 2222
Bayan Baru Police Station	+604-646 1222
Balai Polis Queensbay	+604-646 8522
Balai Polis LTAB Bayan Lepas	+604-643 0900
Balai Polis Sungai Nibong	+604-643 0222
Balai Polis Teluk Kumbar	+604-649 1953

**BOMBA FIRE DEPARTMENT**

Bayan Baru Fire & Rescue Department	+604-643 4444
Jalan Perak Fire & Rescue Department	+604-282 5544
Beach Street Fire & Rescue Department	+604-261 4444

## UTILITIES

Penang Water Supply (PBA)	+604-255 8255
TNB Breakdown	15 454
TIME	1-800-18-181

## PENANG MUNICIPAL COUNCILS (MBPP)

MBPP Hotline	+604-263 7637
MBPP WhatsApp Hotline	+6016 – 200 4082
Information	+604-268 2167
Urban Services	+604-263 3000, +604-228 4284
Licensing	+604-263 8818, +604-263 8921
Enforcement	+604-229 1179, +604-226 6928
Engineering	+604-268 2223
Landscaping	+604-268 2200, +604-227 5658
Valuation	+604-268 2266, +604-268 2132
Property	+604-268 2253, +604-268 2125

## PUBLIC SERVICES

Traffic Light Failure	15454
Public Water Pipes Failure (PBA)	+604-282 5828
Garbage / Drain / Potholes	+604-263 3000

## HOSPITALS & MEDICAL CENTRES

Pantai Hospital Penang	+604-643 3888
Lam Wah Ee Hospital	+604-652 8888
Loh Guan Lye Specialist Centre	+604-238 8187, +6017-472 4260 (WhatsApp)
Gleneagles Hospital	+604-229 9111 +6016-498 9089 (WhatsApp)
Penang Adventist Hospital	+604-228 0443
Island Hospital & Island Hospital Peel Wing	+604-238 3388



PULSE OF PENANG

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11900 Pulau Pinang, Malaysia

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T +604-2290 888  
Mon - Fri 8:30am – 5:30pm



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