



THE PARK

BUKIT JALIL

SKY RESIDENCE

HOME OWNER'S MANUAL

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Welcome Note

Welcome to The Park Sky Residence a prime residential enclave in Kuala Lumpur city's thriving commercial and business centre.

As you look forward to a smooth and effortless move-in, a copy of the 'House Rules' for The Park Sky Residence booklet is enclosed for your reading. This special booklet is designed to assist our purchasers, your occupiers and tenants to settle in quickly while ensuring rules and regulations of the common properties are adhered to at all times.

The House Rules shall complement the Deed of Covenant (Deed) entered into between the developer and each purchaser. Where there is any discrepancy, the Deed shall prevail. All terms and expressions used herein shall have the same meaning as those defined in the Deed unless otherwise stated herein.

The House Rules are provided on the understanding that the Management shall not be under any liability or claim whatsoever in respect of its contents until the formation of the Joint Management Body (JMB). This is in pursuant to the Strata Management Act 2013 [Act 757], whereupon all rules set up by the developer may be adopted or superseded by new rules to be set up by the JMB.

It is the Management's desire to create awareness among Purchasers, Occupiers and Tenants that to achieving the common goal of communal living, the co-operation of all to abide by these Rules is required, and to encourage others including invited Guests and fellow Purchasers and Occupiers to do likewise.

*Should you have any queries or require any advice, please do not hesitate to contact the Management Office for assistance. We will assist you in every way possible to ensure that you enjoy a memorable stay at **The Park Sky Residence**.*

From the Management

House Rules for
The Park Sky Residence

1.0 Introduction

1.1 GENERAL

The purpose of these House Rules, specially written for The Park Sky Residence, is to provide guidelines that will promote a harmonious living environment and to preserve the reputation and prestige of your property as a whole, thereby providing maximum quiet enjoyment with value-adding benefits to your property investment.

All Purchasers, Occupiers, Tenants and Guests in The Park Sky Residence shall be bound by the House Rules until the formation of the Joint Management Body (JMB) pursuant to the Strata Management Act 2013 [Act 757], whereupon these House Rules may be adopted or superseded by new House Rules to be set up by the JMB. The Resident or Occupier shall be responsible for the acts of one's guests and any other related persons.

The full authority and responsibility for the enforcement of these rules lies with the Management until the formation of the JMB. The Management may amend, vary, alter, or change any or all the House Rules whenever necessary in a just and fair manner from time to time. Suggestions are welcome from all Purchasers and Occupiers. Please put suggestions in writing to the Management who reserves the right to accept or reject.

1.2 DEFINITIONS AND INTERPRETATIONS

In the House Rules, unless the context otherwise requires, each of the following words, expressions, or interpretations, in line with the Deed unless otherwise stated herein, shall have the meaning stated against it below.

Words/Expressions

Meaning/Interpretations

“Accessory Parcel”

any parcel(s) shown in the Floor Plan as annexed in the Second Schedule of the Sale and Purchase Agreement and as described in Section 3 of the First Schedule of the Sale & Purchase Agreement and also Section 4D of Schedule 1 of the Deed of Covenants as an accessory parcel which is used or intended to be used in conjunction with the Parcel.

“Appropriate Authority”

any authority(ies), governmental, semi-quasi-governmental and/or statutory department, agencies or any privatized corporations, which is for the time being authorized under any written law in force in Malaysia to approve building plans; subdivision of building; the issuance of documents of title; to enforce any other laws related thereto; and includes any corporation or private agency(ies) licensed by the Appropriate Authority to provide electricity, telephone, sewerage services and other related services.

“Any other personnel”

shall include but not limited to contractors, deliveryman, and servicemen.

“Building collectively”

the four blocks of **The Park Sky Residence** comprising 40 and 46 storey, the commercial parcels and the car park erected or to be erected on the Land complete thereon with the Common Facilities.

“Common Property”	the Land and the Buildings as is not comprised in any parcel (including any accessory), or any provisional block as shown in an approved strata plan or any area designated for use by the Developer or Purchaser shall be excluded as Common Property and includes external wall and roof of the Parcel and the Building, the structure elements of the building, stairs, stairways, fire escapes, entrances and exits, corridors, lobbies, fixtures and fittings including lifts, lifts lobby, ventilating system, drains, water tanks, sewers, pipes, wires, cables, and ducts and all other facilities and installations, the exterior of all common parts of the building, playing fields and recreational areas, driveways, car parks and parking areas, open space, landscape areas, walls and fences, and all other facilities and installations and any part of the land used or capable of being used or enjoyed in common by the Purchaser and the Other Purchasers (as hereinafter defined) or by anyone or some of the Purchasers, provided always that the Common Property does not include: (i) any area designated for retail, commercial, recreational or entertainment use by the Developer within the Buildings; and (ii) any adjoining building and any accessory parcel or parcels attached to the Developer’s own parcel(s)
“Common Facilities”	the facilities as provided by the Developer and more particularly defined under the Third Schedule of the Sale & Purchase Agreement, which are expressly for the sole and exclusive use of the purchasers and occupiers of The Park Sky Residence.
“Common Services”	the services are provided by the Developer and more particularly defined in the Third Schedule of the Sale & Purchase Agreement.
“Deed”	the ‘Deed of Covenants’ entered into between the Developer and the Purchaser.
“Developer”	in this context, shall refer to PIONEER HAVEN SDN BHD, who is the developer of the land on which The Park Sky Residence is erected.
“Guests”	means any person(s) whose presence in the Building is at the invitation of either the Purchaser or the Tenant and includes without limitation, the Purchaser’s or the Tenant’s contractors, servants, agents and other invitees.
“Management”	shall refer to the Developer or the appointed Managing agent or the Joint Management Body (JMB-when formed) or any other appointed managing agent authorised by the Developer or the JMB to manage The Park Sky Residence and to enforce these rules or such new house rules as shall be set up by the Joint Management Body.

“Other Parcel”	means one or all of the individual units comprised in the subdivided Building (other than the Parcel of the Purchaser) which is to be held under separate strata title.
“Other Purchasers”	purchaser(s) of other parcels in the Building entered into agreements with the Developer.
“Parcel”	the unit of service residence referred to in Section 3 of Schedule A of the Deed.
“Purchaser”	the person or persons, whose name, particular and address are as stated in Section 2 of the Sixth Schedule of the Sale & Purchase Agreement and who has legal and beneficial title to the Parcel including its accessory parcel.
“Tenant”	means the person or the persons, who is/are for the time being renting the Parcel from the Purchaser under a valid tenancy agreement or other similar arrangement and if the Tenant is a corporation, the appointed employee of the corporation.

The expressions “Developer”, “Purchaser” and “Other Purchasers” shall include the successors in title, assigns of the Developer, and their heirs, personal representatives, successors in title, and permitted assigns of the Purchaser and the Other Purchasers.

References herein to the Purchaser or Other Purchasers however expressed and, where the context so admits, in the case of a parcel occupied by a person who is not the purchaser of the parcel i.e. referred to as tenant, shall be construed as including the occupier of that parcel.

2.0 Security System Of The Park Sky Residence

2.1 SECURITY

- (a) Notwithstanding anything contained in these House Rules, the Owner/Resident acknowledges the security services provided by the Management are provided only in respect of the Apartment Facilities and serve only as a deterrent and the Management shall in no way be liable for any loss, damage, injury or death due to any breach of security. The provision of such services, which is often referred to as “security service”, shall not in any circumstances be construed as a representation by the Management that **The Park Sky Residence** will be free of crime.
- (b) Notwithstanding anything contained in these House Rules, the Owner/Resident agrees to be solely responsible for the security of the Unit, of the Owner/Resident’s property therein and to the Owner/Resident’s person and shall insure, protect and keep safe the Unit, the Owner/Resident’s property therein and the Owner/ Resident’s person against theft, robbery or any loss or injury whatsoever.

2.2 CARD ACCESS SYSTEM

- (a) Card Access System for Entry and Exit Points

The Owner/Resident agrees that the Management shall be entitled to implement a card access system for entry and exit points of The Park Sky Residence and the Owner/Resident agrees to comply with all rules and procedures as the Management shall impose for the access system.

- (b) Transponder

Under the card access system the Owner/Resident shall be issued such number of Transponder corresponding to the number of car parking bays designated for the Unit under the Sale and Purchase Agreement. The Management shall be entitled to impose a charge for each of the Transponder issued at the Management’s sole discretion. Transponder are programmable by the Management for access to such entry and exit points to **The Park Sky Residence** as the Management deems appropriate.

- (c) Door Access Cards

- (i) The Owner/Resident shall be entitled to apply for up to a maximum of 3 Door Access Cards subject to availability and as the Management shall approve at its sole discretion. Each Door access card shall be subject to such charges as may be imposed by the Management at the Management’s sole discretion. The Door access cards are programmable by the Management for access to such entry and exit points to The Park Sky Residence as the Management deems appropriate.
- (ii) In amplification of and not in derogation of any rights of the Management hereunder, in the event there are any monies outstanding by the Owner/Resident, the Management shall be entitled to deactivate the master and supplementary access cards until the outstanding Monies are fully settled. The Management shall be entitled to impose a reactivation fee to reactivate the Door access cards at the Management’s sole discretion.

- (d) Duty to Report Loss, Theft or Damage of Access Card/Transponder

The Owner/Resident shall as soon as practicable inform the Management in the event of any loss, theft or damage of any access card.

(e) Issuance of Replacement Card/Transponder

- (i) Upon the report of the loss, theft or damage of any Access Card/Transponder, the Owner/Resident may apply for replacement access card which may be issued subject to availability and at the Management's sole discretion and further provided the Owner/Resident is not in default of any provision herein contained or in the Sale and Purchase Agreement nor are there any outstanding Monies due by the Owner/Resident. Each replacement access card shall be subject to such charges as the Management shall determine at its sole discretion.
- (ii) Must report such loss of Transponder/Access card in writing immediately to the Management and lodge the necessary police report (a copy to be extended to the Management). New Access card will only be issued after receipt of a copy of the police report and payment of a surcharge for replacement. The Management must be notified immediately to enable the Management to de-code the pin number.

(f) Implementation of Changes to Card Access System or of New System

- (i) The Owner/Resident agrees that the Management at its sole and absolute discretion shall be entitled to implement any other access system and/or to make any changes to the existing access system from time to time.
- (ii) The Owner/Resident agrees to abide by any decision of the Management to implement any other access system or to make any changes to the current access system for The Park Sky Residence including any decision on the surrender of any access cards and on the quantum and payment of any deposit or charges for the issuance, replacement or addition of access cards for the new system.

(g) Decision of Management Final and Binding

The Owner/Resident accepts that the decision of the Management as final and binding on all matters involving the card access system including without limitation the position and location of any card access sensor, the manufacture and type of system and the maintenance and service of the system.

- (h) The Management reserves the right to refuse to issue to the Purchaser or the Tenant the vehicle entry cards or to deactivate the same until all payments payable by the Purchaser pursuant to the Sale and Purchase Agreement and this Deed and outstanding amounts (including but not limited to service charges, booking fees, interest on late payment etc.) owed by the Purchaser and/or the Tenant have been settled in full.
- (i) The Management may, in its sole and absolute discretion change or upgrade the system from time to time whereupon the aforesaid rules would continue to apply mutatis mutandis.

3.1 DUTIES OF PARCEL PURCHASERS

The Purchaser shall in respect of the use of the Parcel and the Common Property, perform, observe and comply with all the By-Laws contained in the **Third Schedule of the Strata Management (Management & Maintenance) Regulation 2015** and notwithstanding anything contained herein to the contrary to observe such house rules and regulations (hereinafter referred to as “the House Rules”) and restrictions of use of the Parcel and of the Common Property which the Developer or its agent/s, pending the formation of the Management Corporation, may deem fit to impose from time to time. The terms of the By-Laws as set out in the said Third Schedule are set out hereunder for The Purchaser and/or Tenant.

- (a) Shall permit the Management or its agent/s at all reasonable times on reasonable notice being given (except in the case of emergency when no notice is required) to enter the Parcel for the purpose of:-
 - (i) Inspecting the parcel;
 - (ii) Maintaining, repairing or renewing pipes, wires, cables and ducts used or capable of being used in connection with the enjoyment of any of the parcels of the Common Property;
 - (iii) Maintaining, repairing or renewing the Common Property; and
 - (iv) Executing any work or doing any act reasonably necessary for or in connection with the performances of its duties or the enforcement of these By-Laws or other By-Laws affecting the Building.
- (b) Shall forthwith carry out any works ordered by any competent public or statutory authority in respect of the Parcel other than such works for the benefit of the Building generally and pay all assessment charges and outgoing which are payable in respect of the Parcel.
- (c) Shall repair and maintain the Parcel and keep it in a state of good repair, reasonable wear and tear and damage by fire, storm, tempest or act of God excepted.
- (d) Shall not use or permit the Parcel to be used in such a manner or for such a purpose as to cause nuisance or danger to the Other Purchasers or to the families of such Other Purchasers.
- (e) Shall not keep in the Parcel excessive items which may likely overload or damage the floors, walls, or roof thereof or cause an increase in insurance premium rates or the cancellation, invalidation or non- renewal of insurance policies for the Building.
- (f) Shall not use the Parcel contrary to the terms of use of the Parcel shown in the plan approved by the relevant authority.
- (g) Shall notify the Management forthwith of any intended change in the ownership of the Parcel or of any dealing with Parcel of which one is aware for the entry in the strata roll maintained by the Management for this purpose.
- (h) Shall use and enjoy the Common Property in such manner as not to interfere unreasonably with the use and enjoyment thereof by Other Purchasers or their family members or Guests.

3.2 PURCHASER'S AND/OR TENANT'S OBLIGATIONS TO MUTUAL COVENANTS

The Purchaser and/or Tenant must covenant, agree, and undertake the following:

- (a) The Management shall **control, manage and administer the Common Property** for the benefit of all purchasers. Provided that notwithstanding anything herein contained the Management may in its absolute discretion by agreement with a particular Purchaser or any person grant to the Purchaser or person exclusive use, possession, and enjoyment of part of the Common Property or special privileges in respect of the Common Property or part or it.
- (b) The Management shall maintain in a state of good and serviceable repair of the **fixtures and fittings** existing in the Building and used or capable of being used in connection with the enjoyment of more than one parcel or the Common Property;
- (c) The Management shall maintain and (when necessary) **renew sewer pipes, wires, cables and ducts** existing on the Land and used or capable of being used in connection with the enjoyment of more than one parcel or the Common Property;
- (d) Shall **not use the Parcel for any purpose** (illegal or otherwise) which may be injurious to the reputation of the Building;
- (e) Shall not use as fuel any substances or materials which may give rise to **smoke or fumes or noxious smells**;
- (f) Shall not 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 the Purchasers;
- (g) Shall not lock or obstruct all **fire exits** as statutorily required to be accessible under the provisions of the relevant rules and by-laws.
- (h) Shall at all times ensure the **security of the Parcel** and the safety of its occupants within the Building and take reasonable steps, actions and/or precautions to effect the same.
- (i) The Purchaser hereby agrees to grant easement, registered or equitable, including the grant of any right of use or right of way in favour of Strata Parcel Owners, Tenants, Guest or persons using/traversing, with or without vehicles access, entry into, exit from or transit through the roads serving the said Building/said Project or other portions of the Common Property or any parts thereof as may from time to time be intended and designated for such purposes and use. The Purchaser further undertakes to vote in favour of any proposition to create a registered easement for nominal consideration if it is required by the Developer.
- (j) The relationship between the Purchaser and the Management, and that between the Purchaser and the Other Purchasers inter se shall be governed by the **provisions of these House Rules**, and all annexure hereto (if any) to be adopted pursuant to these documents (and as may be amended from time to time). It is hereby expressly agreed that the Management shall be entitled at any time reasonably to **amend and/or incorporate** any additional provisions to these rules and regulation by written notice to the Purchaser in such manner as the Management shall in its opinion deem fit.
- (k) The Management may at any time and from time to time at its discretion **appoint or assign** any person, corporation and/or agent to manage the Building; and execute the duties contained in the Deed and House Rules on its behalf; and/or to take over the management of the Building and execution of the duties accordingly.
- (l) Smoking is STRICTLY prohibited at the common areas within the building.

3.3 USAGE OF PARCEL

- (a) **The Park Sky Residence** parcel SHALL ONLY be used for residential purposes and for no other purpose.
- (b) **Non-residential parcels** SHALL ONLY be used for the express purpose stipulated in the approved building plans for **The Park Sky Residence**.
- (c) Each Parcel is meant for residential dwelling and Purchasers and/or Tenant shall not convert the Parcel in such a manner to accommodate more Purchasers than it was originally designed or approved for or **to overcrowd the Parcel** as defined under the by-laws of the appropriate authority. In particular, the Purchaser and/or Tenant shall not subdivide the Parcel into smaller units of accommodation; or to use the Parcel as a hostel or such other similar arrangements; or for commercial purposes.
- (d) If the Purchaser and/or Tenant shall be away or **absent from the Parcel** for a sustained period, one should at one's own expense, have an authorized agent, or representative, registered with the Management, to conduct periodic inspections of the Parcel and assume responsibility for the contents therein.

3.4 LESSEES AND TENANTS

- (a) Once the Parcel is **rented and/or leased out** (as the case may be), the Purchaser agrees and covenants that the entitlement to the use of the Common Property and the Common Facilities is automatically transferred to the Lessee or the Tenant (as the case may be) and that the Purchaser is no longer entitled to use these Common Property and the Common Facilities.
- (b) Notwithstanding that the Purchaser has rented out the Parcel to the Lessees or the Tenant (as the case may be), the Purchaser shall ensure that the Lessee or the **Tenant complies with the House Rules** herein and the relevant tenancy agreement and/or the lease agreement (as the case may be). The Purchaser hereby **warrants informing the Management** the particulars of such Lessee and/or Tenant seven (7) days from the date of the tenancy and/or the lease agreement.
- (c) The Purchaser shall be responsible to the Management and the Other Purchasers for the **conduct of the Tenant** and/or Lessee and the Tenant's and/or Lessee's Guests.
- (d) For the avoidance of doubt, any references to Tenant hereinafter appearing shall also mean the Lessee for the purposes of these House Rules.

3.5 PURCHASER'S GUEST

The Purchaser and/or Tenant must covenant, agree, and undertake the following:

- (a) The **Purchaser's and/or the Tenant's Guests** will only be permitted into the Building and the Parcel after the said Guests have signed in and provided their particulars to the security guards, and that, the security guards have first confirmed with the Purchaser or the Tenant the identity of such Guests and obtained the Purchaser's and/or the Tenant's (as the case may be) permission to enter;
- (b) Shall inform the security guards of the expected Guests by furnishing relevant details beforehand;
- (c) Shall be responsible for ensuring that the Guests comply with the House Rules at all times and that their conduct is not offensive to the Other Purchasers of the Building, and shall be liable and be responsible for any loss, damage, and/or destruction caused by the Guests; and
- (d) The Management reserves the right to request any Guest in breach of any provision hereunder or any rule or regulation in relation to the Building to leave the Parcel, the Common Property without having to assign any reason for doing so.

3.6 PETS, LIVESTOCK AND OTHER ANIMALS NOT PERMITTED

No household pets, livestock and/or other animals (save and except fishes in aquarium or small birds in cages) whatsoever shall be allowed or kept in the Parcel or any part of The Park Sky Residence. The Management reserves the right, but not the obligation, to remove any household pets/or livestock found in the Parcel or within **The Park Sky Residence** at the Purchaser's and/or Tenant's expense.

3.7 NUISANCE

The Purchaser and/or Tenant must covenant, agree, and undertake the following:

- (a) Shall at all times conduct themselves in a manner which will not cause any **nuisance** to other persons in **The Park Sky Residence**. The Management reserves the rights to call the police or seek legal recourse to abate or stop such nuisance and the Purchaser and/or Tenant shall indemnify the Management against all costs incurred as a result thereof;
- (b) Shall not **operate any radio, television, hi-fi equipment or other musical instruments** at a volume that will interfere with the peaceful enjoyment of other Purchasers.
- (c) Not to sound their **car horns** unnecessarily at the allocated car park bays (accessory parcels) or any other parts of the Building to avoid disturbance or annoyance to other Purchasers and/or Tenants in **The Park Sky Residence**.
- (d) The Management reserves the right to **seek legal recourse** to abate or stop such nuisance and the Purchasers and/or Tenants shall indemnify the Management against all costs incurred as a result thereof.
- (e) To ensure **plants and other objects are to be placed in containers** to prevent the dripping of water or soil onto other Parcels or Common Property. Also, to ensure that no potted plants or any other objects are placed dangerously on or near the perimeter of the Parcel (in particular the balcony and window sills whereby they may fall and cause injury to persons) or cause damage to the property below.
- (f) Should exercise **due care and consideration** when cleaning the balcony, areas adjoining the external walls or watering plants to prevent water from running down the exterior of the building or into other Parcels below. Purchasers and/or Tenants causing nuisance to their neighbours below in such manner will be advised by the Management to desist and may be further advised to issue an apology to their aggrieved neighbours.
- (g) Whilst the Management will endeavour to attend to complaints by other Purchasers and/or Tenants and to assist as deemed necessary in its sole and absolute discretion, the Management is not obliged to take further action over and above such assistance, particularly where it is the opinion of the Management that such complaints are **unreasonable, frivolous and vexatious or without merit**. The decision of the Management shall be final.

3.8 PARTIES AND FUNCTIONS

- (a) **Private parties or functions** on small scales are allowed within Purchasers' Parcel only and should not include their associated accessory parcels. Similar events on large scales are restricted to the designated function areas i.e. multi-purpose room, and Purchasers or tenants should not conduct large scale events within the Purchaser's Parcels including their accessory parcels.
- (b) Purchasers, tenants, and/or their organisers of parties, functions, or similar events of any scale are requested to **inform and seek the Management's assistance** in advance to avoid any unnecessary complaints and implicate other purchasers and/or tenant's quiet enjoyment.

- (c) Purchasers, tenants and/or their organisers of such events are advised to ensure they and their **invited guests do not create any nuisance** to other purchasers and/or tenants. The operations of any radio, television, hi-fi equipment or other musical instruments are allowed as long as the sound and volume will not interfere with the peaceful enjoyment of other existing occupants.
- (d) Rule 3.5 (d) above applies.

3.9 NON-RESIDENT PURCHASERS

- (a) A non-resident Purchaser shall appoint an agent to represent one's interest in the Parcel and shall file the name, address and telephone numbers of one's agent with the Management Office prior to allowing them access to the Parcel. The non-resident Purchaser will be responsible for one's agent's conduct and is to ensure that the agent follows the House Rules and Regulations including any directions issued by the Management from time to time.
- (b) The Purchaser's agent shall be responsible for the conduct of their tenant(s) or guest(s).
- (c) If a Purchaser shall be away or absent from the Parcel for a sustained period, one should at its own expense, have an authorised agent, or representative registered with the Management, to conduct periodic inspections of the Parcel and assume responsibility for the contents therein.

3.10 STAFF OF MANAGEMENT

- (a) Purchasers are not allowed to use any staff of the Management for any business or private errands relating to the occupation of their parcels including the accessory parcels. The staff of the Management is authorised to accept delivery of packages, parcels, etc. on behalf of the Purchasers provided always the Management and its staff will not be held responsible in any manner whatsoever for any loss or damage to the packages, parcels, etc.
- (b) Purchasers shall not offer any tips, gifts, or gratuities to any staff of the Management for rendering services or courtesies in the regular performance of their duties.

3.11 NO SOLICITING

Purchasers are not allowed to solicit goods and services, religious or political activities within one's parcel including the accessory parcel or in any part of The Park Sky Residence. In addition, the Management reserves all rights to screen and register real estate agents and to prevent third parties from distributing junk mail to other Purchasers and/or tenants e.g. flyers and brochures, even with permission from the respective Purchasers of The Park Sky Residence.

3.12 HIGHLY COMBUSTIBLE ITEMS

Purchasers shall not keep, store or bring into the Parcel, highly combustible substances such as petroleum products in quantities above the normal amount consumed by a private dwelling. Purchasers shall not keep, store or bring into the Parcel or any part or parts of The Park Sky Residence any guns, ammunition, explosives, or any kind of item that is combustible, inflammable, dangerous, illegal or prohibited by law or may cause or be a source of nuisance, annoyance or disturbance or risk or danger to the other Purchasers and any other substance which may give rise to smoke, fumes or noxious smells.

3.13 UPKEEP AND MAINTENANCE OF PARCEL

The Purchaser and/or Tenant shall be responsible for the upkeep and maintenance of the interior of their Parcels (including but not limited to finishes on walls, ceilings and floors and renovations inside), the fixtures and fittings therein including drains, sewers, pipes, cables and ducts and all other facilities and installations, which are within the boundary of the Parcels, and which are not used or not capable of being used in common by all the other Purchasers of **The Park Sky Residence**.

The Purchaser and/or Tenant must also covenant, agree, and ensure the following:

- (a) Shall at their own cost and expense forthwith repair and make good all defects in or to the Parcel and all parcels adjoining, adjacent, below and above that may be affected by the failure to keep the Parcel in good and substantial repair and condition or arising from any Renovation Works (referred to in Rule 6.0 hereof). Notice in writing shall be given by the Management to make good all defects within a reasonable time.
- (b) Shall give notice to the Management and occupants of all Parcels adjoining, adjacent, below and above the Parcel of one's intention to repair and make good any damage to the floor, ceiling and walls of the parcels affected thereby within a reasonable time.
- (c) Shall keep in good repair and maintain from time to time, at the joint expense of other Purchasers and all other occupants of the parcels adjoining, adjacent, below and above the parcel, the party structures which shall include but not limited to the entrance, walls, floors and ceiling separating one parcel from the others.
- (d) Hereby agrees and declares that the walls separating the Parcel from the adjoining shall be deemed and acknowledged to be a party wall or walls as the case may be, and to upkeep the same in a good tenable state of repair at all times.

3.14 INSURANCE AGAINST FIRE AND THEFT

Purchasers are advised to insure their personal belongings and valuables against fire, theft, burglary and loss howsoever caused including damage from fire, leaking pipes and sewers and preferably to place all valuables in security deposit accounts with banks.

3.15 BEREAVEMENT

- (a) In the event of death occurring within the grounds of **The Park Sky Residence** or the parcel, the respective Purchaser or Tenant should immediately inform the Management. The Management would render advice to the deceased occupier's family during their bereavement.
- (b) The deceased Occupier's family is advised to seek the services of funeral parlours or firms providing such services. No wake services are to be held within the Purchaser's or Tenant's parcel or any part of **The Park Sky Residence**.

4.0 Rules Relating To Use Of Common Property

4.1 ENCROACHMENTS ONTO THE COMMON PROPERTY

- (a) The Purchaser and/or Tenant shall not place any plants or objects in any part or parts of the Common Property or encroach, use or enclose any part or parts of the Common Property or onto other parcels for his own benefit or otherwise.
- (b) The Purchaser and/or Tenant shall forthwith remove such objects, plants, encroachments or enclosures upon receipt of the notice from the Management in default of which the Purchaser agrees that the Management shall be entitled to remove all such objects, plants, encroachments or enclosures and to indemnify the Management against all costs and expenses incurred as a result thereof.

4.2 LIABILITIES FOR DAMAGE TO COMMON PROPERTY

- (a) The Purchaser and/or Tenant agree and undertake that all furniture and equipment placed and/or installed by the Management in the Common Property have been provided for the safety, comfort, and convenience of all purchasers and therefore shall not be damaged or removed or altered without the permission of the Management.
- (b) The Purchaser, Tenant, and Guests shall not cause any damage or destruction to any part or parts of the Common Property and/or the Common Facilities or any other part or parts of the Building not forming part of the Parcel.
- (c) Any damage caused to the Common Property by the Purchaser, the Tenant and/or the Guests shall be assessed by the Management and the cost of repair and/or replacement including administrative fees as determined by the Management shall be borne by the Purchaser. The Purchaser shall within such time stipulated by the Management pay such cost of repair and/or replacement including administrative fees of the Management.
- (d) The burning of incense paper, joss sticks, and candles directly on the Common Property is not permitted. The Purchaser and/or Tenant shall be required to pay for damages to the Common Property caused by burning of such materials. Purchasers and/or Tenants are not allowed to erect any shrine for any purpose in any part of the Common Property, and are required to reinstate the affected area to its original condition at one's own expense if found in breach of this rule by the Management.

4.3 NO TAPPING OF WATER/ELECTRICITY SUPPLY

The Purchaser, the Tenant, Guests and/or their appointed contractors are not allowed to utilise or tap water or electricity supply from outlets situated in the Common Property or any part or parts of the Building.

4.4 TELECOMMUNICATION EQUIPMENT

The Purchaser hereby acknowledges that the Management has provided and designated space(s) within the Building for antennas, telecommunication, and other information technology equipment and agrees that the Management may from time to time decide on the various operators of such services. The Purchaser and/or Tenant shall co-operate and allow the Management, by prior appointment, to enter into the Parcel for the purpose of installing or repairing such antennas and other information technology equipment, whenever necessary.

4.5 COMMON SPACE

The Management has the sole and absolute discretion to decide on the rental including license fees and uses of the Common Property or such space(s)/area(s) referred to in Rule 3.2 above and the right to allocate the income received in such proportions as it deems fit towards maintenance expenses and the sinking fund.

4.6 INSTALLATION OF WATERFILTERS

Purchasers and Tenants may install water filters' but shall ensure that the filters are installed within the Parcel only and not in the common area including risers. The installation must be carried out by a licensed plumber and the Management shall not be held liable in any manner whatsoever for any damage, loss or injury arising from such installation.

*(Note the installation of water filters may reduce the water pressure to the Parcel)

4.7 FACADE OF THE BUILDING

The Purchaser and/or Tenant and their appointed contractors must covenant, agree, and undertake the following: -

- (a) For purposes of maintaining the image of the Building, the exterior facade of the Building shall represent a uniform color and appearance and that no projections shall be extended through any wall, door, or window openings. No shade, awning or grille shall be used except those designs approved by the Management and these should be fixed within the internal faces of the Parcel only. **(Standard grille design are attached)**
- (b) Shall not remove or replace the main entrance door to the Parcel, which are fire-rated doors and required by the appropriate authority.
- (c) Shall not among other things place any brooms, mops, cartons, notices, advertisements, posters, illuminations or other means of visual communications on windows, doors or passages that can be viewed or seen from the outside of the Parcel.
- (d) Shall not hang or place any textile items in the Building such as clothes, towels and linen in any areas that can be viewed or seen from the outside of the Parcel or Common Property. In particular, such textile items shall not be hung from poles, which protrude through the windows, balconies, or roofs of the Parcel.
- (e) Shall not throw cigarette butts or any objects out of the window, balcony, or sliding door opening to the exterior as such objects may cause harm to occupants living below or at ground level. The throwing of such objects may render the offender liable to criminal prosecution if there is bodily harm or damage to property caused.
- (f) No radio, television antennas or satellite dishes or such similar equipment shall be attached to or hung from the exterior of walls or protrude through walls, windows, balconies or roofs without the prior written consent of the Management (which consent may be withheld at the Management's sole discretion).

4.8 USE OF LIFTS

The Purchaser and/or Tenant including their invited Guests and their appointed contractors must covenant, agree, and undertake the following: -

- (a) Shall not wear any wet bathing suit, drink, or eat in any lift or wear or carry any items (e.g. wet bathing suits) that could stain or otherwise soil the lift or any part thereof;
- (b) Shall not smoke in the lifts of the Building;
- (c) Shall not tamper with or vandalise any of the lift controls in a manner so as to prevent the proper functioning of the lifts;
- (d) Shall agree not to use the lifts but to use the stairways to vacate the Building in the event of power failure, or fire or other emergencies;
- (e) Shall not prop open or obstruct lift doors in any way that shall interfere with normal functioning of the lift.
- (f) Must inform the Management of any heavy or bulky items using the service lift(s) at least 24 hours in advance so that proper arrangements can be made to avoid causing any inconvenience to other users of the service lift(s).

4.9 USE OF DESIGNATED CAR PARK LOTS

The Purchaser and/or Tenant including their invited Guests will abide by and comply with all by-laws; and rules and regulations, stipulated by the Management or any Appropriate Authority, as the case may be, relating to the use and enjoyment of the car parks which are accessory parcels to the Parcel (hereinafter referred to as “designated car parks”) and other car park areas within the Building.

The Purchaser and/or Tenant including their invited Guests and their appointed contractors must covenant, agree, and undertake the following: -

- (a) Shall not park their vehicles at the main lobby or elsewhere in **The Park Sky Residence** other than at their **designated car park lots**.
- (b) When their designated car park lots have been wrongfully occupied by other cars, one is advised to **report to the Management** or personnel at the access control point immediately. It is advisable not to take drastic action to prevent legal implications that will be imposed against one's action.
- (c) In the event that residents or visitors wrongfully parked their cars at non-designated area, the Management reserves the right to clamp the residents/visitors car and impose a **RM100.00** fine to release the clamp.
- (d) In the event that any resident's car park bays have been wrongfully occupied by other cars, the affected resident may lodge a complaint to the Management. Upon receiving the complaint, the Management may rent to the Resident a wheel clamp at a rental of **RM100.00** per clamp. The Management will assist to impose and collect a fine of **RM100.00** upon request by the offender to release the clamp.

If any vehicle is parked at the visitor car parking bay **exceeding a period of three (3) nights without permission** from the Management, **a rental of Ringgit Malaysia Hundred (RM100.00) per day** shall be charged for the use of the visitor car bay.

- (e) The Visitors' car parks are strictly for the use of Guests subject to such parking charges and/or the length of time of usage as may be imposed by the Management from time to time.
- (f) Purchasers must park their **cars, motorcycles, bicycles and other forms of transport** at areas designated by the Management and on no occasion should these vehicles be left or parked in other non-designated areas. **The Management reserves the right to remove them if they are parked in breach of this ruling.**
- (g) Shall not fix, place, erect or construct any grilles or cause any **form of obstruction** whatsoever at or on the entrance exit or driveway to or in the car park areas or any other area in the car parks not designated for the parking of cars. The Management is entitled to remove any such obstruction so caused at the cost of the Purchaser and/or Tenant including their Guests and contactors.
- (h) Except for minor **repair and polishing works** provided that no excessive dirt, mud and/or water is to be left thereon, no heavy repair work shall be permitted on the designated car park lot or any other car park areas or any part of the Building (“heavy repair” includes a repair that involves excessive noise or spillage of oil or dirt).
- (i) Shall not park **commercial vehicles and machinery** on the designated car park lots unless written permission is obtained from the Management. Vehicles and machinery such as fork lift, generator, welding machine, air compressor, lifting equipment, container, cranes, road tanker, trailer, etc., shall not be allowed to enter the premises without prior obtaining written permission from the Management. Any vehicle or machinery with load in excess of 2,500 kilograms must seek written consent from the Management before entry for parking.
- (j) The Management has the absolute right to take any appropriate action as it deems fit including but not limited

to the serving of notices, immobilisation of vehicles or towing away of such vehicles as follows:

- (i) Any vehicle parked in areas other than the designated car park lot/s; and
- (ii) The vehicle parked in such a manner so as to obstruct or block the following:
 - the egress and ingress to **The Park Sky Residence**; or
 - any fire exits or access routes; or
 - all egress and ingress to public utility areas including but not limited to substations, pump rooms and BOMBA access routes,

thereby rendering it a nuisance, hazard and/or inconvenience to the Management or others then, and in any such event, all **charges and incidental costs undertaken by the Management** shall be borne by the Purchaser and/or Tenant accordingly.

The Management shall not be held responsible or liable in any manner whatsoever for **any damage** to the vehicle or injury or inconvenience (if any) suffered by the Purchaser and/or Tenant arising from any of the actions referred to above. In the event when the Purchaser and/or Tenant attempts to remove the immobiliser (wheel clamp device) forcibly from the vehicle, the Purchasers and/or Tenant including their Guests and Contractors, as the case may be, shall be held fully liable and the Management shall not be held liable for any damage arising therefrom.

Notwithstanding the aforesaid, the Management hereby reserves the **absolute right to impose a charge** on the Purchaser and/or Tenant including their Guests or Contractors of such sum(s) as shall be determined by the Management from time to time for a breach of this House Rule and for the removal of such immobiliser.

The Management shall **not be held responsible or liable** in any manner whatsoever for any theft, loss or damage or other misdemeanour to the vehicles and/or their contents within the premises of **The Park Sky Residence**, whether such vehicle is parked in the designated car park lot or any part the Building.

4.10 MOTORCYCLES

The Purchaser and/or Tenant including their invited Guests will abide by and comply with all by-laws; and rules and regulations, stipulated by the Management or any Appropriate Authority, as the case may be, relating to the use of motorcycles within the Building.

The Purchaser and/or Tenant including their invited Guests and their appointed contractors must covenant, agree, and undertake the following:-

- (a) Shall not park their motorcycles at the main lobby or elsewhere in **The Park Sky Residence** other than at their **designated bays**.
- (b) In the event that residents or visitors wrongfully parked their motorcycles at non-designated area, the Management reserves the right to clamp the residents/visitors motorcycles and impose a RM50.00 fine to release the clamp.
- (c) Must have a valid **The Park Sky Residence** motorcycle **sticker or pass** issued by the Management before entry and the use of the designated bays.
- (d) Motorcyclists without a valid **The Park Sky Residence** sticker shall obtain a visitors' pass from the security personnel before gaining entry into the Building.

4.11 REFUSE DISPOSAL

The Purchaser, Tenant, Guests and their appointed contractors covenant, agree, and undertake as follow: -

- (a) Shall only throw or dispose of rubbish, unwanted materials or any other refuse in designated refuse receptacles provided within **The Park Sky Residence** and agree not to intentionally throw or dispose of rubbish, unwanted materials or other refuse anywhere else within **The Park Sky Residence**;
- (b) Shall ensure that all refuse are **sealed in non-porous plastic bags** before placing them in the refuse receptacles at the refuse chamber located on each floor of **The Park Sky Residence**, and ensure that all wet refuse and rubbish are drained off thoroughly of any liquid and care should be taken to prevent dripping;
- (c) Shall not **drop, throw or cause any object to be thrown or dropped from any place** in the Building thereby endangering the safety of lives and property of all occupants in the Building;
- (d) Must **not dispose of heavy or bulky objects** within **The Park Sky Residence** and shall engage removers to dispose of the same at their own expense; and
- (e) Must ensure that the **doors to the refuse chambers are closed** and the lights switched off after use.

4.12 LOADING AND UNLOADING DOCK

Loading/unloading dock is located on the Ground Floor of each block. Parking of vehicles is not allowed other than carrying out loading/unloading activities with prior permission obtained from the Management.

4.13 LANDSCAPED GARDEN

No articles are to be thrown into any part or parts of the water feature areas and the landscaped garden.

4.14 LETTABLE NON-RESIDENTIAL PARCELS

Lettable non-residential parcels such as Kindergarten and Cafeteria are designed to cater for the convenience and comfort of Purchasers and/or Tenants and their family members while residing in **The Park Sky Residence**. Refer to Rule 3.2 and 4.5 above for details of the Management's right to lease/let these spaces.

4.15 INDEMNITY

- (a) The Purchaser shall fully indemnify and keep fully indemnified the Management for any breach of any of the covenants herein or any of the Rules and Regulations by the Purchaser and/or Tenant or the Guests and/or Contractors against all actions, losses, proceedings, claims, costs (including costs on a Solicitor and Client basis), expenses and demands arising from, or in connection with or incidental thereto and in respect of any injury to the person or property of the employees, agents, licensees, invitees of the Management, the other Purchaser and/or all other persons while in the parcel or Common Property; save and except where such injury to the person or property is caused by the negligence of the Management, the employees, agents, licensees, invitees of the Management, the Other Purchaser and/or all other persons while in the Parcel or Common Property.
- (b) The Purchaser and/or Tenant hereby covenants with the Management and jointly and severally with the Other Purchasers and/or Tenants including their family members of the parcels comprised in the Building to comply with the provisions in the Deed, the House Rules, the Sale Agreement, any Enactment, Act or Ordinance and to any regulations or by-laws for the time being in force affecting the Parcel or the Building and shall not do or omit or suffer to be done any act matter or thing in contravention of the Building and in the event that there is any breach of the same hereafter indemnify and keep indemnified the Other Purchasers, Tenants, and Occupiers of the parcels comprised in the Building against all actions, proceedings, costs, expenses, claims and demands arising out of the breach and the Purchaser shall be liable to the Management and/or to such Other Purchasers, Tenants, and Occupiers in damaged for all the breaches of such provisions.

- (c) Notwithstanding the duty of the Management to maintain and manage the Common Property and the Common Facilities and anything contained herein, the Purchaser and/or Tenant hereby agrees that the Management shall not be liable in any way whatsoever for any death, personal injury or loss or damage whether to person or property sustained by the Purchaser or his tenants, lessees or their family servants, agents, invitees or licensees through the negligence or default of any agents, contractors and/or sub-contractors, their servants or agents, appointed by the Management in connection with the provision of the services.

5.0 General Rules Relating To The Use Of Common Facilities

5.1 GENERAL RULES

The Purchaser and/or Tenant including their family members and Guests must covenant, agree, and undertake the following:

- (a) Shall be **entitled to the use of the common facilities** only in accordance with the Deed, By-laws, and House Rules imposed herein or to be imposed from time to time by the Management regulating the use and enjoyment of the Common Facilities within **The Park Sky Residence**.
- (b) **Children under twelve (12) years are not allowed to enter the Gym Room.**
- (c) **May invite Guests** to use the Common Facilities and must inform the Management in advance within reasonable time to register the personal details of their Guests. The maximum number of invited Guests allowed at one time per Parcel to the following facilities shall be as follows:

(i)	Pool (Infinity lab Pool, Recreation pool & Children's Pool)	2
(ii)	Children's Playground	2
(iii)	Children Play Room	2
(iv)	Gymnasium	1
(v)	Yoga Room	2
(vi)	Games Room	2
(vii)	Sky Retreat	2
- (d) Must **accompany all invited Guests** and be responsible for their conduct when using the Common Facilities.
- (e) Where the Purchasers and/or Tenants are a corporation, it shall **not permit its employees** to use the Common Facilities unless they are signed in as Guests on each occasion.
- (f) May require the Purchasers and/or Tenants to **identify** themselves, if necessary, when requested by the Management staff or anyone under the order of the Management before or during the use of any of the Common Facilities.
- (g) Forthwith upon the parcel being let out, the Purchaser's entitlement to the use of the Common Facilities shall automatically be **transferred to the Tenant** and the Purchaser shall no longer be entitled to use the Common Facilities save and except where the Purchaser has been signed in as a guest of the Tenant, it shall be lawful for the Management to refuse or prohibit the Purchaser from using the Common Facilities. The Purchaser hereby undertakes that the Tenant shall comply with and observe all House Rules imposed by the Management at its absolute discretion.
- (h) Shall be held **responsible for any damage** caused by the Guests or themselves. Any damage caused by previous user(s) of the Common Facilities should be reported to the Management immediately before the commencement of use of the Common Facilities.
- (i) May be asked to cease using the Common Facilities and to leave the premises by the Management or anyone under the order of the Management, if found in **breach** of any of the House Rules.
- (j) Shall use the Common Facilities at their **own risk** while the Management will take every reasonable precaution to ensure that the Common Facilities are properly maintained.

- (k) Except for those games or activities for which the facilities are specially intended, **no other games or activities** such as football, all other forms of ball games, roller skating, skateboarding, roller blading, and any other related sports will be allowed in and about the recreational facilities and any other parts of the Common Property.
- (l) Only Purchasers and/or Tenants may **book the recreational facilities**. Guests are not allowed to make bookings on behalf of the Purchaser and/or Tenant.
- (m) Must be **properly attired** when using Common Facilities that require specific attire.
- (n) Radios, tape recorders, television sets and other electronic or mechanical sound or recording reproduction shall not be used in the Common Property except with the written permission from the Management.
- (o) **Vaping /Smoking is STRICTLY prohibited in this area and at the common areas within the building.**
- (p) The Management reserves the absolute right to accept and cancel bookings pertaining to the use of any Common Facilities at any moment in time without prior notice in respect of the following:
 - (i) The Common Facility is not safe or fit for use, or as authorised by the relevant Governing Bodies/Agencies/Associations, and requires repair or upgrading works to be undertaken;
 - (ii) The Common Facility is closed for periodical maintenance, repair, and cleaning works; and
 - (iii) Purchaser and/or Tenant failed to pay or settle in full all management funds.
- (q) All equipment placed and/or installed in the common areas have been provided for the comfort and convenient of all occupants and therefore shall not be damaged or removed or altered without the permission of the Management.
- (r) The Management reserves the right to impose charges for the use of the Common Facilities. All proceeds will be apportioned proportionately to the management fund.
- (s) The Management reserves the right to amend, vary or change any or all the above rules from time to time as it deems necessary.

5.2 DISCLAIMER OF LIABILITY

The Management, its agents and employees shall not be liable in any manner whatsoever for the loss of or damage to any personal property, or the injury to, illness or death of any user(s) or persons in **The Park Sky Residence** or any part thereon and/or while using any of the Common Facilities therein.

5.3 PURCHASER'S AND/OR TENANT'S GUESTS

Refer to Clause 3.5 for details and procedures.

5.4 DESIGNATED COACHES OR TRAINING INSTRUCTORS

- (a) In order to control solicitations within **The Park Sky Residence**, lessons shall only be conducted by coaches or training instructors with credentials provided to the Management. The credentials of these coaches or training instructors will be made available for JMB, Management and residents reference.
- (b) The Management reserves the right to deny entry to or expel from the Building any unauthorised coaches or training instructors.

- (c) Where any coaching lessons for the recreational facilities of **The Park Sky Residence** or other types of activities (e.g. aerobics, dance, or yoga classes) are organised by Designated Coaches or Training Instructors, the Management reserves the right to allow them two (2) weeks' advance booking of one (1) facility, where applicable, or more as permitted by the Management. Such bookings must be in the name of such Purchaser and/or tenant who must be a student of the Designated Coaches or Training Instructors, and the booked facility must be used at the reserved time. No outsider students are allowed to participate.

5.5 DISCLAIMER OF LIABILITY

The Management, its agents and employees shall not be liable in any manner whatsoever for the loss of or damage to any personal property, or the injury to, illness or death of any user(s) or person(s) in **The Park Sky Residence** or any part thereon and/or while using any of the Common Facilities therein.

5.6 OTHER RULES

Such further or other rules may be made at any time and from time to time by the Management in addition to or in substitution of the foregoing House Rules, which the Management may deem necessary or expedient for the safety, care and cleanliness of the Building or any part thereof for providing the comfort and convenience to all Purchasers and/or Tenants including their family members and invited Guests.

5.7 RULES AND REGULATIONS RELATING TO USE OF COMMON RECREATIONAL FACILITIES

All rules and regulations on the use of recreational facilities are detailed herein under rule 5.7 below.

(A) RULES AND REGULATIONS GOVERNING THE USE OF POOL (INFINITY LAP POOL, RECREATION POOL & CHILDREN POOL)

OPERATION HOURS

Monday to Sunday including public holidays

7.00 am to 10.00 pm

MUST

- Accompany and supervise all children below the age of 12 and senior citizens above 75 years of age by adults at all times who shall be responsible for their conduct and safety.
- Ensure all invited Guests are accompanied by the respective Purchaser and/or Tenant (refer to house rule) for the permitted number of invited guests) and only to the extent that others are not inconvenienced.
- Without exception shower before entering the pool for hygienic reasons. All suntan lotion/oil must be removed from the body before entering the Pools.
- All users of the Pools must wear proper swimming attire at all times. Swimmers are advised to wear swimming caps when swimming.
- Leave the pools immediately during thunderstorms or under any other life threatening situations, circumstances, or emergencies in their own interest.
- Be dry before leaving the pool area and changing room.
- Control the volume to reasonable levels when using portable radio/cassette players so as not to annoy other users around the Pools.

MUST NOT

- Swim during maintenance and/or chemical treatment hours and when all pools are closed.
- Be naked or topless while sunbathing or swimming in and around the pool area or engage in any other acts that are contrary to the custom of the society.
- Use floats, large mats, bulky floats, snorkels and scuba gear while in any pools.
- Have glassware, breakable items and other harmful objects (such as hair pins, curlers, safety pins, bobby pins, etc.) in and around the Pools.
- Perform acts of diving into the Pools or horseplay or similar activities in and around the pool.
- Perform sporting activities such as cycling, skateboarding, Frisbee games and various water sports.
- Vaping/Smoking, spitting, nose blowing or any other unhygienic acts in and around the Pools and surrounding areas.
- The filtration plant and pump room of the pools are out of bounds except for the Management staff or appointed expert contractor by the Management.
- Swim or enter into any pools when suffering from any infections, contagious diseases or with bandages or open wounds of any type or recently recovered from diarrhoea.
- Swim or enter into any pools when under the influence of liquor, drugs, medication or any other form of intoxicating matter or substance.
- Conduct organised activities including swimming lessons without prior permission from the Management.

For any other rules not mentioned above, the General Rules Relating To The Use Of Common Facilities, in this House Rules shall apply.

WARNINGS

- The Management shall have the authority to expel from any pool area any person disobeying the rules or endangering the safety of oneself or others.
- The Management declares that no lifeguards will be employed or stationed at any pools. Swim entirely at your own risk. All users are advised to exercise care when using these pools and to take care of their respective charges.

MANAGEMENT RIGHTS AND DISCLAIMER OF LIABILITIES

- Close the pool for maintenance and repair works without notice.
- Stop, remove, and prohibit any individual, activities or equipment likely to disrupt the safety, peace, and lawful quiet enjoyment of users and residents.
- Not liable for any loss due to theft or damage to any personal property brought thereon.
- Not responsible for any injuries, mishaps, accidents, loss of life caused by using the various pools and its associated facilities, fixtures, fittings and equipment therein carelessly and negligently.

RESERVATION

- Poolside Facilities in whole or in part, may be reserved by Residents for private functions. An application form can be obtained from the Management office. Failure to provide full information as required will render your application being rejected.
- Reservations must be made at the Management office at least one (1) week in advance.
- All reservations would be on a “first-come-first-served” basis, subject to the Rules and Regulations stipulated by the Management from time to time. However, the Management reserves the right not to permit such reservations should it inconvenience others residing in **The Park Sky Residence**.
- The charge for each reservation of the pool per function shall be stipulated in the facilities charge notice on the Notice Board. The reservation fee shall be non-refundable for any reason whatsoever unless the Management is informed of any changes at least 24 hours in advance.
- A deposit as shall be stipulated in the facilities charges notice on the Notice Board (which amount shall be determined from time to time by the Management) is required when making a reservation. This is to ensure that the areas used for the function are left in a clean and satisfactory condition after use. The cost of cleaning and additional charges, if any, will be deducted from the deposit and the balance, if any, will be refunded to the Purchaser and/or Tenant that made the reservation. In the event that the clean-up costs and damages exceed the deposit, the host Purchaser and/or Tenant shall be charged the additional amount.
- A cleaning charge (which amount shall be determined from time to time by the Management) will be levied for all reservations.

IN TIMES OF EMERGENCIES

- Alert security personnel on duty and/or
- Call the Building Manager on duty

(B) RULES AND REGULATIONS GOVERNING THE USE OF CHANGING ROOMS (MALE & FEMALE)

OPERATION HOURS

Monday to Sunday including public holidays

7.00 am to 10.00 pm

MUST

- Use the facility only for the purpose designated.
- Accompany no more than two (2) invited guests.
- Be responsible for the good conduct and behaviour of self and those being accompanied.
- Make tidy and clean, and remove all personal belongings before leaving.

MUST NOT

- Allow unaccompanied guests and children under-12 years of age.
- Allow pets and any animals.
- Eat, drink alcohol, smoke, gamble and conduct other unsocial and unruly activities.

For any other rules not mentioned above, the General Rules Relating To The Use Of Common Facilities, in this House Rules will apply.

WARNINGS

- Users are responsible for the cost of repairing any damages to facilities, fixtures, fittings, furniture, and the like.
- **USE ENTIRELY AT YOUR OWN RISK.**

MANAGEMENT'S RIGHTS AND DISCLAIMER OF LIABILITY

- Close any of these facilities for repair and maintenance works without notice.
- Stop, remove, and prohibit any individual, activities, or equipment likely to disrupt the safety, peace and lawful enjoyment of other users and residents.
- Not liable for any loss due to theft, damage, and other misdemeanours, to any personal property brought therein.
- Not responsible for any injuries, mishaps, accidents, loss of life caused by using any of the facilities and equipment thereon carelessly or negligently.

IN TIMES OF EMERGENCIES

- Alert security personnel on duty and/or
- Call the Building Manager on duty

(C) RULES AND REGULATIONS GOVERNING THE USE OF CHILDREN PLAYGROUND OPERATING HOURS

OPERATION HOURS

Monday to Sunday including public holidays

7.00 am to 8.00 pm

MUST

- Accompany and supervise all children under twelve (12) years of age by an adult at all times who shall be responsible for their conduct and/or safety.
- Be responsible for the good conduct and behaviour of self and those being accompanied.
- Leave the playground during heavy rain and thunderstorm.
- Use the equipment at the playground properly and with care.

MUST NOT

- Damage, remove or alter any equipment placed and/or installed in the playground areas for the safety, comfort, and convenience of all.
- Litter, spit or perform unhygienic and unsocial acts in and around the play area.
- Throw rubbish, dirt and leave unwanted materials in and around the play area.
- Perform horseplay, throwing of sand, play ball games or any other sporting activities or jumping in and around facility.
- Carry any sharp objects or those deemed to be harmful to users.

- Eat, drink alcoholic beverages and smoke in the play area.
- Allow pets and other animals.
- Make excessive noise and perform rough or dangerous play.
- Attempt to rectify or repair any defective parts (Call for assistance from the Management).

For any other rules not mentioned above, the General Rules Relating To The Use Of Common Facilities, in this House Rules shall apply.

WARNINGS

- Users are responsible for the cost for repairing any damages to facilities, fixtures, fittings, furniture and the likes.
- **USE ENTIRELY AT YOUR OWN RISK.**

MANAGEMENT'S RIGHTS AND DISCLAIMER OF LIABILITY

- Close the facility for repair and maintenance works without notice.
- Stop, remove and prohibit any individual, activities, or equipment likely to disrupt the safety, peace and lawful enjoyment of users.
- Not liable for any loss due to theft, damage and other misdemeanours, to any personal property brought thereon.
- Not responsible for any injuries, mishaps, accidents, loss of life caused by using any of the facilities and equipment therein carelessly or negligently.

(D) RULES AND REGULATIONS GOVERNING THE USE OF MULTI-PURPOSE HALL

OPERATION HOURS

Monday to Sunday including public holidays

7.00 am to 11.00 pm

Prior booking required (restricted to residents only) First-come-first-serve basis Reservation for the use of Multi-Purpose Hall must be made at the Management Office at least one week in advance.

Rental	:	RM200.00 for 4 hours (Additional hours RM 50 per hour)
Deposit	:	RM200.00 (Refundable)
Place of Registration	:	Management Office

MUST

- Display the approval slip including license/permit and a list of guests on the notice board provided during the session.
- Only residents aged above eighteen (18) is permitted to book for the use of the Multi-Purpose Hall.
- The numbers of guests are limited to the capacity of the Multi-Purpose Hall as determined by the Management.
- The applicant must ensure that his guests do not cause any noise, nuisance or misconduct and shall be responsible for the good conduct of their guests during the period of use.

- Applicants are responsible for any damages to lightings, fixtures, equipment or furniture.
- A cleaning charge (which amount shall be determined from time to time by the Management), will be levied for all bookings.
- Ensure proper attire befitting the purpose of the occasion is observed always.
- The Multi-Purpose Hall can only be used for birthday parties or any other social functions approved by the Management. It cannot be used for gambling, religious, political, commercial, illegal or immoral activities. Private classes, sales talks or company gatherings are not permitted.
- The Management reserves the right to use the Multi-Purpose Hall for official matters.
- The area must be kept in a clean and tidy condition during and after use.
- Put up decorations with prior permission from the Management and ensure they are removed in such a way they do not damage the wall and ceiling or structure of the building.
- Ensure noise and sound volume are maintained at a reasonable level.
- Use only designated area for cleaning purposes.
- Be responsible for general cleanliness and ensure all own utensils and related accessories, refuse, litter, left over food, etc. are stored in a proper manner and secured in a non-porous containers/ bags after use.
- Remove and clear all additional chairs, tables and other furniture and personal belongings at the end of the session.
- Ensure all lights and air conditioning units are properly switched off before vacating.

MUST NOT

- **Vaping /Smoking is STRICTLY prohibited in this hall and at the common areas within the building.**
- Use for purposes in connection with religion, business related purposes or funeral wake.
- Allow pets and perform activities such as c gambling, illegal and immoral activities.
- Use live band music, mobile-disco or hi-fi system unless with written approval from the Management.
- No cooking or washing of utensils are allowed.
- No Skating, skateboarding, cycling or any ball games are permitted.
- No persons in swimming attire are permitted.

Note :

Payment of a refundable deposit of RM 200.00 upon approval of reservation to ensure the use of the Multi-Purpose Hall is always kept in a clean and tidy condition similar to the condition before the use by the applicant. The cost of cleaning and additional charges, if any will be deducted from the deposit and the balance, if any, will be refunded to the resident who made the reservation. In the event that the clean-up costs and damages exceed the deposit, the host resident shall be charged the additional amount.

For any other rules not mentioned above the General Rules Relating To The Use Of Common Facilities in this House Rules will apply.

MANAGEMENT’S RIGHTS

- Close the facility for repair and maintenance works without notice.
- Stop, remove and prohibit any individual, activities, or equipment likely to disrupt the safety, peace and lawful enjoyment of other users and residents.
- Not liable for any loss due to theft, damage and other misdemeanours, to any personal property brought therein.
- Not responsible for any injuries, mishaps, accidents, loss of life caused by using any of the facilities and equipment therein carelessly or negligently.

IN TIMES OF EMERGENCIES

- Alert security personnel on duty and/or
- Call the Building Manager on duty

For any other rules not mentioned above, the General Rules Relating To The Use Of Common Facilities, in this House Rules shall apply.

WARNINGS

- Applicant is responsible for the cost for repairing any damages to facilities, fixtures, fittings, furniture and the likes.
- **USE ENTIRELY AT YOUR OWN RISK.**

RESERVATION

- Reservation of the Multi-Purpose Hall may be made from 7.00 am to 10.00 pm daily for a maximum of one (1) day per function only or such duration as may be permitted by the Management.
- Reservation for the use of the Multi-Purpose Hall must be made at the Management Office at least one (1) week in advance. An application form can be obtained from the Management office. Failure to provide full information as required will render your application being rejected.
- All reservations would be on a “first-come, first served” basis, subject to the Rules and Regulations stipulated by the Management from time to time. However, the Management reserves the right not to permit such reservations if it inconveniences other Purchasers and/ or Tenants.
- The charges for rental of the Multi-Purpose Hall will be stipulated on the notice board and is payable upon confirmation of reservation.
- The Multi-Purpose Hall shall be closed to other Purchasers and/or Tenants when it is reserved for a private function.
- A deposit in such form and amount as shall be determined from time to time by the Management is required when making a reservation. This is to ensure that areas used for the function are left in a clean and satisfactory condition. The cost of cleaning and additional charges, if any, will be charged to the applicant who made the reservation. In the event that the clean-up costs or damages exceed the deposit, the Purchaser and/or Tenant as host shall be charged the additional amount.

IN TIMES OF EMERGENCIES

- Alert security personnel on duty and/or
- Call the Building Manager on duty

(E) RULES AND REGULATIONS GOVERNING THE USE OF FUNCTION ROOM

OPERATION HOURS

Monday to Sunday including public holidays

7.00 am to 11.00 pm

Prior booking required (restricted to residents only). First-come-first-serve. Reservation for the use of Function room must be made at the Management Office at least one week in advance.

Rental	RM200.00 for 4 hours (Additional hours RM 50 per hour)
Deposit	RM200.00 (Refundable)
Place of Registration	Management Office

MUST

- Display the approval slip including license/permit and a list of guests on the notice board provided during the session.
- Only residents aged above eighteen (18) is permitted to book for the use of the Function Room.
- The numbers of guests are limited to the capacity of the Function Room as determined by the Management.
- The applicant must ensure that his guests do not cause any noise, nuisance or misconduct and shall be responsible for the good conduct of their guests during the period of use.
- Applicants are responsible for any damages to lightings, fixtures, equipment or furniture.
- A cleaning charge (which amount shall be determined from time to time by the Management), will be levied for all bookings.
- Ensure proper attire befitting the purpose of the occasion is observed always.
- The Function Room can only be used for birthday parties or any other social functions approved by the Management. It cannot be used for gambling, religious, political, commercial, illegal or immoral activities. Private classes, sales talks or company gatherings are not permitted.
- The Management reserves the right to use the Function Room for official matters.
- The area must be kept in a clean and tidy condition during and after use.
- Put up decorations with prior permission from the Management and ensure they are removed in such a way they do not damage the wall and ceiling or structure of the building.
- Ensure noise and sound volume are maintained at a reasonable level.
- Use only designated area for cleaning purposes.
- Be responsible for general cleanliness and ensure all own utensils and related accessories, refuse, litter, left over food, etc. are stored in a proper manner and secured in a non-porous containers/ bags after use.
- Remove and clear all additional chairs, tables and other furniture and personal belongings at the end of the session.
- Ensure all lights and air conditioning units are properly switched off before vacating.

MUST NOT

- **Vaping /Smoking is STRICTLY prohibited in this room and at the common areas within the building.**
- Use for purposes in connection with religion, business related purposes or funeral wake.
- Allow pets and perform activities such as gambling, illegal and immoral activities.
- Use live band music, mobile-disco or hi-fi system unless with written approval from the Management.
- No cooking or washing of utensils are allowed.
- No skating, skateboarding, cycling or any ball games are permitted.
- No persons in swimming attire are permitted.

Note

*Payment of a refundable deposit of RM 200.00 upon approval of reservation to ensure the use of the **Function Room** is always kept in a clean and tidy condition similar to the condition before the use by the applicant. The cost of cleaning and additional charges, if any will be deducted from the deposit and the balance, if any, will be refunded to the resident who made the reservation. In the event that the clean-up costs and damages exceed the deposit, the host resident shall be charged the additional amount.*

For any other rules not mentioned above, the General Rules Relating To The Use Of Common Facilities, in this House Rules shall apply.

WARNINGS

- Applicant is responsible for the cost for repairing any damages to facilities, fixtures, fittings, furniture and the likes.
- **USE ENTIRELY AT YOUR OWN RISK.**

MANAGEMENT'S RIGHTS

- Close the facility for repair and maintenance works without notice.
- Stop, remove and prohibit any individual, activities or equipment likely to disrupt the safety, peace and lawful enjoyment of other users and residents.
- Not liable for any loss due to theft, damage and other misdemeanours to any personal property brought therein.
- Not responsible for any injuries, mishaps, accidents, loss of life caused by using any of the facilities and equipment therein carelessly or negligently.

IN TIMES OF EMERGENCIES

- Alert security personnel on duty and/or
- Call the Building Manager on duty

(F) RULES AND REGULATIONS GOVERNING THE USE OF GYMNASIUM

OPERATING HOURS

Monday to Sunday including public holidays

7.00 am to 10.00 pm

MUST

- Seek advance medical advice before using the gymnasium facilities and equipment.
- Wear proper exercise attire including correct and non-marking sports footwear at all times. Street, outdoor shoes such as boots, high heels shoes, leather shoes or sandals are not to be worn in the gymnasium.
- Accompany children under eighteen (18) years of age.
- Read all instructions provided before using the equipment.
- Use all equipment in the gymnasium for its specified purpose only and return the same in the proper place immediately after use.
- Be responsible for the good conduct and behaviour of self and those being accompanied.
- Make tidy, clean and remove all personal belongings before leaving.
- Ensure all lights, fans, and air conditioners are switched off before leaving the empty gymnasium.

MUST NOT

- Allow Children below twelve (12) years old to use the gymnasium.
- Allow guests (unless with prior written permission from the Management).
- Eat, drink alcohol, smoke, gamble and conduct other unsocial acts.
- Allow pets.
- Remove any gymnasium equipment from the gymnasium.
- Organize activities including coaching classes without prior permission from the Management.
- Use the facility when under medication or influence of drugs, alcohol, tranquilizers, stimulants or other types of personal drugs.

For any other rules not mentioned above, the General Rules Relating To The Use Of Common Facilities in this House Rules shall apply.

WARNINGS

- Users are responsible for the cost of repairing any damages to facilities, fixtures, fittings, furniture, and the like.
- Users with hypertension, heart ailments or other medical conditions are advised to avoid using the facility. SEEK MEDICAL ADVICE IN ADVANCE BEFORE USE.
- Elderly residents above 55 years should seek advance medical advice before use.
- **USE ENTIRELY AT YOUR OWN RISK.**

MANAGEMENT'S RIGHTS AND DISCLAIMER OF LIABILITY

- Close the gymnasium for repair and maintenance works without notice.
- Stop, remove and prohibit any individual, activities or equipment likely to disrupt the safety, peace and lawful quiet enjoyment of other users and residents.
- Not liable for any loss due to theft, damage, and other misdemeanours to any personal property brought therein.
- Not responsible for any injuries, mishaps, accidents, loss of life caused by using any of the facilities and equipment therein carelessly or negligently.

IN TIMES OF EMERGENCIES

- Alert security personnel on duty and/or
- Call the Building Manager on duty

(G) RULES AND REGULATIONS GOVERNING THE USE OF GAMES ROOM

OPERATING HOURS

Monday to Sunday including public holidays

7.00 am to 10.00 pm

Booking or reservation is required for exclusive use of the Games Room. Contact the Management, at least one (1) day in advance, for booking of the Games Room. The Management has the absolute right to impose a charge for such use. The maximum allowable time is two hours.

MUST

- Sign in and out into a book provided at the entrance counter before using the games room and is on a first-come-first served basis.
- Solely used for indoor games only. The maximum allowable time per sign in is for two (2) hours.
- Be ready to show the Access Card upon request by the staff of the Management.
- Be properly attired.
- A maximum of 2 Guests are permitted at any one time. They must be accompanied by the Registered Purchaser and/or Tenant.
- Be responsible for the good conduct and behaviour of self and those being accompanied.
- Furniture provided must be properly placed after use and are not to be removed from the room.
- Must accompany children below 12 years of age, handicap and spastic individuals.

MUST NOT

- Consume food & beverages and smoke in the Games room. Drinking water is allowed.
- Bring in pets, birds, livestock and any animals.
- Make excessive noise, perform rough or dangerous play.

- Attempt to rectify or repair any defective parts (Call the Management for assistance).
- Perform any unhygienic, unruly and unsocial acts.

For any other rules not mentioned above, the General Rules Relating To The Use Of Common Facilities, in this House Rules shall apply.

WARNINGS

- Users are responsible for the cost for repairing any damages to facilities, fixtures, fittings, furniture and the likes.
- **USE ENTIRELY AT YOUR OWN RISK.**

MANAGEMENT'S RIGHTS

- Close the facility for repair and maintenance works without notice.
- Stop, remove and prohibit any individual, activities or equipment likely to disrupt the safety, peace and lawful enjoyment of other users and residents.
- Not liable for any loss due to theft, damage and other misdemeanors to any personal property brought therein.
- Not responsible for any injuries, mishaps, accidents, loss of life caused by using any of the facilities and equipment therein carelessly or negligently.

(H) RULES AND REGULATIONS GOVERNING THE USE OF SAUNA/STEAM ROOM

OPERATING HOUR

Monday to Sunday including public holidays

7.00 am to 10.00 pm

- The maximum number of guests per apartment unit who may use the sauna/steam room shall not exceed two (2) persons at any one time.
- The number of users in the sauna/steam room is between two (2) to four (4) persons at any one time.
- Residents may use the sauna/steam room for up to one (1) hour at any one time, with extension of usage subject to any reservation by other residents on the waiting list.
- Vaping/Smoking and spitting are prohibited in the sauna/steam room. No eating, drinking and pets are allowed in the sauna/steam room.
- No footwear are allowed in the sauna/steam room.
- Any person who is ill, tired, suffering from high blood pressure, heart diseases, under drug prescriptions or expectant mothers are advised not to use the sauna/steam room.
- Children under 12 years of age are to be accompanied by an adult when using the sauna/steam room.
- The Management shall not be responsible for any mishaps, injuries or loss of life or property sustained by the residents or their guests howsoever caused when using the sauna/steam room.
- All rules and regulations are subject to revision at the discretion of the Management as and when necessary.

For any other rules not mentioned above, the General Rules Relating To The Use Of Common Facilities, in this House Rules shall apply.

WARNINGS

- Users are responsible for the cost for repairing any damages to facilities, fixtures, fittings, furniture and the likes.
- **USE ENTIRELY AT YOUR OWN RISK.**

MANAGEMENT'S RIGHTS

- Close the facility for repair and maintenance works without notice.
- Stop, remove and prohibit any individual, activities, or equipment likely to disrupt the safety, peace and lawful enjoyment of other users and residents.
- Not liable for any loss due to theft, damage and other misdemeanors to any personal property brought therein.
- Not responsible for any injuries, mishaps, accidents, loss of life caused by using any of the facilities and equipment therein carelessly or negligently.

(I) RULES AND REGULATIONS GOVERNING THE USE OF BARBEQUE PITTS

OPERATING HOUR

Monday to Sunday including public holidays

7.00 am to 11.00pm

Deposit

RM200.00 (Refundable)

Prior booking required (restricted to residents only). First-come-first-serve. Reservation for the use of BBQ PITTS must be made at the Management Office at least one week in advance.

- The barbeque pits shall be open for use from 7.00am to 10.00pm only and shall solely and exclusively be used by the Owner/Resident, Tenant and their Guests as approved by the Management.
- Only "HALAL" food is allowed to be cooked on the barbeque pits.
- The Management shall be entitled to levy/impose a charge for the use of the barbeque pits and to increase or reduce such charges at its absolute discretion.
- Usage of the barbeque pits shall be by prior booking only, to be made with the Management at least one (1) week in advance. The Management shall be entitled to impose such charges at the Management's absolute discretion for non-attendance at the scheduled time in the booking.
- In the event the barbeque pits are vacant and has not been booked for use, the Management shall have the discretion to allow usage of the same without prior booking.
- The Owner/Resident, Tenant and/or Guests shall ensure that the barbeque pits are left in a clean and tidy condition after use. In the event a Owner/Resident, Tenant or Guests does not leave the barbeque pits in a clean and tidy condition after use, the Management shall charge the cost of cleaning and tidying the area to such Owner/Resident, Tenant or Guests. The Owner/Resident, Tenant or Guests shall pay the said sum, failing which the Owner/Resident, Tenant or Guests shall be prohibited from future use of the facilities.
- The Owner/Resident agrees to indemnify in full and keep the Management indemnified against all cost, loss, expenses, damage incurred by the Management arising from or related to the use of the barbeque pits.

- **Vaping /Smoking is STRICTLY prohibited in this area and at the common areas within the building.**

Note

A Refundable deposit will be charged upon approval of reservation to ensure the use of the BBQ PITs is always kept in a clean and tidy condition similar to the condition before the use by the applicant. The cost of cleaning and additional charges, if any will be deducted from the deposit and the balance, if any, will be refunded to the resident who made the reservation. In the event that the clean-up costs and damages exceed the deposit, the host resident shall be charged the additional amount.

For any other rules not mentioned above, the General Rules Relating To The Use Of Common Facilities, in this House Rules shall apply.

WARNINGS

- Users are responsible for the cost for repairing any damages to facilities, fixtures, fittings, furniture and the likes.
- **USE ENTIRELY AT YOUR OWN RISK.**

MANAGEMENT'S RIGHTS

- Close the facility for repair and maintenance works without notice.
- Stop, remove and prohibit any individual, activities, or equipment likely to disrupt the safety, peace and lawful enjoyment of other users and residents.
- Not liable for any loss due to theft, damage, and other misdemeanors, to any personal property brought therein.

(J) RULES AND REGULATIONS GOVERNING THE USE OF VIP LOUNGE & MEETING ROOM

OPERATING HOURS

Monday to Sunday including public holidays	7.00 am to 10.00 pm
Rental	1 st Hour Free of Charge, subsequent RM 50 per hour
Deposit	RM200.00 (Refundable)

Prior booking required (restricted to residents only). First-come-first-serve. Reservation for the use of VIP Lounge must be made at the Management Office at least one week in advance.

MUST

- Display the approval slip including license/permit and a list of guests on the notice board provided during the session.
- Only residents aged above eighteen (18) is permitted to book for the use of the VIP Lounge.
- The numbers of guests are limited to the capacity of the VIP Lounge as determined by the Management.
- The applicant must ensure that his guests do not cause any noise, nuisance or misconduct and shall be responsible for the good conduct of their guests during the period of use.
- Applicants are responsible for any damages to lightings, fixtures, equipment or furniture.
- A cleaning charge (which amount shall be determined from time to time by the Management), will be levied for all bookings.

- Ensure proper attire befitting the purpose of the occasion is observed always.
- The VIP Lounge can only be used for birthday parties or any other social functions approved by the Management. It cannot be used for gambling, religious, political, commercial, illegal or immoral activities. Private classes, sales talks or company gatherings are not permitted.
- The Management reserves the right to use the VIP Lounge for official matters.
- The area must be kept in a clean and tidy condition during and after use.
- Put up decorations with prior permission from the Management and ensure they are removed in such a way they do not damage the wall and ceiling or structure of the building.
- Ensure noise and sound volume are maintained at a reasonable level.
- Use only designated area for cleaning purposes.
- Be responsible for general cleanliness and ensure all own utensils and related accessories, refuse, litter, left over food, etc. are stored in a proper manner, and secured in a non-porous containers/ bags after use.
- Remove and clear all additional chairs, tables and other furniture and personal belongings at the end of the session.
- Ensure all lights and air conditioning units are properly switched off before vacating.

MUST NOT

- **Vaping /Smoking is STRICTLY prohibited in this area and at the common areas within the building.**
- Use for purposes in connection with religion, business related purposes or funeral wake.
- Allow pets and perform activities such as gambling, illegal and immoral activities.
- Use live band music, mobile-disco or hi-fi system unless with written approval from the Management.
- No cooking or washing of utensils are allowed.
- No skating, skateboarding, cycling or any ball games are permitted.
- No persons in swimming attire are permitted.

FOR ANY OTHER RULES NOT MENTIONED ABOVE THE GENERAL RULES RELATING TO THE USE OF COMMON FACILITIES IN THIS HOUSE RULES WILL APPLY.

WARNINGS

- Applicant is responsible for the cost for repairing any damages to facilities, fixtures, fittings, furniture and the likes.
- **USE ENTIRELY AT YOUR OWN RISK.**

MANAGEMENT'S RIGHTS

- Close the facility for repair and maintenance works without notice.
- Stop, remove and prohibit any individual, activities or equipment likely to disrupt the safety, peace and lawful enjoyment of other users and residents.

- Not liable for any loss due to theft, damage and other misdemeanours to any personal property brought therein.
- Not responsible for any injuries, mishaps, accidents, loss of life caused by using any of the facilities and equipment therein carelessly or negligently.

IN TIMES OF EMERGENCIES

- Alert security personnel on duty and/or
- Call the Building Manager on duty

Note :

Payment of a refundable deposit of RM 200.00 upon approval of reservation to ensure the use of the VIP Lounge is always kept in a clean and tidy condition similar to the condition before the use by the applicant. The cost of cleaning and additional charges, if any will be deducted from the deposit and the balance, if any, will be refunded to the resident who made the reservation. In the event that the clean-up costs and damages exceed the deposit, the host resident shall be charged the additional amount.

(K) RULES AND REGULATIONS GOVERNING THE USE OF VIP LOUNGE & KITCHEN

OPERATING HOURS

Monday to Sunday including public holidays	7.00 am to 10.00pm
Rental	1 st Hour Free of Charge, subsequent RM 50 per hour
Deposit	RM200.00 (Refundable)

Prior booking required (restricted to residents only). First-come-first-serve. Reservation for the use of VIP Lounge must be made at the Management Office at least one week in advance

MUST

- Display the approval slip including license/permit and a list of guests on the notice board provided during the session.
- Only residents aged above eighteen (18) is permitted to book for the use of the VIP Lounge.
- The numbers of guests are limited to the capacity of the VIP Lounge as determined by the Management.
- The applicant must ensure that his guests do not cause any noise, nuisance or misconduct and shall be responsible for the good conduct of their guests during the period of use.
- Applicants are responsible for any damages to lightings, fixtures, equipment or furniture.
- A cleaning charge (which amount shall be determined from time to time by the Management), will be levied for all bookings.
- Ensure proper attire befitting the purpose of the occasion is observed always.
- The VIP Lounge can only be used for birthday parties or any other social functions approved by the Management. It cannot be used for gambling, religious, political, commercial, illegal or immoral activities. Private classes, sales talks or company gatherings are not permitted.
- The Management reserves the right to use the VIP Lounge for official matters.
- The area must be kept in a clean and tidy condition during and after use.

- Put up decorations with prior permission from the Management and ensure they are removed in such a way they do not damage the wall and ceiling or structure of the building.
- Ensure noise and sound volume are maintained at a reasonable level.
- Use only designated area for cleaning purposes.
- Be responsible for general cleanliness and ensure all own utensils and related accessories, refuse, litter, left over food, etc. are stored in a proper manner and secured in a non-porous containers/ bags after use.
- Remove and clear all additional chairs, tables and other furniture and personal belongings at the end of the session.
- Ensure all lights and air conditioning units are properly switched off before vacating

MUST NOT

- Vaping/Smoking is STRICTLY prohibited in this area and at the common areas within the building.
- Use for purposes in connection with religion, business related purposes or funeral wake.
- Allow pets and perform activities such as gambling, illegal and immoral activities.
- Use live band music, mobile-disco or hi-fi system unless with written approval from the Management.
- No cooking is allowed.
- No persons in swimming attire are permitted.

Note :

Payment of a refundable deposit of RM 200.00 upon approval of reservation to ensure the use of the VIP Lounge is always kept in a clean and tidy condition similar to the condition before the use by the applicant. The cost of cleaning and additional charges, if any will be deducted from the deposit and the balance, if any, will be refunded to the resident who made the reservation. In the event that the clean-up costs and damages exceed the deposit, the host resident shall be charged the additional amount.

For any other rules not mentioned above, the General Rules Relating To The Use Of Common Facilities, in this House Rules shall apply.

WARNINGS

- Applicant is responsible for the cost for repairing any damages to facilities, fixtures, fittings, furniture and the likes.
- **USE ENTIRELY AT YOUR OWN RISK.**

MANAGEMENT'S RIGHTS

- Close the facility for repair and maintenance works without notice.
- Stop, remove and prohibit any individual, activities, or equipment likely to disrupt the safety, peace and lawful enjoyment of other users and residents.
- Not liable for any loss due to theft, damage, and other misdemeanours to any personal property brought therein.
- Not responsible for any injuries, mishaps, accidents, loss of life caused by using any of the facilities and equipment therein carelessly or negligently.

IN TIMES OF EMERGENCIES

- Alert security personnel on duty and/or
- Call the Building Manager on duty

(L) RULES AND REGULATIONS GOVERNING THE USE OF SKY RETREAT

OPERATING HOURS

Monday to Sunday including public holidays

7.00 am to 11.00 pm

MUST

- Guest must be accompanied by the registered Purchaser and/or Tenant.
- Be responsible for the good conduct and behaviour of self and those being accompanied.
- Accompany Children below twelve (12) years of age or supervised by an adult who shall be responsible for their safety and proper behavior at all times.
- Leave the facility during heavy rain or thunderstorm.
- Be wary of sudden gusts of wind while using the facility, and secure your personal belongings, especially the light weight items
- Must ensure that his guests do not cause any noise, nuisance or misconduct and shall be responsible for the good conduct of their guests during the period of use.
- Residents/Owners are responsible for any damages to lightings, fixtures, equipment or furniture.
- The Management reserves the right to charge a user for the expenses of any repair or replacement of any item or part of the facility due to damage to the facility caused by the Residents/Owner or their Guest.
- The area must be kept in a clean and tidy condition during and after use.
- Ensure noise and sound volume are maintained at a reasonable level.
- Accompany Children below twelve (12) years of age or supervised by an adult who shall be

MUST NOT

- **Vaping /Smoking is STRICTLY prohibited in this area and at the common areas within the building.**
- Use for purposes in connection with religion, business related purposes or funeral wake.
- Allow pets and perform activities such as gambling, illegal and immoral activities.
- Use live band music, mobile-disco or hi-fi system unless with written approval from the Management.
- No cooking or washing of utensils are allowed.
- No Skating, skateboarding, cycling or any ball games are permitted.
- No persons in swimming attire are permitted.

FOR ANY OTHER RULES NOT MENTIONED ABOVE THE GENERAL RULES RELATING TO THE USE OF COMMON FACILITIES IN THIS HOUSE RULES WILL APPLY.

WARNINGS

- Applicant is responsible for the cost for repairing any damages to facilities, fixtures, fittings, furniture and the likes.
- **USE ENTIRELY AT YOUR OWN RISK.**

MANAGEMENT'S RIGHTS

- Close the facility for repair and maintenance works without notice.
- Stop, remove and prohibit any individual, activities, or equipment likely to disrupt the safety, peace and lawful enjoyment of other users and residents.
- Not liable for any loss due to theft, damage and other misdemeanours, to any personal property brought therein.
- Not responsible for any injuries, mishaps, accidents, loss of life caused by using any of the facilities and equipment therein carelessly or negligently.

IN TIMES OF EMERGENCIES

- Alert security personnel on duty and/or
- Call the Building Manager on duty

(M) RULES AND REGULATIONS GOVERNING THE USE OF READING ROOM

OPERATING HOURS

Monday to Sunday including public holidays

7.00 am to 10.00pm

- Only Residents are permitted to use the Reading Room.
- Guest must be accompanied by the registered Purchaser and/or Tenant.
- Be responsible for the good conduct and behaviour of self and those being accompanied.
- Children below twelve (12) years old must be accompanied by an adult who shall be responsible for their safety and proper behaviour at all times.
- Users must ensure the room is kept clean and the lights and air conditioning are switched off after use by the last person leaving the facility.
- All reading material shall be place back in its proper place after use.
- Pets, sleeping, Vaping/Smoking, drinking alcoholic beverages or eating food are not allowed in the Reading Room.
- Please be considerate of others. Any indecent behavior or nuisance act will not be allowed while using the Reading Room. No loud music or loud talks is permitted in the reading lounge.
- Every user shall at all times to behave himself in a manner which shall not cause nuisance or annoyance to others. He shall not use any of the tables, chairs or furniture as a leg rest.
- Please take good care of the books, periodicals, equipment and furniture in the reading lounge and any damage on the same must be reported to the Management immediately.

(N) RULES AND REGULATIONS GOVERNING THE USE OF CHILDREN PLAYROOM

OPERATING HOURS

Monday to Sunday including public holidays

7.00 am to 8.00pm

MUST

- Accompany and supervise all children under- twelve (12) years of age by an adult at all times who shall be responsible for their conduct and/or safety.
- Be responsible for the good conduct and behaviour of self and those being accompanied.
- Use the equipment at the playroom properly and with care.

MUST NOT

- Damage, remove, or alter any equipment placed and/or installed in the playroom areas for the safety, comfort, and convenience of all.
- Litter, spit, or perform unhygienic and unsocial acts in and around the play area.
- Throw rubbish, dirt, and leave unwanted materials in and around the play area.
- Carry any sharp objects or those deemed to be harmful to users.
- Eat, drink alcoholic beverages and smoke in the play room.
- Allow pets and other animals.
- Make excessive noise and perform rough or dangerous play.
- Attempt to rectify or repair any defective parts (Call for assistance from the Management).

For any other rules not mentioned above, the General Rules Relating To The Use Of Common Facilities, in this House Rules shall apply.

WARNINGS

- Users are responsible for the cost for repairing any damages to facilities, fixtures, fittings, furniture and the likes.
- **USE ENTIRELY AT YOUR OWN RISK.**

MANAGEMENT'S RIGHTS AND DISCLAIMER OF LIABILITY

- Close the facility for repair and maintenance works without notice.
- Stop, remove and prohibit any individual, activities or equipment likely to disrupt the safety, peace and lawful enjoyment of users.
- Not liable for any loss due to theft, damage and other misdemeanours, to any personal property brought thereon.
- Not responsible for any injuries, mishaps, accidents, loss of life caused by using any of the facilities and equipment therein carelessly or negligently.

6.0 Renovation, Delivery And Removal

6.1 CONSENT FROM MANAGEMENT

- (a) The Purchaser must inform and obtain written consent from the Management prior to the commencement of any fit out, electrical, plumbing and/or renovation works of any type whatsoever including any removals or deliveries of materials in connection therewith (hereinafter called “Renovation Works”) and the Management reserves the right to request both the Purchaser and/or Tenants to provide an indemnity acceptable to the Management. However, application for such consents shall come directly from the purchaser at all times, notwithstanding the Purchaser has given consent to renovate by Tenant.
- (b) In the event any Renovation Works are carried out without the Management’s consent or knowledge or without any permit or license from the Appropriate Authority as required under Rule 6.2 below, the Management has the sole and absolute discretion to stop such works or to stop the contractors from entering **The Park Sky Residence** until such time as the Purchaser shall have obtained the requisite consent from the Management and the permit or license from the Appropriate Authority and all costs incurred shall be borne by the Purchaser. If the Purchaser refuses, fails and/or omits to apply for consent within forty eight (48) hours from the date of stoppage of works, the Management may upon giving forty eight (48) hours’ notice in writing to the Purchaser and Tenant (if applicable) proceed to remove such works and the costs incurred as a result thereof shall be borne by the Purchaser or failing which shall be deemed a debt due to the Management.

6.2 APPROVALS FROM APPROPRIATE AUTHORITY

- (a) In addition to the requisite consent mentioned in Rule 6.1 above, the Purchaser shall also obtain the permits, approvals, exemptions or waivers from the Appropriate Authority (if applicable), prior to the commencement of such Renovation Works and shall comply with all laws, regulations, orders, rules and by-laws in connection therewith. A copy of such permit, approval, exemption, or waiver shall be forwarded to the Management for their record.
- (b) Any order made by the Appropriate Authority for the removal of the illegal Renovation Works shall be complied with by the Purchaser’s own cost.

6.3 WORKING HOURS

- (a) Renovation, delivery and removal works are restricted to the following days and hours -

Mondays – Fridays	:	9.00am – 5.00pm
Saturdays	:	9.00am – 12.00pm
Sundays & Public Holidays	:	no works allowed

or such other hours as shall be determined by the Management from time to time so as not to disturb or affect the peaceful enjoyment of **The Park Sky Residence** by the other Purchasers.

- (b) The Purchaser and Tenant (if applicable) and their contractors must inform the Management Office of their schedules and the Management may impose a default fee of such an amount as shall be placed on the Notice Board from time to time if any Purchaser fails to seek the written consent of the Management to carry out works beyond the scheduled days and times.

6.4 CHARGES AND DEPOSITS

- (a) In the event the Management has to consult any consultants for comments or opinion for the proposed Renovation Works, the Purchaser and/or Tenant shall pay the consultants’ fees for such comments or opinion and an amount determined by the Management as agreed administrative fee from time to time depending on the extent of the Renovation Works.

- (b) The Purchaser and/or Tenant shall pay a deposit (for such amount as shall be determined from time to time by the Management) in cheque or cash equivalent before commencement of the Renovation Works. The amount of the deposit depending on the extent of the works shall be determined by the Management at the time of application to carry out the Renovation Works. Depending on the extent of the Renovation Works, the Management reserves the right to request for an additional deposit and the same shall be provided by the Purchaser and/or Tenant before commencement of any Renovation Works.
- (c) The Management shall be authorised to deduct from the deposit such sums for the costs of cleaning and/or removal of debris, rubbish or unwanted material and/or repairing damages left or caused by the Purchaser and/or Tenant's contractors or workmen. The deposit less deduction for the costs of cleaning and/or repairing damages, if any, will be refunded to the Purchaser and/or Tenant free of interest. In the event the clean-up costs and damages exceed the deposit, the Purchaser and/or Tenant shall be liable for any additional amount and the Purchaser and/or Tenant shall forthwith pay such amount to the Management failing which, it shall be deemed a debt due to the Management.

6.5 INSTALLATION OF AIR-CONDITIONER COMPRESSORS

- (a) The Purchaser and/or Tenant shall place and install compressors for air-conditioners in a manner approved by the Management at the designated areas (hereinafter called "air-conditioner compressor ledge(s) area") and ensure that the pipes shall be concealed or painted as approved by Management. All brackets and screws must be stainless steel and/or 100% non-rust material and should be painted white with one (1) coat of etched primer and two (2) coats of glossy finish or such other finishes as the Management may determine from time to time. The Management will, upon request provide the Purchaser and/or Tenant with a plan of the air-conditioner layout and the air-conditioner compressor ledge(s).
- (b) The Purchaser and/or Tenant shall ensure that the air-conditioner compressor ledge(s) SHALL ONLY be used to place and install air-conditioner compressors and shall not cover or seal off the same for any other purpose in default of which the Management may upon giving forty eight (48) hours' notice in writing to the Purchaser and/or Tenant, proceed to remove such structures and the costs incurred as a result thereof shall be borne by the Purchaser and/or Tenant, failing which shall be deemed a debt due from the Purchaser and/or Tenant to the Management.
- (c) The Purchaser and/or Tenant shall at their own cost and expense be responsible for the cleanliness, maintenance, and upkeep of the air-conditioner compressor ledge(s) and shall not hold the Management responsible for any damage or loss to the air-conditioner compressor.
- (d) The Management reserves the right to remove or cause the Purchaser and/or Tenant of the Parcel to remove any air-conditioning equipment (or any other items) that are installed in the Common Areas or any part thereof, or installed in a manner that contravenes the House Rules and the by-laws or requirements imposed by the authorities, at the Purchaser and/or Tenant's own cost.

6.6 SECURITY CHECK

- (a) The Purchaser and/or Tenant shall ensure that any Renovation Works being carried out and the workers carrying out the Renovation Works are verified at the access control checkpoint prior to the work being carried out, failing which the Management reserves the right to refuse entry to **The Park Sky Residence** to any unknown or unauthorised persons or to evict such unknown or unauthorised person from **The Park Sky Residence**.
- (b) The Purchaser and/or Tenant shall ensure that all contractors obtain identification passes the approved by the Management and wear such passes at all times whilst in The Park Sky Residence. As no contractors are allowed to move freely or unsupervised around The Park Sky Residence, the Management, its servants and/or agents have the right to question any person in The Park Sky Residence, including those found with or without a pass and the Management may eject them from The Park Sky Residence at its sole discretion.

6.7 USE ONLY DESIGNATED SERVICE LIFTS AND STAIRCASES

All deliveries, removals, and workmen must use only designated lifts and staircases so as not to cause any inconvenience to other Purchasers and/or Tenants.

6.8 PROPER REMOVAL AND PACKING OF UNWANTED MATERIALS

The Purchaser and/or Tenant shall ensure that packing and crating materials removed by them or their contractors are transferred to a dumping ground outside the compound of **The Park Sky Residence** and approved by the appropriate authorities.

6.9 CONDUCT AND BEHAVIOUR OF CONTRACTORS

The Purchaser and/or Tenant shall be responsible for the conduct and behaviour of the appointed contractors. Any damage to the building or any part or parts thereof and equipment caused by the moving of furniture or other personal effects shall be replaced or repaired at the expense of the Purchaser and/or Tenant concerned. The appointed contractors are also subject to guard checks each time they exit the grounds.

6.10 LIMITS OF RENOVATIONWORKS

The Purchaser and/or Tenants shall ensure that: -

- (a) All Renovation Works are carried out by qualified and licensed Contractors only. The Management reserves the right to remove or to restrict access to any unqualified or unlicensed Contractors.
- (b) All Renovation Works shall be confined within the limits of the Parcel and shall in no way encroach or adversely affect other Purchasers' use of the Common Property. The Management reserves the right at all times to designate the hours for carrying out the Renovation Works and Purchaser and/or Tenants shall ensure that their workmen and Contractors adhere strictly to the times as designated.
- (c) **HACKING OF FLOORS, STRUCTURAL SLABS, WALLS, COLUMNS AND BEAMS ARE STRICTLY PROHIBITED** as majority of the walls of **The Park Sky Residence** are load-bearing reinforced concrete walls and the Purchaser shall seek the written consent of the Management and approvals from the Appropriate Authority for knocking down walls within the Parcel and for any wet construction works. The Management reserves the right to request for the necessary reports from the appropriate consultants and all costs of procuring such reports shall be borne by the Purchaser and/or Tenant and/or to refuse permission for such works at its sole discretion.
- (d) No changes shall be made to the colour and finishes of the external facade of the Parcel or any part thereof including the balcony (if any) or any part of the Common Property.
- (e) All Renovation Works shall be carried out in accordance with these House Rules and the rules and by laws of the appropriate authorities. The Purchaser and/or Tenant shall ensure that no excessive noise (including but not limited to the grinding of floors) shall be generated by the contractors during such Renovation Works and building materials shall not be discharged into waste disposal system.
- (f) For Purchaser and/or Tenants intending to lay marble flooring, or granite flooring, only polished slab marble or granite shall be used.
- (g) The Contractors engaged by the Purchaser and/or Tenants shall only use the type of heavy equipment approved by the Management. Equipment such as pneumatic hammers, hammer drills, "jack hammers" and coring machines are strictly prohibited without the written consent of the Management.

- (h) No changes or interference shall be made in any manner whatsoever to the MATV System, gas system, water system, electrical and telephone trunking box and fire deterrent system. The Purchaser and/or Tenant shall be responsible for any damages (including but not limited to leakages and fluctuation in the water pressure) arising as a result of any illegal interference to any of the systems aforementioned and any rectification works required to be carried out by the Management as a result of such illegal interference shall be at the expense of the Purchaser and/or Tenant.
- (i) Welding works are limited to a power supply from a 13A power point only.
- (j) Where the Renovation Works involve alteration/removal of the floor slabs of areas with water proofing, the Purchaser and/or Tenants agree that the Developer and the Management shall be discharged from all liability to rectify any leakage arising from such works and all rectification works shall be at the expense of the Purchaser and/or Tenants.
- (k) The Purchaser and/or Tenant shall be responsible for the Contractors' actions and shall ensure that no debris or construction waste shall be discharged into the building's waste disposal system or in such other manner so as to clog up the common system and any repairs or rectification works arising therefrom shall be at the expense of the Purchaser and/or Tenant.

6.11 SUBMISSION OF AS-BUILT DRAWINGS UPON COMPLETION

The Purchaser and/or Tenant shall furnish the Management with copies of the as-built drawings of any Renovation Works (including but not limited to mechanical and electrical and plumbing works) upon completion of such Renovation Works.

6.12 MANAGEMENT'S DISCLAIMER OF LIABILITY

The Management shall not be liable to the Purchaser and/or Tenant for any defects, shrinkage or other faults if the Purchaser and/or Tenant shall carry out Renovation Works to the Parcel, at any time during the defects liability period specified in the Sale and Purchase Agreement, and the Developer's Architect is of the opinion that such defects, shrinkage or other faults can be traced or linked to or found to be attributable to the Purchaser and/or Tenant or the Contractors whilst carrying out such Renovation Works.

7.0 Moving In And Out (Bulky Delivery And Removal)

- (a) Permission from Management shall be obtained 7 days in advance of any required Delivery and Removal Activity of Household items to/from Parcel. Purchasers and/or Tenants are to fill up the “Application for Bulk Delivery and Removal of Households” form. In the event that permission has not been applied for, the Management shall deny entry to the contractor for this purpose.
- (b) Bulk deliveries and moving of household item activities should be carried out during the following hours: -

Mondays -Fridays	:	9.00 am to 5.00 pm
Saturdays	:	9.00 am to 12.00 pm
Sundays & Public Holidays	:	No works allowed

Purchasers and/or Tenants, and their contractors are reminded to inform the Management/ Guard House of their schedule at least a day in advance.

- (c) All deliveries and removals must be reported to the Security Guard on duty before the work is carried out. Otherwise, the Management reserves the right to refuse to the contractor for this purpose.
- (d) All contractors must report at the Security Guard House to obtain identification cards and must wear these cards at all times.
- (e) All deliveries/removals and workmen should use only designated lifts and staircases so as not to caused inconvenience to other Purchasers/Tenants. Packing and crating materials must be removed and disposed of by the Purchaser and/or Tenants on the same day that they are brought in.
- (f) Purchasers and/or Tenants including their contractors are not allowed to tap water/electricity supply from the common areas.
- (g) Unwanted materials, debris, etc., should not be left in the corridors, lift lobbies, fire escape staircases, or any other common areas in the building. Otherwise, they will be removed and cost arising therefrom shall be charged to the Purchasers and/or Tenants.
- (h) Purchasers and/or Tenants and their contractors must ensure that adequate measures are taken to protect the common property during any bulk deliveries or removal activities.
- (i) Purchasers and/or Tenants shall be responsible for the conduct and behaviour of their appointed contractors. Any damage to the building and equipment caused by moving of furniture or other effects shall be replaced or repaired at the expense of the Purchasers and/or Tenants.
- (j) Purchasers and/or Tenants are required to place a deposit (the amount to informed from time to time and exhibited on the notice board by the Management) with the Management before any bulk deliveries or removal works can be permitted. Deposit will be refunded free of interest subject to deductions by the Management for any costs incurred to remedy any damage caused to the common property by Purchasers and/or Tenants.

Building Specification

SCHEDULE OF PAINT

Location	Series	Code
External Wall	Jotunshield Antifade	1453 Vanilla
Internal of Apartment	Jotaplast Max	0853 Crystal White
Door Leaf & Frame	Gardex Gloss	0001 - White
Window Frame	Aluminium	PEF 1403 9016

Supplier Contacts:

Jotun
Contact Person : Mr Reinee Teo
Tel No : 019-230 0403

SCHEDULE OF IRONMONGERY (DOOR & WINDOW)

Unit	Location	Types of Ironmongery
Type A	Foyer	schloss 'adem' lc6102 mortise lock case schloss 'adem' epk13614 key/thumbturn cylinder schloss 'adem' hl1019 ss tube lever handle set schloss 'adem' ds006ss dome shape door stopper
	Utility	schloss 'adem' lc6102 mortise lock case schloss 'adem' epk13614 key/thumbturn cylinder schloss 'adem' hl1019 ss tube lever handle set schloss 'adem' ds005ss door stopper with hook
	Bath 4	schloss 'adem' lc6102 mortise lock case schloss 'adem' epk13605 privacy (e-slot)/thumbturn cylinder schloss 'adem' hl1019 ss tube lever handle set schloss 'adem' ds005ss door stopper with hook
	Master Bedroom	schloss 'adem' lc6102 mortise lock case schloss 'adem' epk13614 key/thumbturn cylinder schloss 'adem' hl1019 ss tube lever handle set schloss 'adem' ds006ss dome shape door stopper
	Bedroom 2	schloss 'adem' lc6102 mortise lock case schloss 'adem' epk13614 key/thumbturn cylinder schloss 'adem' hl1019 ss tube lever handle set schloss 'adem' ds006ss dome shape door stopper
	Bedroom 3	schloss 'adem' lc6102 mortise lock case schloss 'adem' epk13614 key/thumbturn cylinder schloss 'adem' hl1019 ss tube lever handle set schloss 'adem' ds006ss dome shape door stopper
	Bath 1	schloss 'adem' lc6102 mortise lock case schloss 'adem' epk13605 privacy (e-slot)/thumbturn cylinder schloss 'adem' hl1019 ss tube lever handle set schloss 'adem' ds005ss door stopper with hook
	Bath 2	schloss 'adem' lc6102 mortise lock case schloss 'adem' epk13605 privacy (e-slot)/thumbturn cylinder schloss 'adem' hl1019 ss tube lever handle set schloss 'adem' ds005ss door stopper with hook
	Bath 3	schloss 'adem' lc6102 mortise lock case schloss 'adem' epk13605 privacy (e-slot)/thumbturn cylinder schloss 'adem' hl1019 ss tube lever handle set schloss 'adem' ds005ss door stopper with hook
	Aircond Ledge	schloss 'adem' db5130/ss/60-70mm half deadbolt schloss 'adem' ch001ss pull ring schloss 'adem' sq50 automatic door bottom seal, length 900mm
	Wet Kitchen	schloss 'adem' lc6102 mortise lock case schloss 'adem' epk13614 key/thumbturn cylinder schloss 'adem' hl1019 ss tube lever handle set schloss 'adem' ds006ss dome shape door stopper

Unit	Location	Types of Ironmongery
Type B1	Master Bedroom	schloss 'adem' lc6102 mortise lock case schloss 'adem' epk13614 key/thumbturn cylinder schloss 'adem' hho19 ss tube lever handle set schloss 'adem' dsoo6ss dome shape door stopper
	Bedroom2	schloss 'adem' lc6102 mortise lock case schloss 'adem' epk13614 key/thumbturn cylinder schloss 'adem' hho19 ss tube lever handle set schloss 'adem' dsoo6ss dome shape door stopper
	Bedroom3	schloss 'adem' lc6102 mortise lock case schloss 'adem' epk13614 key/thumbturn cylinder schloss 'adem' hho19 ss tube lever handle set schloss 'adem' dsoo6ss dome shape door stopper
	Bath 1	schloss 'adem' lc6102 mortise lock case schloss 'adem' epk13605 privacy (e-slot)/thumbturn cylinder schloss 'adem' hho19 ss tube lever handle set schloss 'adem' dsoo5ss door stopper with hook
	Bath2	schloss 'adem' lc6102 mortise lock case schloss 'adem' epk13605 privacy (e-slot)/thumbturn cylinder schloss 'adem' hho19 ss tube lever handle set schloss 'adem' dsoo5ss door stopper with hook
	Aircond Ledge	schloss 'adem' db5130/ss/60-70mm half deadbolt schloss 'adem' choo1ss pull ring schloss 'adem' sq50 automatic door bottom seal, length 900mm
	Wet Kitchen	schloss 'adem' rfphloo1/et/ss recessed flush pull to be use with slc915 mortise hook lock. inside thumbturn and outside key schloss 'adem' fpoo4ass recessed flush pull handle, size 50mm x 130mm schloss 'hafele' s100/a sliding door fitting set with max. load carrying capacity up to 10okgs per panel schloss 'hafele' s100/a aluminium top track, length 2000mm
Type B2	Master Bedroom	schloss 'adem' lc6102 mortise lock case schloss 'adem' epk13614 key/thumbturn cylinder schloss 'adem' hho19 ss tube lever handle set schloss 'adem' dsoo6ss dome shape door stopper
	Bedroom2	schloss 'adem' lc6102 mortise lock case schloss 'adem' epk13614 key/thumbturn cylinder schloss 'adem' hho19 ss tube lever handle set schloss 'adem' dsoo6ss dome shape door stopper
	Bedroom3	schloss 'adem' lc6102 mortise lock case schloss 'adem' epk13614 key/thumbturn cylinder schloss 'adem' hho19 ss tube lever handle set schloss 'adem' dsoo6ss dome shape door stopper
	Bath1	schloss 'adem' lc6102 mortise lock case schloss 'adem' epk13605 privacy (e-slot)/thumbturn cylinder schloss 'adem' hho19 ss tube lever handle set schloss 'adem' dsoo5ss door stopper with hook

Unit	Location	Types of Ironmongery
TypeB2	Bath 2	schloss 'adem' lc6102 mortise lock case schloss 'adem' epkl3605 privacy (e-slot)/thumbturn cylinder schloss 'adem' hho19 ss tube lever handle set schloss 'adem' dsoo5ss door stopper with hook
	Aircond Ledge	schloss 'adem' db5130/ss/60-70mm half deadbolt schloss 'adem' choo1ss pull ring
	Wet Kitchen	schloss 'adem' sq50 automatic door bottom seal, length 900mm schloss 'adem' rfphloo1/et/ss recessed flush pull to be use with slc915 mortise hook lock. inside thumbturn and outside key schloss 'adem' fpoo4ass recessed flush pull handle, size 50mm x 130mm schloss 'hafele' s100/a sliding door fitting set with max. load carrying capacity up to 10okgs per panel schloss 'hafele' s100/a aluminium top track, length 2000mm
TypeB3	Master Bedroom	schloss 'adem' lc6102 mortise lock case schloss 'adem' epkl3614 key/thumbturn cylinder schloss 'adem' hho19 ss tube lever handle set schloss 'adem' dsoo6ss dome shape door stopper
	Bedroom2	schloss 'adem' lc6102 mortise lock case schloss 'adem' epkl3614 key/thumbturn cylinder schloss 'adem' hho19 ss tube lever handle set schloss 'adem' dsoo6ss dome shape door stopper
	Bedroom3	schloss 'adem' lc6102 mortise lock case schloss 'adem' epkl3614 key/thumbturn cylinder schloss 'adem' hho19 ss tube lever handle set schloss 'adem' dsoo6ss dome shape door stopper
	Bath 1	schloss 'adem' lc6102 mortise lock case schloss 'adem' epkl3605 privacy (e-slot)/thumbturn cylinder schloss 'adem' hho19 ss tube lever handle set schloss 'adem' dsoo5ss door stopper with hook
	Bath2	schloss 'adem' lc6102 mortise lock case schloss 'adem' epkl3605 privacy (e-slot)/thumbturn cylinder schloss 'adem' hho19 ss tube lever handle set schloss 'adem' dsoo5ss door stopper with hook
	Aircond Ledge	schloss 'adem' db5130/ss/60-70mm half deadbolt schloss 'adem' choo1ss pull ring
	Wet Kitchen	schloss 'adem' sq50 automatic door bottom seal, length 900mm schloss 'adem' rfphloo1/et/ss recessed flush pull to be use with slc915 mortise hook lock. inside thumbturn and outside key schloss 'adem' fpoo4ass recessed flush pull handle, size 50mm x 130mm schloss 'hafele' s100/a sliding door fitting set with max. load carrying capacity up to 10okgs per panel schloss 'hafele' s100/a aluminium top track, length 2000mm

Unit	Location	Types of Ironmongery
Type B3	Master Bedroom	schloss 'adem' lc6102 mortise lock case schloss 'adem' epk13614 key/thumbturn cylinder schloss 'adem' hl1019 ss tube lever handle set schloss 'adem' ds006ss dome shape door stopper
	Bedroom 2	schloss 'adem' lc6102 mortise lock case schloss 'adem' epk13614 key/thumbturn cylinder schloss 'adem' hl1019 ss tube lever handle set schloss 'adem' ds006ss dome shape door stopper
	Bath 1	schloss 'adem' lc6102 mortise lock case schloss 'adem' epk13605 privacy (e-slot)/thumbturn cylinder schloss 'adem' hl1019 ss tube lever handle set schloss 'adem' ds005ss door stopper with hook
	Bath 2	schloss 'adem' lc6102 mortise lock case schloss 'adem' epk13605 privacy (e-slot)/thumbturn cylinder schloss 'adem' hl1019 ss tube lever handle set schloss 'adem' ds005ss door stopper with hook
	Aircond Ledge	schloss 'adem' db5130/ss/60-70mm half deadbolt schloss 'adem' cho01ss pull ring
	Wet Kitchen	schloss 'adem' sq50 automatic door bottom seal, length 900mm schloss 'adem' rfphl001/et/ss recessed flush pull to be use with slc915 mortise hook lock. inside thumbturn and outside key schloss 'adem' fp004ass recessed flush pull handle, size 50mm x 130mm schloss 'hafele' s100/a sliding door fitting set with max. load carrying capacity up to 100kgs per panel schloss 'hafele' s100/a aluminium top track, length 2000mm

TILES CODE

Location	Types
Living Room Floor Tiles	Estilo Series GEBo1 Polished 600mm X 600mm
Kitchen Floor Tiles	Sardinia Series GSDo2 Matt 300mm X 600mm
Kitchen Wall Tiles	Estilo Series GEBo1 Polished 600mm X 600mm
Bath Floor Tiles	Bath 1 CM MARMO GCS13 Matt 300mm x 600mm Bath 2 & 3 Sardinia Series GSDo2 Matt 300mm X 600mm
Bath Wall Tiles	Estilo Series GEBo1 Polished 600mm X 600mm
Bath Vanity Top	18mm +/- Angel Grey Marble
Balcony Floor Tiles	Sardinia Series GSDo2 Matt 300mm X 600mm

Supplier Contacts:

Niro Granite

Tel No : 03- 50339333

Jade Graphix

Contact Person : Mr Bryan Lim

Tel No : 03- 79816949

SANITARY WARES

Location	Types	Details
Toilet Master Bathroom & Dualkey Unit's Bathroom Water Closet	BBC21130XW-P-ENG-AF	BRAVAT MOSER-ARC ONE PIECE WATER CLOSET (1)675 X (W)355 X (H)765 MM 3/61DUAL FLUSH WASH DOWN CISTERN Water Closet FITTING: WDI P TRAP: 180MM S TRAP: 250-300MM PP SOFT CLOSE SEAT ACCESSORIES: 12" FLEXIBLE HOSE,ANGLEVALVE
Common Bathroom Water Closet	BBC21130XW-P-ENG-AF	BRAVATNEWMOON-ARC CLOSE COUPLED WATER CLOSET (1)635 X (W)380 X (H)785 MM PP SOFT CLOSE SEAT 3/61DUAL FLUSH ROUGH IN: P TRAP, 180MM STRAP, 140 - 200MM ACCESSORIES: FLEXIBLE HOSE, ANGLE VALVE
Maid Bathroom Water Closet	BBWC625-330 - AF	DOLPHIN CLOSE COUPLED WATER CLOSET (1)625 x (W)395 x (H)760 mm 3/61DUAL FLUSH WASH DOWN ROUGH IN: 180MM, S-TRAP ACCESSORIES: FLEXIBLE HOSE, ANGLE VALVE
Master Bathroom & Dualkey Unit's Bathroom Water Basin	 	BRAVAT UNDER COUNTER BASIN (1)560 X (W)400 X (H)200 MM ACCESSORIES: POPUPWASTE, CHROME BOTTLE TRAP

Location	Types	Details
Common Bathroom Water Basin	BBC22171W  	BRAVAT UNDER COUNTER BASIN (L)600 X (W)385 X (H)160 MM ACCESSORIES: BOTTLE TRAP, POP UPWASTE
Maid Bathroom Water Basin	BBCB390-PBT  	DOLPHIN CORNER BASIN DIMENSION:(L) 390 x (W)390 x (H)145MM ACCESSORIES: MOUNTING BOLTS, PVC BOTTLE TRAP WITH POP-UP WASTE
Master Bathroom & Dualkey Unit's Bathroom Basin Mixer	BBF15299C-1 	BRAVATLINE DECK MOUNT BASIN MIXER SWISS MADE NEOPERLAERATOR HUNGARY MADE KEROX CARTRIDGE ACCESSORIES: S.S. FLEXIBLE HOSE X2
Common Bathroom Basin Mixer	BBF111 783CP- 1-I N 	BRAVAT NEW MOON DECK MOUNT BASIN COLD TAP ACCESSORIES: 2 X FLEXIBLE HOSE

Location	Types	Details
Maid Bathroom Basin Tap	BBCB8107-FH 	CABANA BASIN COLD TAP ACCESSORIES: 12" FLEXIBLE HOSE
Maid Bathroom Water Basin	BBP70139CP-RUS + BBSRTSB8560K + BBCB2320 + SRTFH 	BRAVAT 5 FUNCTIONS HAND SHOWER DIAMETER: 120MM HAND SHOWER SLIDING BAR 1.5M HANDSHOWER FLEXIBLE HOSE
Master Bathroom & Dualkey Unit's Bathroom Shower Arm	BBP70128CP 	BRAVATROUNDRAINSHOWER WITHARM DIAMETER: 200MM, MATERIAL: ABS CHROME
Maid Bathroom Shower Arm Shower Mixer	BBSRTSA + BBSRTSH1040CP 	SHOWERARM SORENTO 100MM SHOWER HEAD
Master Bathroom Dualkey Unit's Bathroom Shower Mixer	BBPB85299CP-2-ENG+BBD982CP-ENG 	BRAVAT LINE CONCEALED BATH & SHOWER MIXER TRIM BRAVAT BATH & SHOWER MIXER BODY

Location	Types	Details
Common Bathroom Shower Mixer	BBPB865104CP + BBD999CP 	BRAVATGINA CONCEALED SHOWER MIXER BRAVATCONCEALED SHOWER MIXERBODY
Maid Bathroom Stop Valve	BBCSK12A 	CABANA STOP VALVE 1/2"
Master Bathroom, Common Bathroom & Dualkey Unit's Bathroom Paper Holder	BBSRT1000 	SORENTO PAPER HOLDER
Maid Bathroom Paper Holder	BBTA502 	RECESSED PAPER HOLDER WITH ROLLER
Master Bathroom, Common Bathroom, Dualkey Unit's Bathroom & Maid Bathroom Hand Bidet	BBSRT86CR + BBCB1178A 	SORENTO HAND BIDET WANGLE VALVE

Location	Types	Details
Kitchen Kitchen Sink (Double)	BBSRTKS1094A 	Undermount Double Bowl Kitchen Sink (W)850 x (D)450 x (H) 200 x (T)0.8mm Stainless Steel 304
Kitchen Kitchen Sink (Single)	BBCSK12A 	Single Bowl Kitchen Sink (W)430 x (D)410 x (H) 200 x (T)0.8mm Stainless Steel 304
Kitchen Sink Tap	BBSRT1000 	CABANA Deck-mounted Kitchen Sink Tap

Forms

THE PARK SKY RESIDENCE

C1/9

TRANSPONDER APPLICATION

APPLICANT DETAILS

Date : _____

Name of Owner / Authorised Tenant _____

Unit No. _____ Tel No. (H) _____ (HP) _____

Email Address _____

PURPOSE OF APPLICATION (please tick where applicable)

A. Damaged ☐

B. Lost ☐

- * For a lost Transponder, a formal police report to be attached together with the application
- * For replacement of damaged Transponder/Access card, the damaged Transponder to be returned with the application form

TERMS AND CONDITIONS

The access card is issued under the following terms and conditions: -

1. Applicant(s) are required to complete the form and submit the same to the Management Office.
2. The Transponder is the property of **The Park Sky Residence** and should be kept in good condition at all times.
3. For safety reasons, card owner should report in writing on any lost or damaged access card to the Management immediately for cancellation and replacement.
4. The replacement charges is RM100.00 per card.
5. Other rules contained in the House Rules of **The Park Sky Residence** will apply.

I, hereby agree and abide by the above terms and conditions.

Applicant Signature

FOR MANAGEMENT OFFICE USE ONLY

Transponder No. (max 2) (1) _____ (2) _____

Damage / Lost Transponder No. (1) _____ (2) _____

Amount Received : RM _____ Cheque No. : _____

Receipt No: _____

THE PARK SKY RESIDENCE

C2/9

DOOR ACCESS CARD APPLICATION

APPLICANT DETAILS

Date : _____

Name of Owner / Authorised Tenant _____

Unit No. _____ Tel No. (H) _____ (HP) _____

Email Address _____

PURPOSE OF APPLICATION (please tick where applicable)

A. Additional ☐

B. Damaged ☐

C. Lost ☐

* For a lost pass, a formal police report to be attached together with the application

* For replacement of damaged card, the damaged card to be returned with the application

TERMS AND CONDITIONS

The access card is issued under the following terms and conditions: -

1. Applicant(s) are required to complete the form and submit the same to the Management Office.
2. The access pass is the property of **The Park Sky Residence** and should be kept in good condition at all times.
3. For safety reasons, card owner should report in writing on any lost or damaged access card to the Management immediately for cancellation and replacement.
4. The replacement charges is RM100.00 per card.
5. Other rules contained in the House Rules of **The Park Sky Residence** will apply.

I, hereby agree and abide by the above terms and conditions.

Applicant Signature

FOR MANAGEMENT OFFICE USE ONLY

Door Access Card No. (max 4) (1) _____ (2) _____

(3) _____ (4) _____

Damage / Lost Door Access Card No. (1) _____ (2) _____

Amount Received : RM _____ Cheque No. : _____

Receipt No: _____

Date of Issue _____ Issued By _____

THE PARK SKY RESIDENCE

C3/9

VEHICLE STICKER APPLICATION

APPLICANT DETAILS

Date : _____

Name of Owner / Authorised Tenant _____

Unit No. _____ Tel No. (H) _____ (HP) _____

Email Address _____

TYPE OF STICKER APPLIED (please tick where applicable)

A. Car Sticker ☐

B. Motorcycle Sticker ☐

PURPOSE OF APPLICATION (please tick where applicable)

A. Damaged ☐

B. Not returned by tenant ☐

C. Car Stolen ☐

* For a lost pass, a formal police report to be attached together with the application

* For replacement of damaged vehicle sticker, the damaged vehicle sticker to be returned with the application

VEHICLE DETAILS

Registration No.	Brand/Model	Colour	Sticker No.
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____

TERMS AND CONDITIONS

- Owner's and Tenant's Full Access Card and Sticker
- First One (1) sticker per car park bay is issued free of charge upon delivery of vacant possession.
- The car / motorcycle stickers are part of the security system of **The Park Sky Residence**. Occupants/Residents (either Purchasers / Owners and / or Tenant) are required to report to Management immediately for any lost. Any vehicle without car / motorcycle sticker must report and provide relevant resident particulars at the guard house before gaining entry.
- Replacement cost of RM20.00 per car sticker & RM 10.00 per motorcycle sticker is/are imposed upon application.
- The car / motorcycle stickers are not transferable.
- Other rules contained in the House Rules of The Park Sky Residence will apply.

I, hereby agree and abide by the above terms and conditions.

Applicant Signature

FOR MANAGEMENT OFFICE USE ONLY

Damage / Lost Vehicle Sticker No. (1) _____ (2) _____ (3) _____

Amount Received : RM _____ Cheque No. : _____ Receipt No: _____

Date of Issue _____ Issued By _____

THE PARK SKY RESIDENCE

C4/9

RENOVATION WORKS CONSENT APPLICATION

APPLICANT DETAILS

Date : _____

Name of Owner / Authorised Tenant _____

Unit No. _____ Tel No. (H) _____ (HP) _____

Email Address _____

RENOVATION DETAILS

Proposed Commencement Date _____ Expected Date of Completion _____

Appointed Contractor's Company _____

Contact Person: _____ Tel No. (O) _____ (HP) _____

TERMS AND CONDITIONS

1. A refundable deposit (free of interest) and non-refundable administrative and design review fees are required before commencement of any renovation works.

A. Refundable Deposit

RM5,000.00

Must furnish detailed job specifications and architectural / engineering drawings duly approved by the Local Authority and further subject to Managements approval

This application is accompanied with the following approved renovation plans by the relevant authorities relating to the above including photocopies of 2 sets or each of the following plans (tick in the boxes provided below)

- ☐ Interior Design Layout Plans
- ☐ Electrical, Plumbing, Air-conditioning schematic/line drawing plans
- ☐ Detailed drawings and specifications

*All the above approved plans from various relevant authorities must be accompanied with reference numbers.

2. The above deposit acts as a surety in respect of the following: -

- i) All unwanted materials; debris, etc. are not left in the corridor or any other common areas
- ii) Reinstatement of any damage to the common property is the duty of the Owner/Tenant or his contractors, servants, agents, etc. to make good any damages caused by such renovation, which might affect other units or the Common Property in the Building. If the Owner/Tenant fails to make good such damages despite notices from the Management within a reasonable time, the Management reserves the right to engage other contractors to replace and repair such damages, and such cost shall be deducted fully from the deposit, and the balance (if any) will be refunded or shortfall shall be a debt owing to the Management and shall be paid by the Owner/Tenant within fourteen (14) days from the date of the Management's notice.

3. Any activities that contravene the renovation rules and regulations would result in the forfeiture of the refundable deposit.
4. The Renovation works are restricted to the following days and hours:
 - Monday – Friday : 9.00am to 5.00pm
 - Saturday : 9.00am to 1.00pm
 - Sunday & Public Holiday : Not allowed
5. All renovation works should be confined to the limits of the relevant unit.
6. Hacking of RC structural walls, slabs, columns and beams are **STRICTLY PROHIBITED**. The restriction includes hacking of forms groove for concealed wiring and piping works.
7. Equipment causing strong vibration to the structure is prohibited in the relevant unit.
8. Awnings, Canopies and Grilles are **STRICTLY NOT ALLOWED** to be fixed to the external walls or the surrounding areas thereof of the Building. The Management reserves the right to dismantle and/or re move, anything affixed in such manner contrary to the provisions herein and the cost of removal to be borne by the Owner/Tenant.
9. Owner/Tenant who wish to install anything to the exterior are allowed to do so but subject to prior written consent from the Management in respect of conforming to a standard design and colour, details of which can be obtained from the Management. The Management reserves the right to disallow any such submission that is not in conformity to the designs and colour and no claims whatsoever shall be entertained.
10. Owner/Tenant shall not install any air-conditioners without the prior written approval of the Management in respect of their location and piping works. The cost and expenses of such installations including wiring and other related expenses incidental thereto shall be borne by the Owner/Tenant.
11. Owner/Tenant shall be responsible for the conduct and behaviour of their appointed contractor (s) and their workers. Any damage to the Building in respect of common areas, common facilities and equipment, caused by the moving of renovation materials, furniture or other personal effects etc. shall be replaced/ repaired or made good by the Owner/Tenant at their own expense.
12. The Management shall not be responsible for any defects, shrinkage or other related faults on those areas where renovation works have been carried out.
13. Other rules contained in the House Rules of **The Park Sky Residence** for renovation works will apply.
14. To allow the authorised personnel from the Management to enter into the said unit for inspection at any reasonable time during and after renovation works of the same unit.
15. **IMPORTANT:**
 - (i) It is not advisable to surrender your Transponders and Access Cards to your appointed contractor for security reason during the renovation period. If you do so, kindly advise your appointed contractor to register with the Security Guard before entering the building. The Transponder and Access Card will be barred if your appointed contractor are found violating this rule.
 - (ii) All loading and Unloading activities are to be carried out at the loading Bay.
 - (iii) Your appointed contractor are **NOT ALLOWED** to park the vehicle at Visitor's Car Park At Level IA. The vehicle will be clamped if found parking at the level.

16. Inline with the government movement control order during the Pandemic Covid 19, whether MCO, CMCO or RMCO, activities on drilling and hacking are only allowed from 9.00 am to 1.00 pm. Management will revoke the renovation permit immediately if the contractors are found violating the rules. All the renovation works will be stopped.
17. Management will impose a penalty of RM 100.00 if contractors or their workers are found smoking or littering within the unit or the building compound.
18. Owners are to follow the approved designs furnished by the Management. This includes but not limited to the design, the colour of the iron grille for the door or window, color for the window or door lamination tint film.
19. Please do not dispose of unwanted materials such as boxes, papers, books, or magazines in the refuse chamber.
20. Please advise your contractors to refrain from washing their tools or equipment in the toilets or kitchen and not to pour any wastewater into the toilet bowls. The Management will not be responsible for any blockage of the sewerage piping caused by the renovation works.
21. Owners are must reinstate back to the approved designed if any deviations is/are found upon the completion of the renovation works. The non-compliance with the designed may result in the forfeiture of the renovation deposit.
21. Please contact management for the briefing before the commencement of work. (You may bring your contractor as well).

I, _____, hereby confirm that I have understood all the Terms and Conditions stated above and will abide by them accordingly.

Applicant Signature _____ Date _____

FOR MANAGEMENT OFFICE USE ONLY

Received By

Name _____ Deposit Received: RM _____

Date _____ Cash/Cheque No. _____

Approved/Disapproved

Remarks _____

Name _____ Designation _____

Date _____

Response To Applicant By

Name _____ Designation _____

Mode (telephone / e-mail / verbal / writtern) _____ Date _____ Time _____
(cancel where not applicable)

THE PARK SKY RESIDENCE

C5/9

APPLICATION FOR ONE DAY WORK PERMIT

APPLICANT DETAILS

Date : _____

Name of Owner / Authorised Tenant _____

Unit No. _____ Tel No. (H) _____ (HP) _____

Email Address _____

RENOVATION DETAILS

Proposed Commencement Date _____ Expected Date of Completion _____

Appointed Contractor's Company _____

Contact Person: _____ Tel No. (O) _____ (HP) _____

TERMS AND CONDITIONS

1. A refundable deposit (free of interest) are required before commencement of any renovation works.

A. Refundable Deposit

RM500.00

Subject to Managements approval after site inspection for damage, debris etc. cause by the renovation work

* The quantum of the above deposit sum is subjected to review at the discretion of the Management

Note : **This application is for ONE Day Work Only** and please state the type of works needed to be carried out:-

1.	4.
2.	5.
3.	6.

Owners must provide the following upon request by the Management :

- This application is accompanied with the following approved renovation plans by the relevant authorities relating to the above including photocopies of 2 sets or each of the following plans (tick in the boxes provided below)

- ☐ Interior Design Layout Plans
- ☐ Electrical, Plumbing, Air-conditioning schematic/line drawing plans
- ☐ Detailed drawings and specifications

*All the above approved plans from various relevant authorities must be accompanied with reference numbers.

2. The above deposit acts as a surety in respect of the following: -

- i) All unwanted materials; debris, etc. are not left in the corridor or any other common areas
- ii) Reinstatement of any damage to the common property is the duty of the Owner/Tenant or his contractors, servants, agents, etc. to make good any damages caused by such renovation, which might affect other units or the Common Property in the Building. If the Owner/Tenant fails to make good such damages despite notices from the Management within a reasonable time, the Management reserves the right to engage other contractors to replace and repair such damages, and such cost shall be deducted fully from the deposit, and the balance (if any) will be refunded or shortfall shall be a debt owing to the Management and shall be paid by the Owner/Tenant within fourteen (14) days from the date of the Management's notice.

3. Any activities that contravene the renovation rules and regulations would result in the forfeiture of the refundable deposit.
4. The Renovation works are restricted to the following days and hours:
 - Monday – Friday : 9.00am to 5.00pm
 - Saturday : 9.00am to 1.00pm
 - Sunday & Public Holiday : Not allowed
5. All renovation works should be confined to the limits of the relevant unit.
6. Hacking of RC structural walls, slabs, columns and beams are **STRICTLY PROHIBITED**. The restriction includes hacking of forms groove for concealed wiring and piping works.
7. Equipment causing strong vibration to the structure is prohibited in the relevant unit.
8. Awnings, Canopies and Grilles are **STRICTLY NOT ALLOWED** to be fixed to the external walls or the surrounding areas thereof of the Building. The Management reserves the right to dismantle and/or re move, anything affixed in such manner contrary to the provisions herein and the cost of removal to be borne by the Owner/Tenant.
9. Owner/Tenant who wish to install anything to the exterior are allowed to do so but subject to prior written consent from the Management in respect of conforming to a standard design and colour, details of which can be obtained from the Management. The Management reserves the right to disallow any such submission that is not in conformity to the designs and colour and no claims whatsoever shall be entertained.
10. Owner/Tenant shall not install any air-conditioners without the prior written approval of the Management in respect of their location and piping works. The cost and expenses of such installations including wiring and other related expenses incidental thereto shall be borne by the Owner/Tenant.
11. Owner/Tenant shall be responsible for the conduct and behaviour of their appointed contractor (s) and their workers. Any damage to the Building in respect of common areas, common facilities and equipment, caused by the moving of renovation materials, furniture or other personal effects etc. shall be replaced/ repaired or made good by the Owner/Tenant at their own expense.
12. The Management shall not be responsible for any defects, shrinkage or other related faults on those areas where renovation works have been carried out.
13. Other rules contained in the House Rules of **The Park Sky Residence** for renovation works will apply.
14. To allow the authorised personnel from the Management to enter into the said unit for inspection at any reasonable time during and after renovation works of the same unit.

I, _____, hereby confirm that I have understood all the Terms and Conditions stated above and will abide by them accordingly.

Applicant Signature _____ Date _____

FOR MANAGEMENT OFFICE USE ONLY

Received By

Name _____ Deposit Received: RM _____

Date _____ Cash/Cheque No. _____

Approved/Disapproved

Remarks _____

Name _____ Designation _____

Date _____

Response To Applicant By

Name _____ Designation _____

Mode (telephone / e-mail / verbal / writtern) _____ Date _____ Time _____
(cancel where not applicable)

THE PARK SKY RESIDENCE

C6/9

REGISTRATION OF WORKERS

MAIN CONTRACTOR'S DETAILS

Date : _____

Name of Contractor _____

Contact Person _____ NRIC No. _____

Designation _____ Tel No. (O) _____ (HP) _____

Unit No. _____

Duration _____ Date : From _____ To _____

	NAME OF PERSONNEL	NRIC NO	REMARKS
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

NOTE

- All contractor's personnel must report and register at the Control Room before entering into the compound of The Park Sky Residence.
- All workers must wear identification tags at all times as provided at the Control Room while in the compound of the building.
- The security guards or any management staff reserved the right to ask any of the above personnel to leave the building if they are found in breach of any rules & regulations set by the Management.
- The House Rules of **The Park Sky Residence** will apply.

I, _____, hereby understand and will abide to all of the above.

Signature _____ Date _____

Contractors Name _____ Designation _____

FOR MANAGEMENT OFFICE USE ONLY

Permitted By Unit Owner _____ Date _____

THE PARK SKY RESIDENCE

C7/9

MOVING IN/OUT SECURITY CLEARANCE

APPLICANT DETAILS

Date : _____

Name of Owner / Authorised Tenant _____

Unit No. _____ Tel No. (H) _____ (HP) _____

Email Address _____

APPOINTED CONTRACTOR/COMPANY DETAILS

Name of Company _____ Person in Charge _____

Designation _____ Tel No. (O) _____ (HP) _____

Description: Moving in/Moving out (delete where not applicable)

Vehicle Registration No. _____ Date _____ Time _____

Type of Contents _____

(Premises goods, furniture, air conditioner, kitchen appliances, etc.)

TERMS AND CONDITIONS

In applying for approval, the Owner and/or Tenant, Contractor and Mover undertake to abide by and be subjected to the following terms and conditions.

1. The Owner is required to apply for a written consent from the Management for himself/herself or his/her tenant to move in/out of contents at least **two weeks in advance**.
2. Tenant is required to seek a written consent from Owner and provide to the Management at least **three (3) days in advance** to move out.
3. A list of contents, where possible, should be attached to this application for security check purposes.
4. The appointed contractor must be accompanied by the applicant or his/her nominated person in charged at all times.
5. Moving in/out of premises contents from the respective unit is strictly restricted to the following hours:-
 - Monday – Friday : 9.00am to 5.00pm
 - Saturday : 9.00am to 1.00pm
 - Sunday & Public Holiday : Not allowed
6. The Owner and/or tenant shall ensure that they use only the designated lift for the transit of contents carried in/out and will not in any way cause any nuisance to any other occupants.
7. Mover's vehicles, containers and/or contents must not obstruct other vehicles and occupants when carrying out their functions/activities. They are not allowed to park their vehicles within during the night, holidays and festive seasons.

8. Movers must not obstruct movement or deposit furniture or other items in any place other than that designated by the Management.
9. Upon the completion of the works, the applicant shall inform the Management, its agent or servant for a joint inspection of the common areas.
10. In the event that any debris is not cleared, and/or any of the common property if found damaged, the Management reserves the right to remove such debris and/or conduct all necessary repairs respectively. The cost of such removal or repair works shall be deducted from the Restoration/Reinstatement Deposit.
11. If the said deposit is insufficient to cover the full cost of repair works, the Management reserves the right to recover the remaining costs of the repair from the applicant after deducting from the said Restoration/Reinstatement Deposit.

Signature of Owner/Authorised Tenant _____ Date _____

Name _____ NRIC/Passport No _____

FOR MANAGEMENT OFFICE USE ONLY

Deposit : RM _____

Cheque No. : _____

Received By : _____

Approved/Disapproved

Remark

Authorised Signature _____ Date _____

Name _____ Designation _____

THE PARK SKY RESIDENCE

C8/9

CLEARANCE FOR REFUND OF RENOVATION WORK DEPOSIT

From : The Management Office

To : _____

Unit No. : _____

Date : _____

Subject : CLEARANCE FOR REFUND OF RENOVATION DEPOSIT

Reference is made to the above and our inspection on _____

We confirmed that the said renovation works have been certified completed and verified by the Management.

We, recommend the deposit to be refunded with/without any deduction.

Details of deduction (where applicable) are as follows:

ITEM	AMOUNT (RM)
1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
TOTAL DEDUCTION	

Please take note that the approved refund will only be made one month from the date hereof.

Signature _____ Name _____

Date _____ Designation _____

THE PARK SKY RESIDENCE

C9/9

BOOKING OF FACILITIES (MULTI-PURPOSE HALL/FUNCTION HALL)

APPLICANT DETAILS

Date : _____

Name of Owner / Tenant _____ IC No. _____

Unit No. _____ Tel No. (H) _____ (HP) _____

Email Address _____

APPOINTED CONTRACTOR/COMPANY DETAILS

Facilities	Reservation	Qty
Swimming Pool Side Terrace	Chairs	_____
Multi-Purpose Hall	Tables	_____
Date _____	Time : From _____	To _____

TERMS AND CONDITIONS

1. A rental charge and refundable deposit are required for booking of the respective facilities. Approval is based on a “first-come-first serve” basis. (Cheque to be made payable to the Management). The rental charges and deposits are follows: -

A. Rental Charges

Facility	Rental Rate	Maxi Hours/Session
• Multi-Purpose Hall	RM200.00	4 hours
• Function hall	RM200.00	4 hours

B. Deposit

• Multi-Purpose Hall	RM200.00 per session
• Swimming Pool Side	RM200.00 per session

Note: - Maximum permissible number of guests per session: -

Facility	Maximum Guests
• Multi-Purpose Hall	100
• Function Hall	100

2. The deposit will be forfeited if there is a breach of the above House Rules of **The Park Sky Residence** unsatisfactory remarks on the post-function checklist; and any damage/s to the common area, facilities and equipment.
3. All function must end at 10.00pm
4. The applicant is responsible for any damage to facilities and the conduct of his/her guests. The Management or Security Personnel reserves the right to ask any person behaving in a manner deemed to be of nuisance to other residents to leave the premise immediately.

5. The applicant must ensure that the booked facility is restored to its original condition after use.
6. All items and leftovers are to be cleared on the same date of use.
7. Smoking, food and drinks are not allowed in the facility or any common area/facilities.
8. The applicant must ensure that his guests do not cause any noise, nuisance or misconduct.
9. This application must be attached with a list of invited guests to the Management for the registration and security purposes. Non attachment may jeopardise the approval of this application.
10. In the event of a teenager party (children under 18 years of age) to be organised, written consent from the respective parents must be provided together with a list of guests as stated above. The applicant must also provide the names and contact no. of adults accompanying these teenagers during the duration.
11. Portable radio/cassette players are permitted but the volume must be controlled and maintained of a reasonable level.
12. The Management or its employee will not be held responsible for any damage or negligence arising at any time before, during or after the function.
13. The cost of cleaning and any other related charges, if any, will be deducted from the deposit and the balance, if any, will be refunded to the applicant who made the reservation. In the event that the clean up costs and damages exceed the deposit, such applicant shall be charged the additional amount.
14. Other rules contained in the 'House Rules of **The Park Sky Residence** will apply.

CONSENT FOR OUTSOURCED CATERER (S) (If applicable)

Name of Caterer (s) _____

1. The Caterer's staff list for the function must be attached with this application for registration and security purposes.
2. Caterer (s) is/are not allowed to use the toilets for cleaning cutlery/utensils/plates.
3. Proper location for parking, cooking and washing will be provided by the Management.
4. All leftover food and beverage items must be properly packed and cleared away by the caterer. All caterers are responsible for the disposal of their own rubbish and should be out of the compound of **The Park Sky Residence**.
5. The security officer or authorised management staff will only allow the caterer to depart from the **The Park Sky Residence** after verifying that the facility and the associated common area of **The Park Sky Residence** are in good order.

I, _____, hereby confirm that I have understood all the Terms and Conditions stated above and will abide by them accordingly.

Unit No. _____ NRIC/Passport No. _____

Signature _____ Date _____

FOR MANAGEMENT OFFICE USE ONLY

Mode of Payment : Cheque Amount Received: RM

Cheque No. Official Receipt No.

Rental Amount: RM Deposit Amount: RM

Other Charges Deposit (Refundable)

Received By Date _____

POST FUNCTION CHECKLIST

FOR OFFICE USE

SATISFACTORY

UNSATISFACTORY

1. Multi Purpose Hall / Function Room / Pool Area Cleanliness
2. No Oil Stains
3. No Rubbish or Leftover Food
4. Equipment Used Clean & Wiped
5. Toilets Clean
6. Passageways Are Clean
7. Staircase Leading To Pool Clean
8. Wash Basin Clean
9. Light Off
10. Other (Lights Broken etc.)

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Remarks

Checked By (Name) _____ Designation _____

Session Time Out _____ Time Checked _____

Signature _____ Date _____

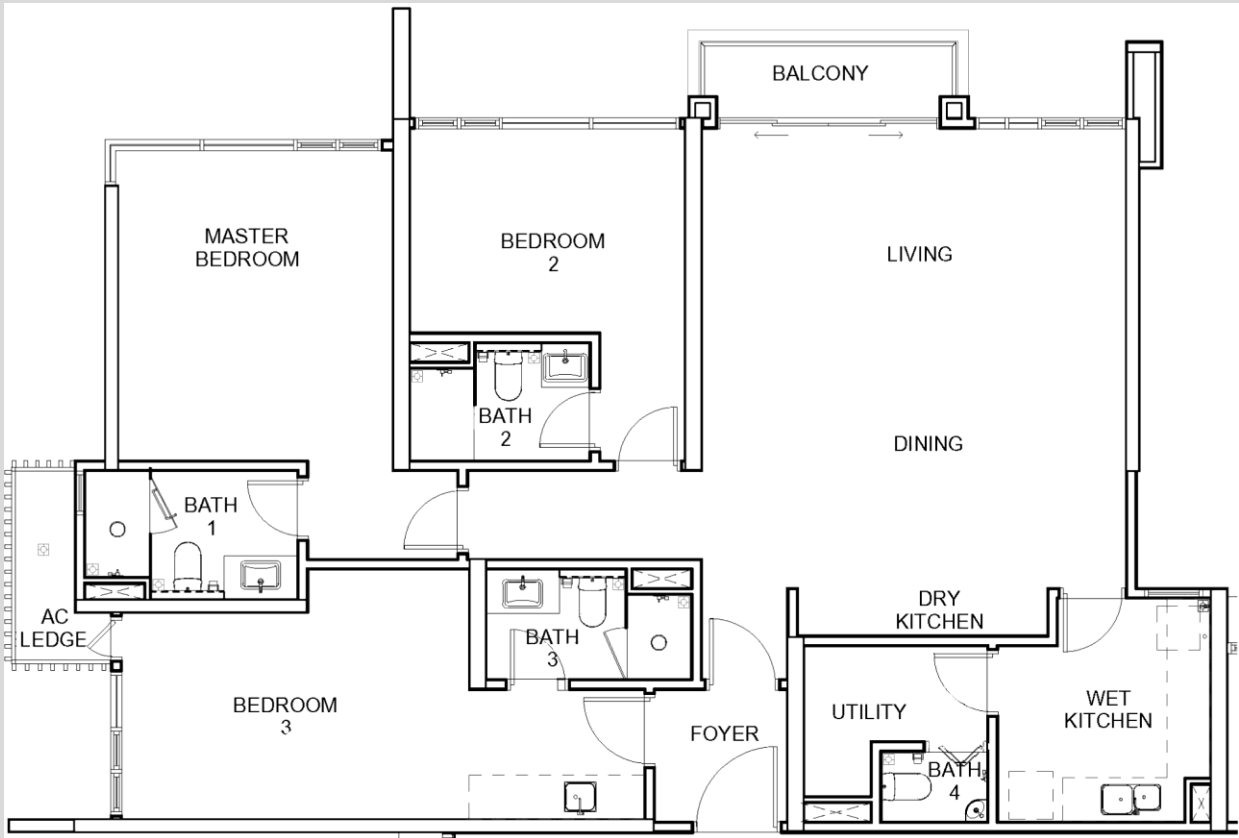
Verified By The Applicant

Session Time Out _____ Time Checked _____

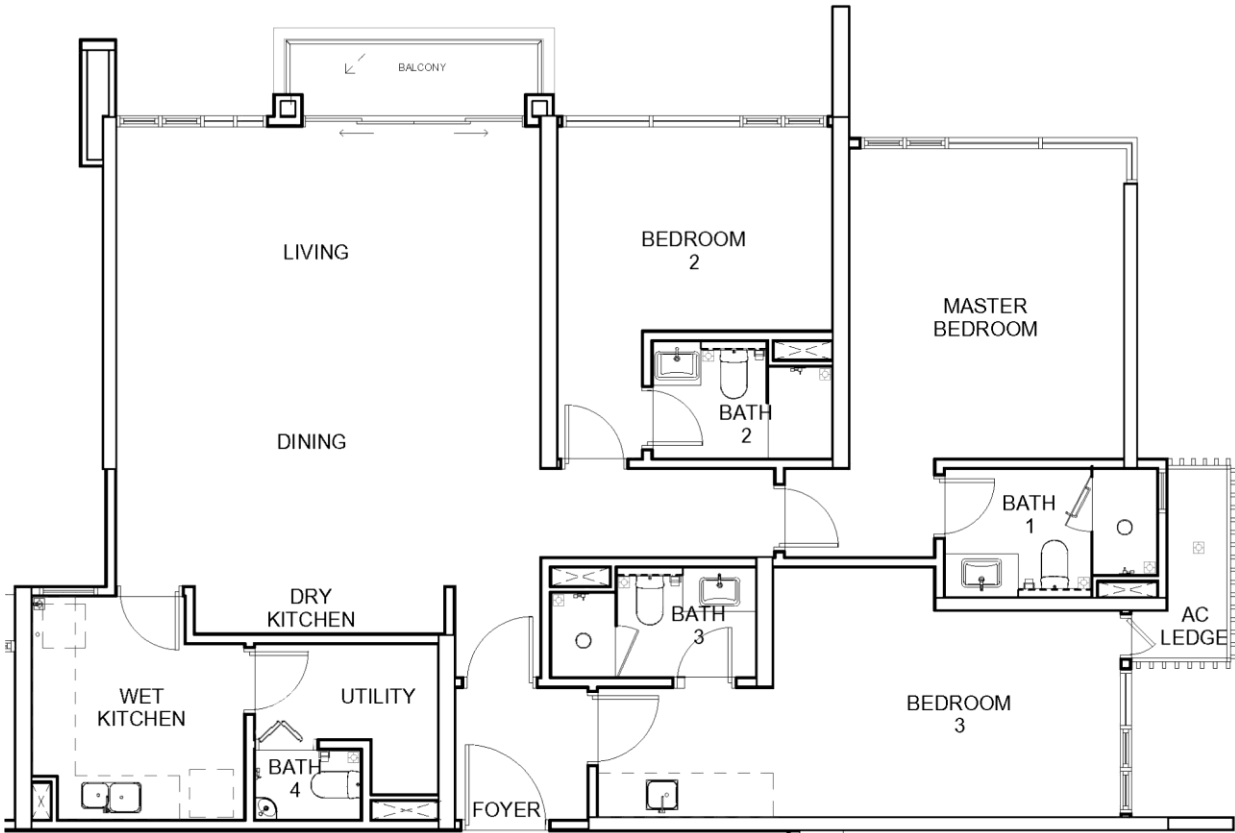
Signature _____ Date _____

Floor Plan

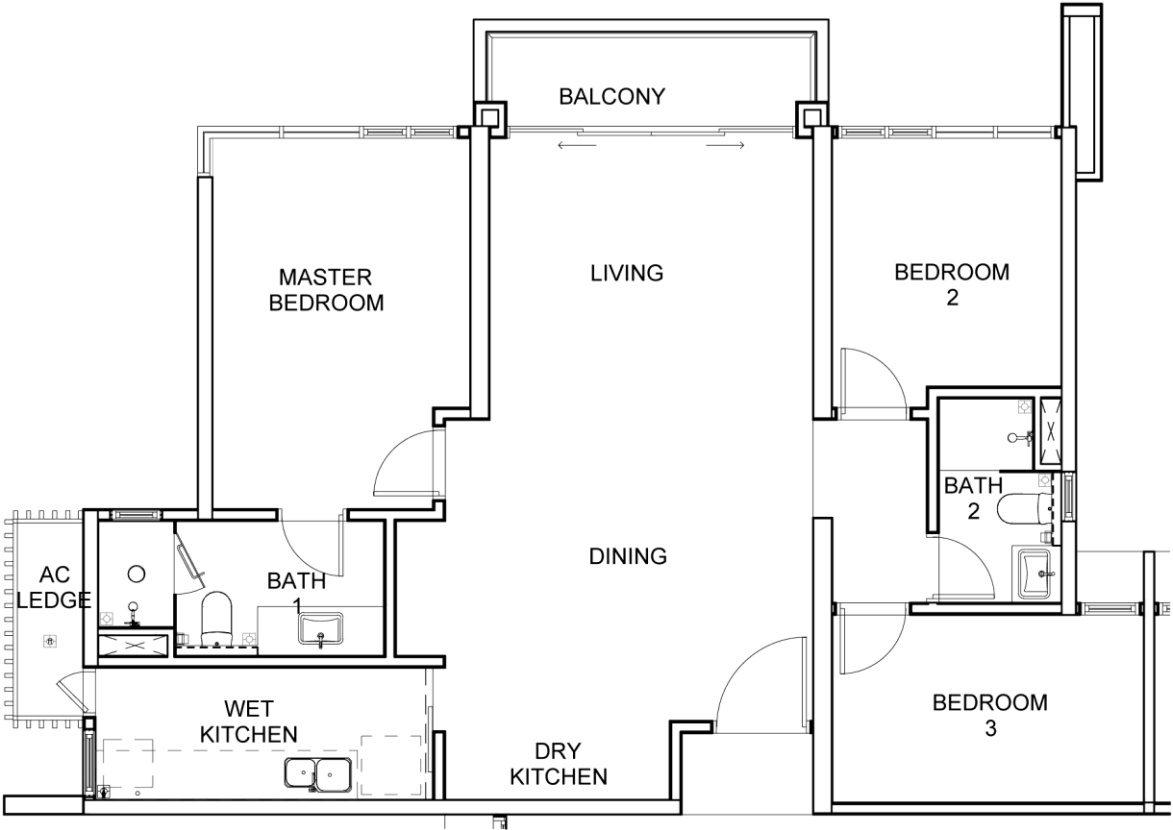
TYPE A



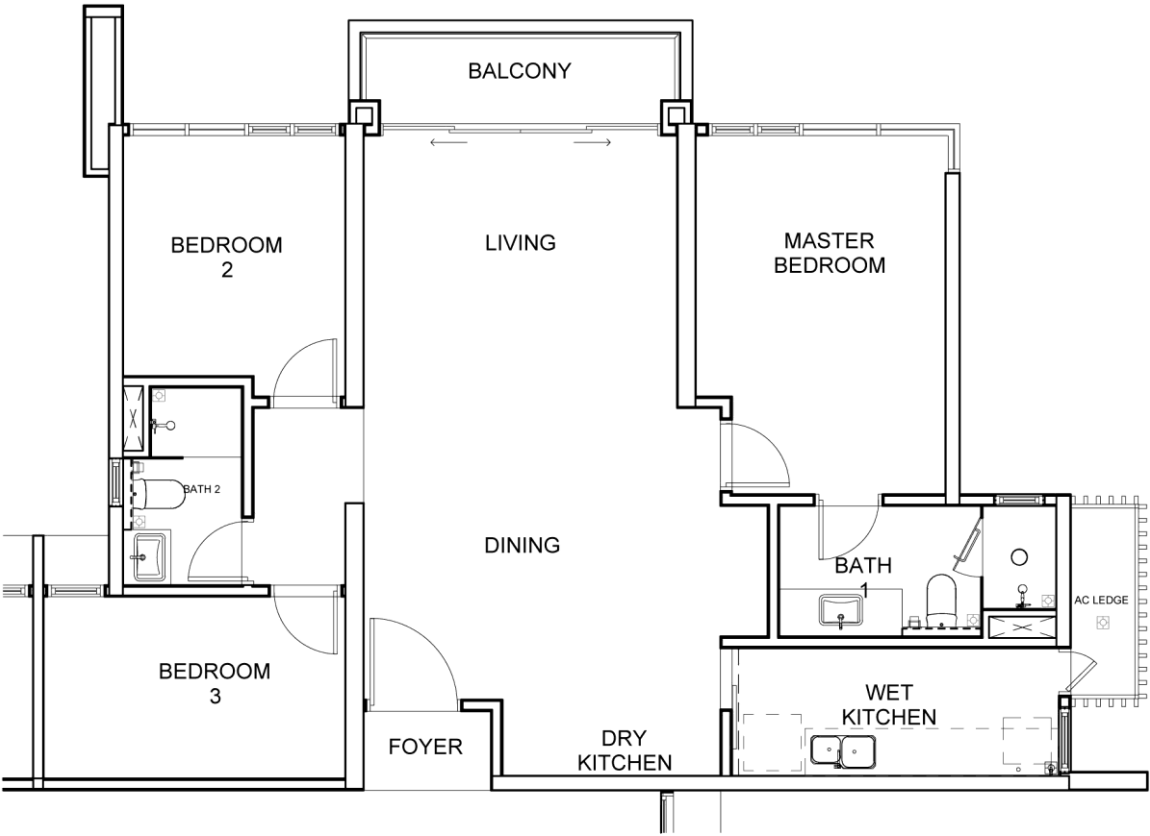
TYPE A (M)



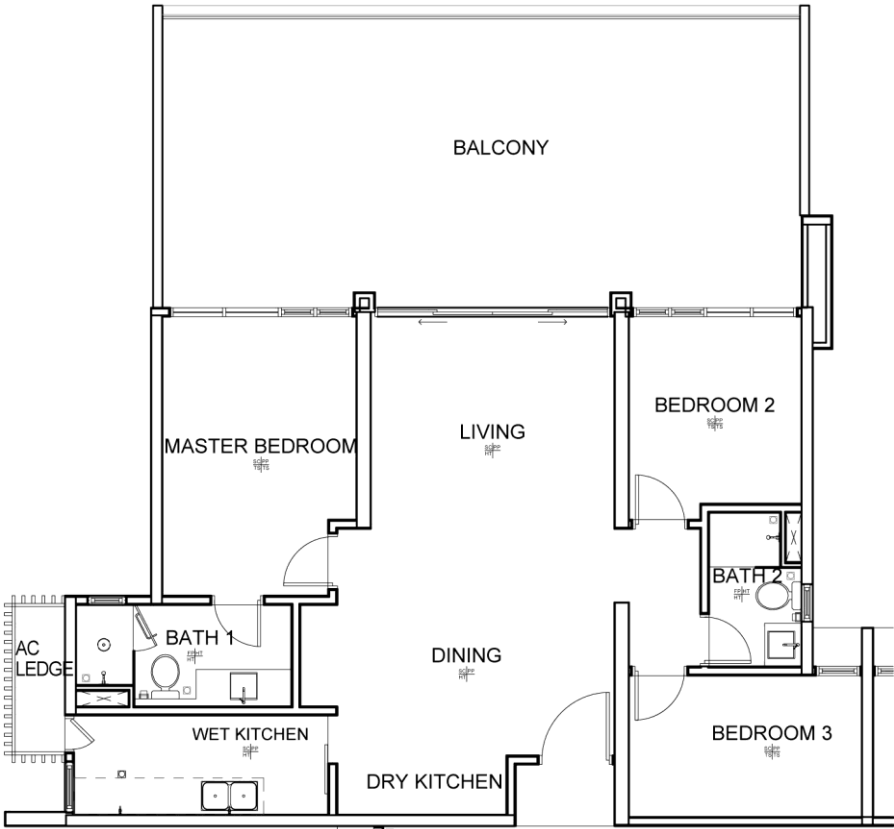
TYPE B1



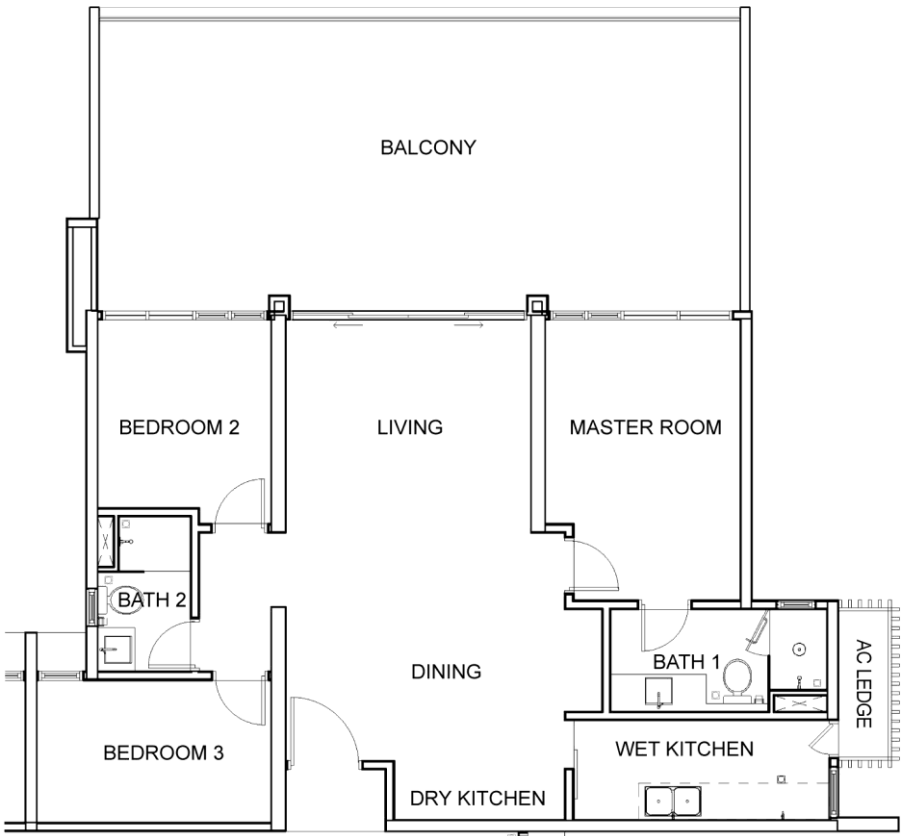
TYPE B1 (M)



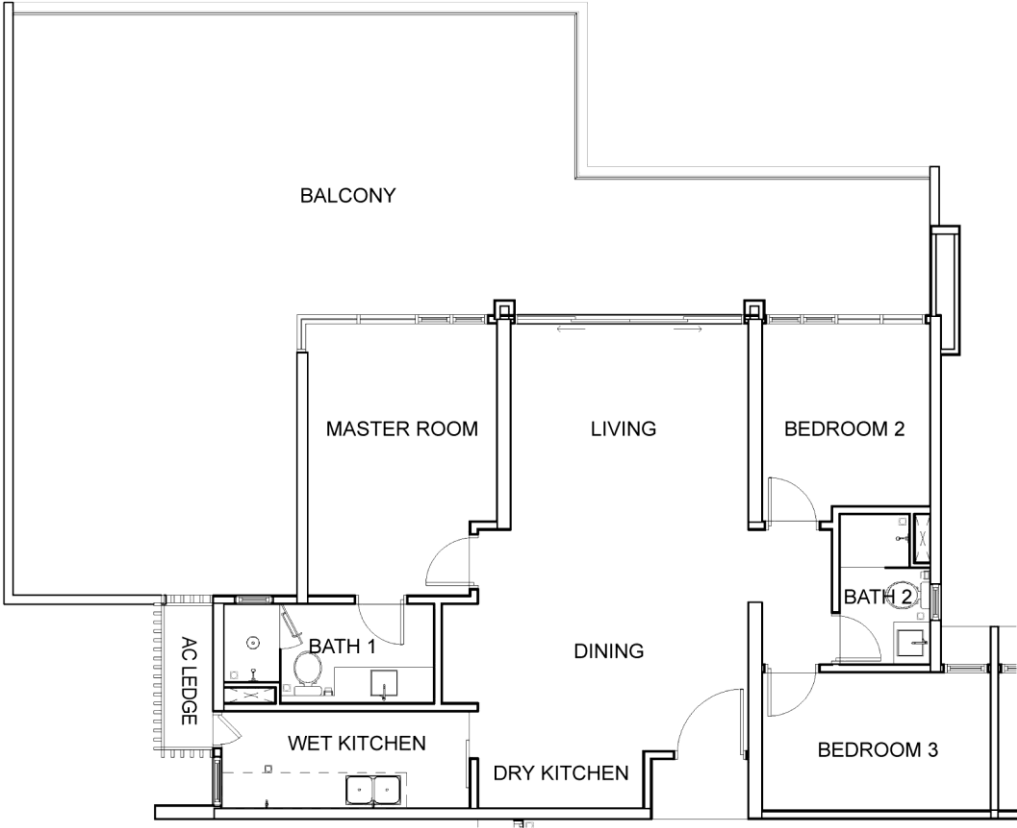
TYPE B1a



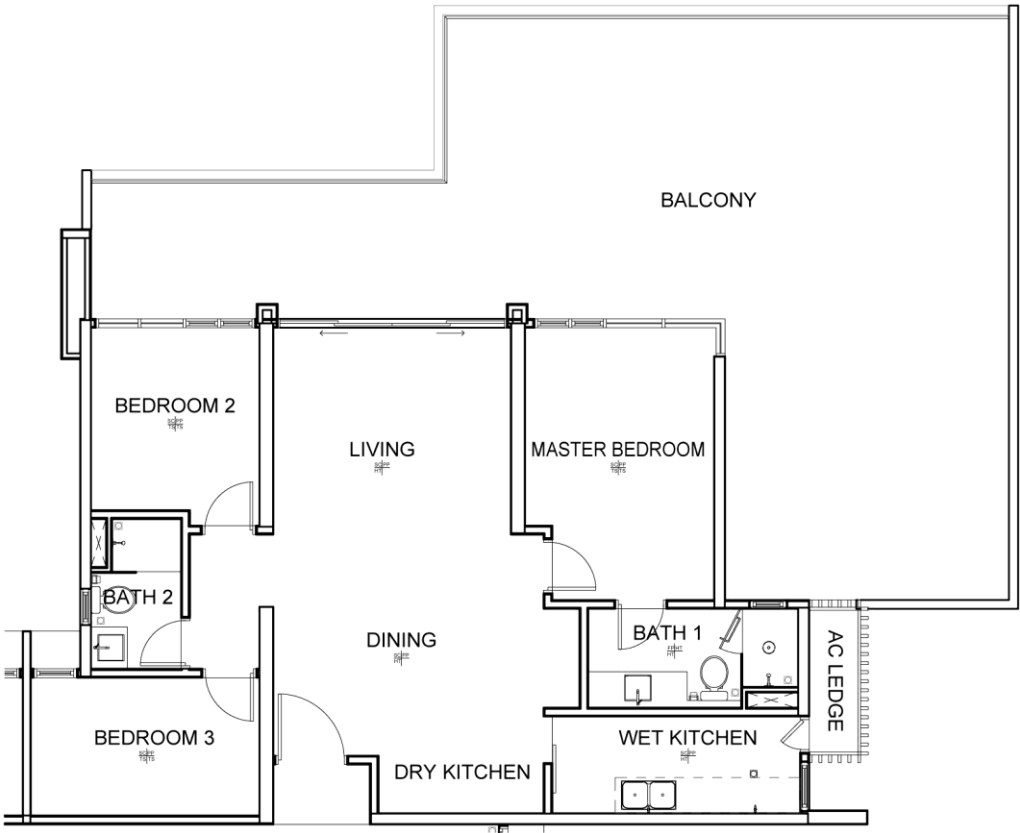
TYPE B1a (M)



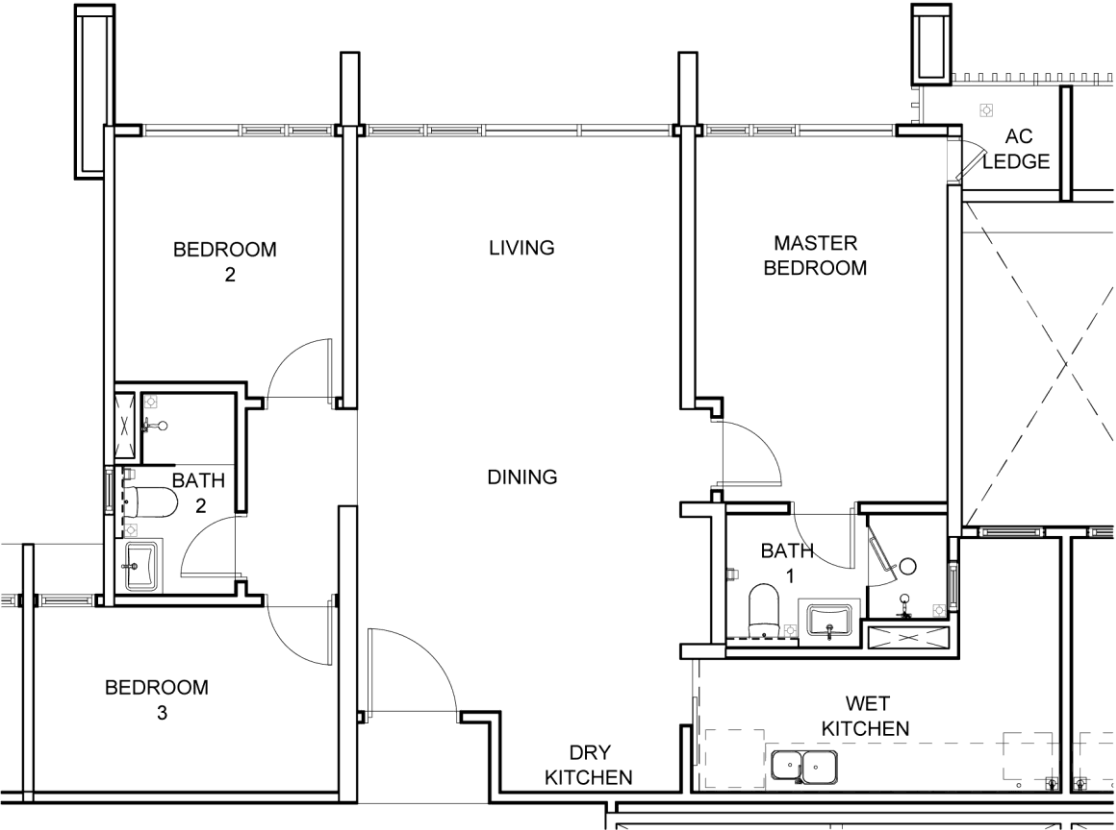
TYPE B1b



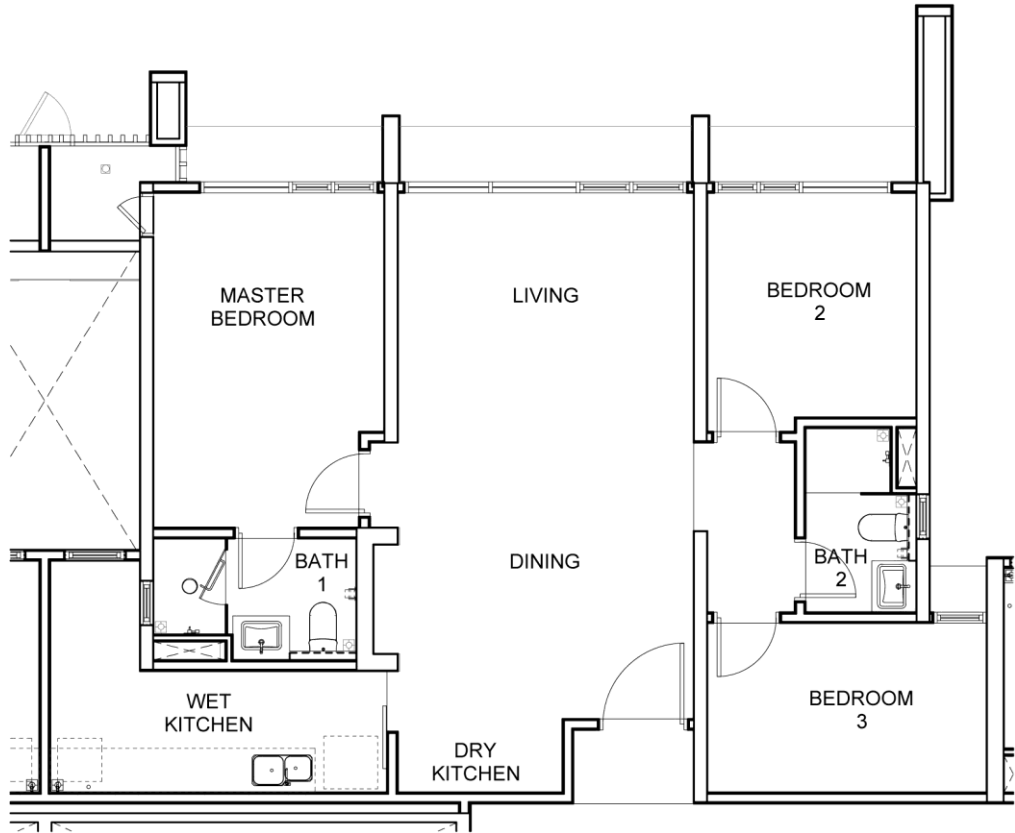
TYPE B1b (M)



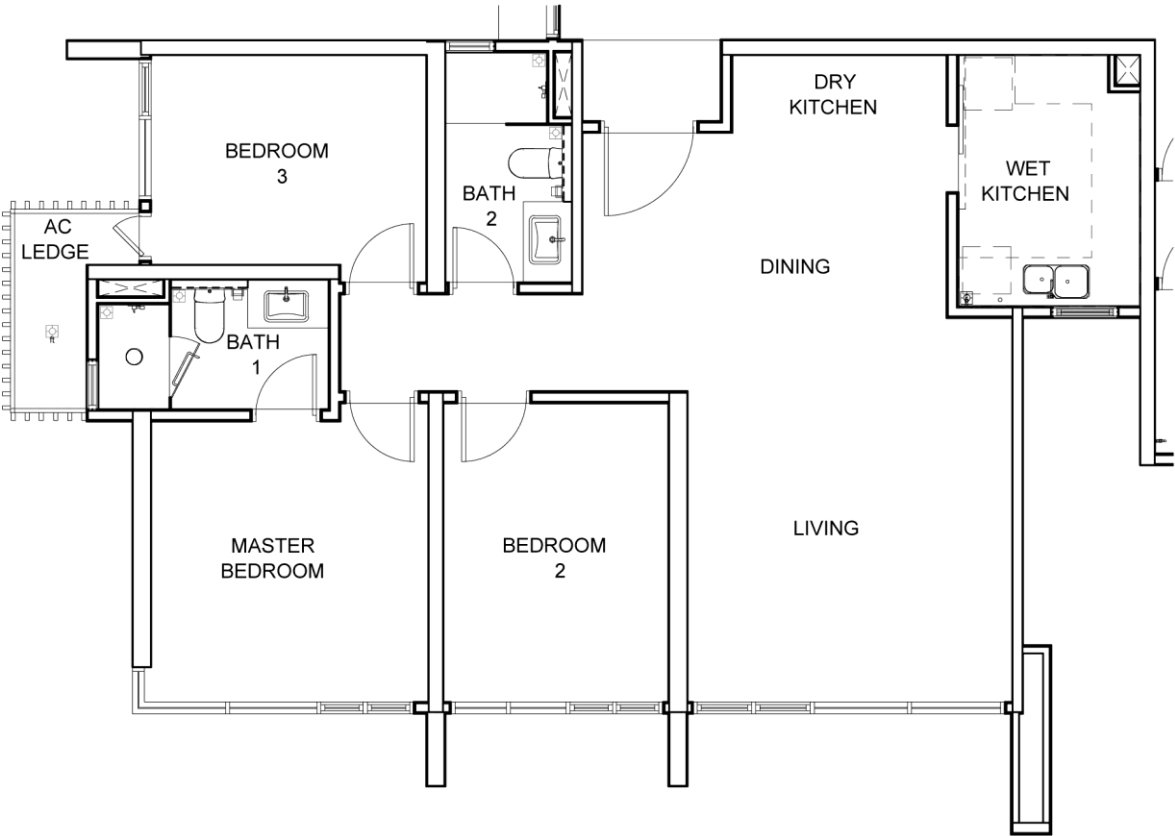
TYPE B2



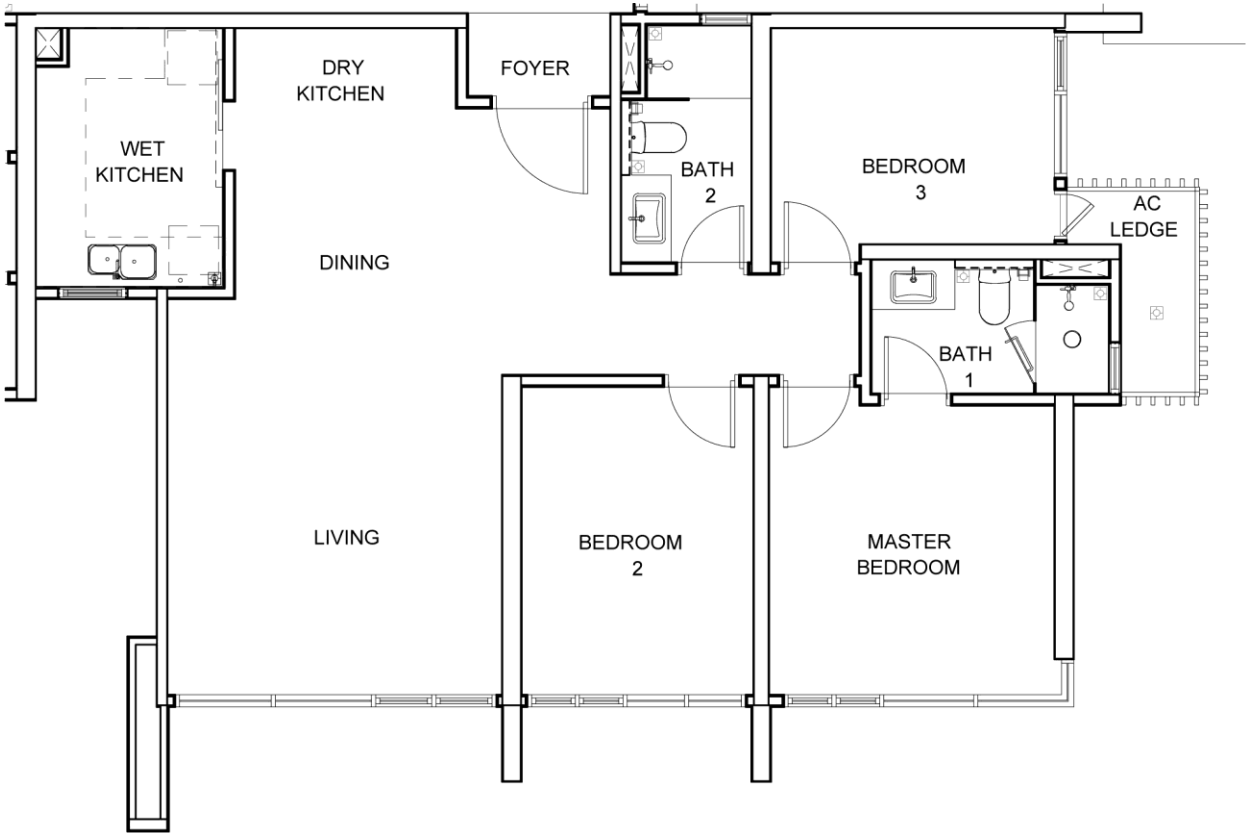
TYPE B2 (M)



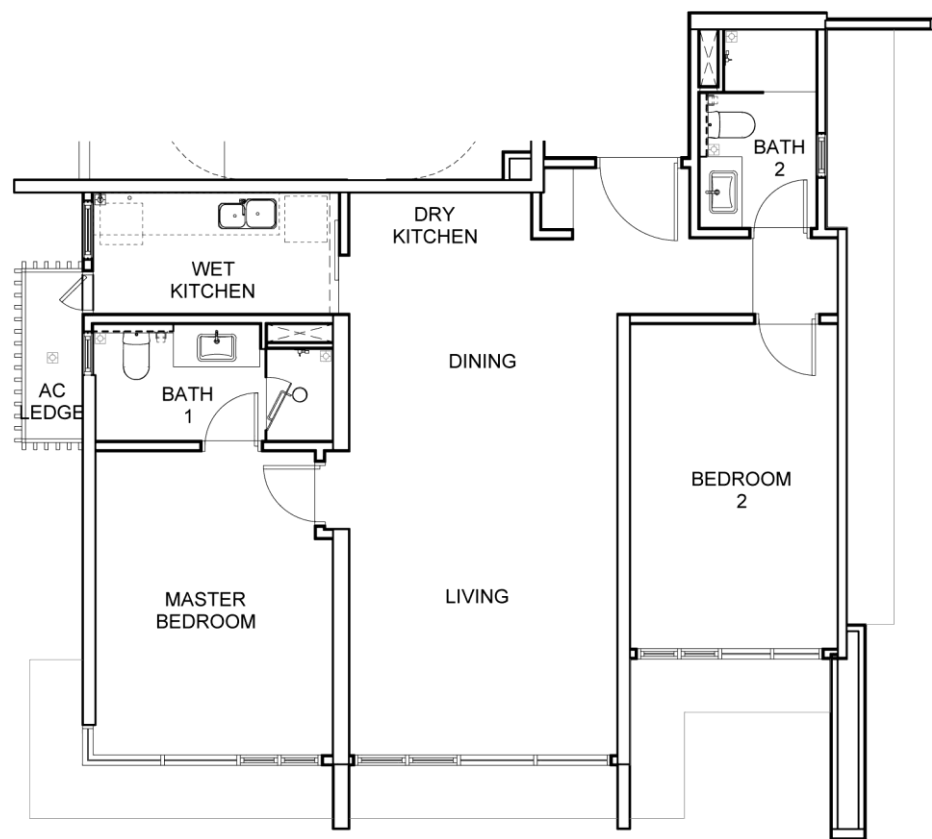
TYPE B3



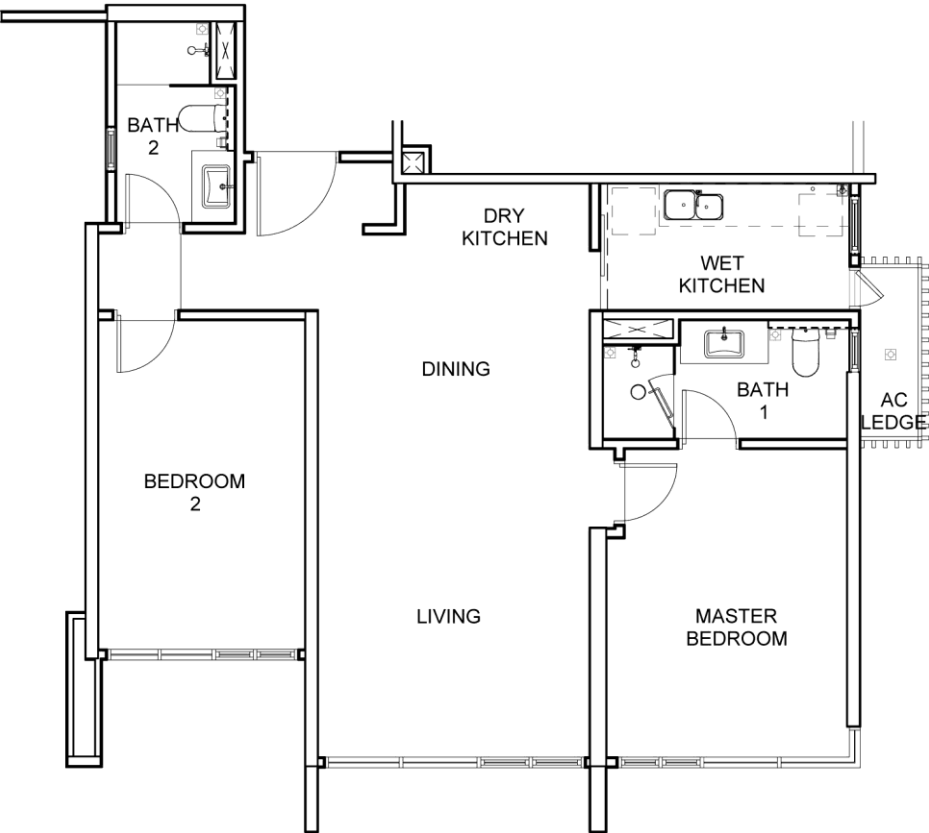
TYPE B3 (M)



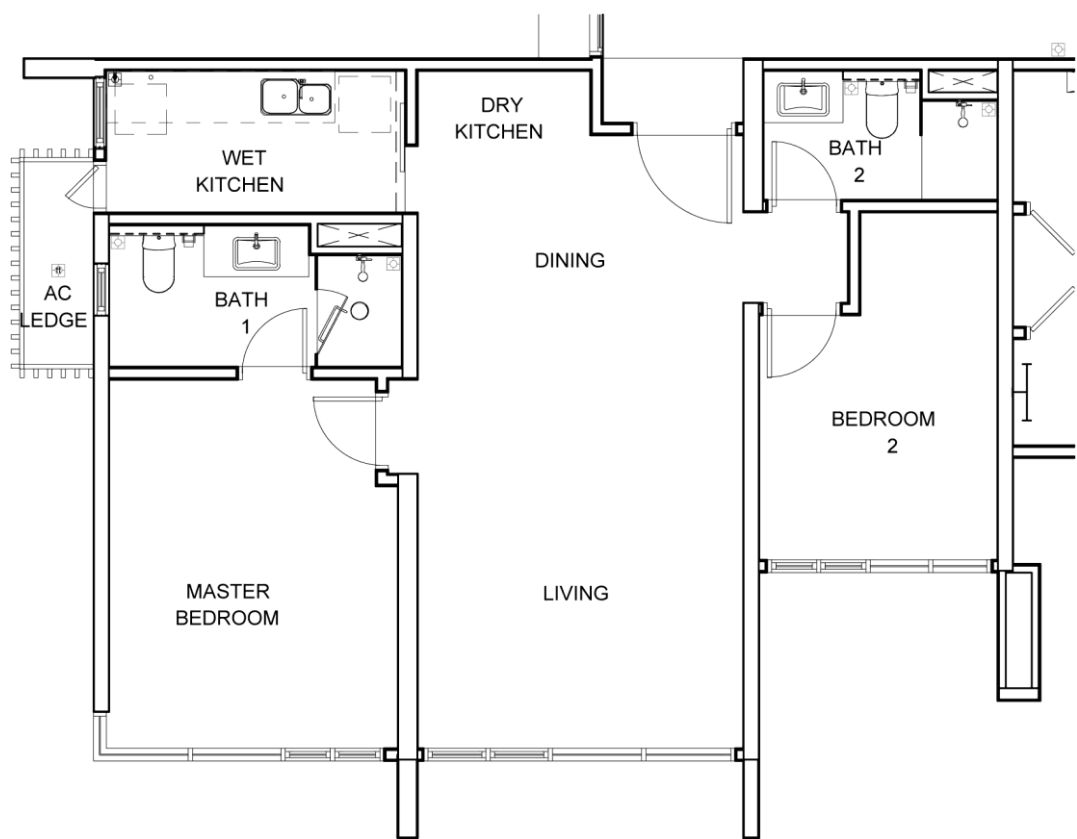
TYPE C1



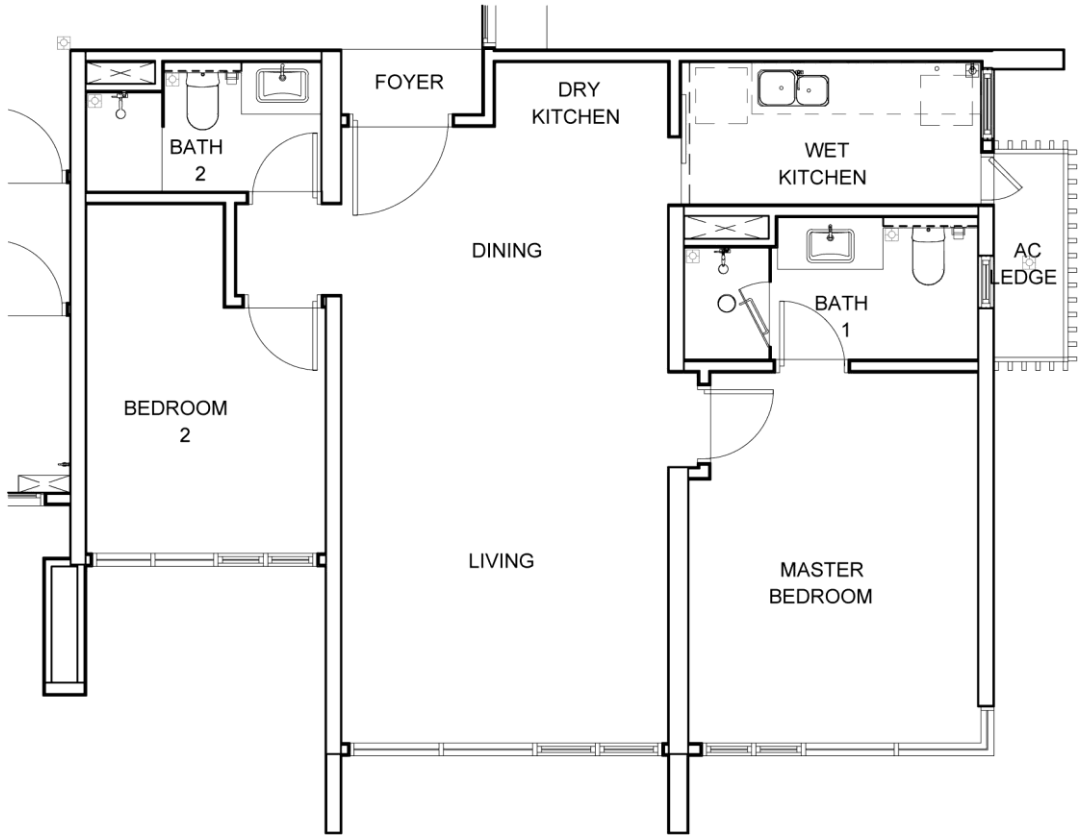
TYPE C1 (M)



TYPE C2

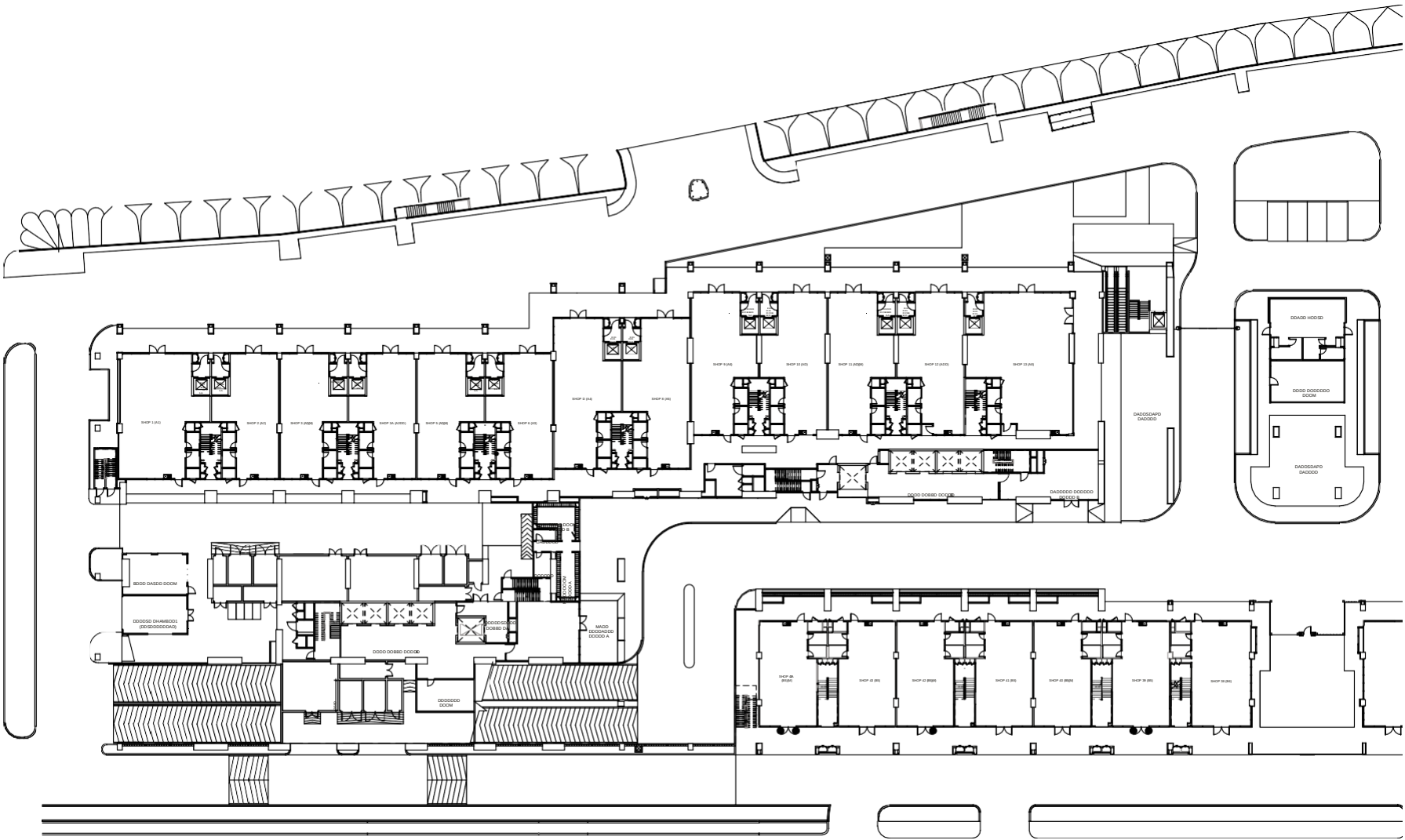


TYPE C2 (M)

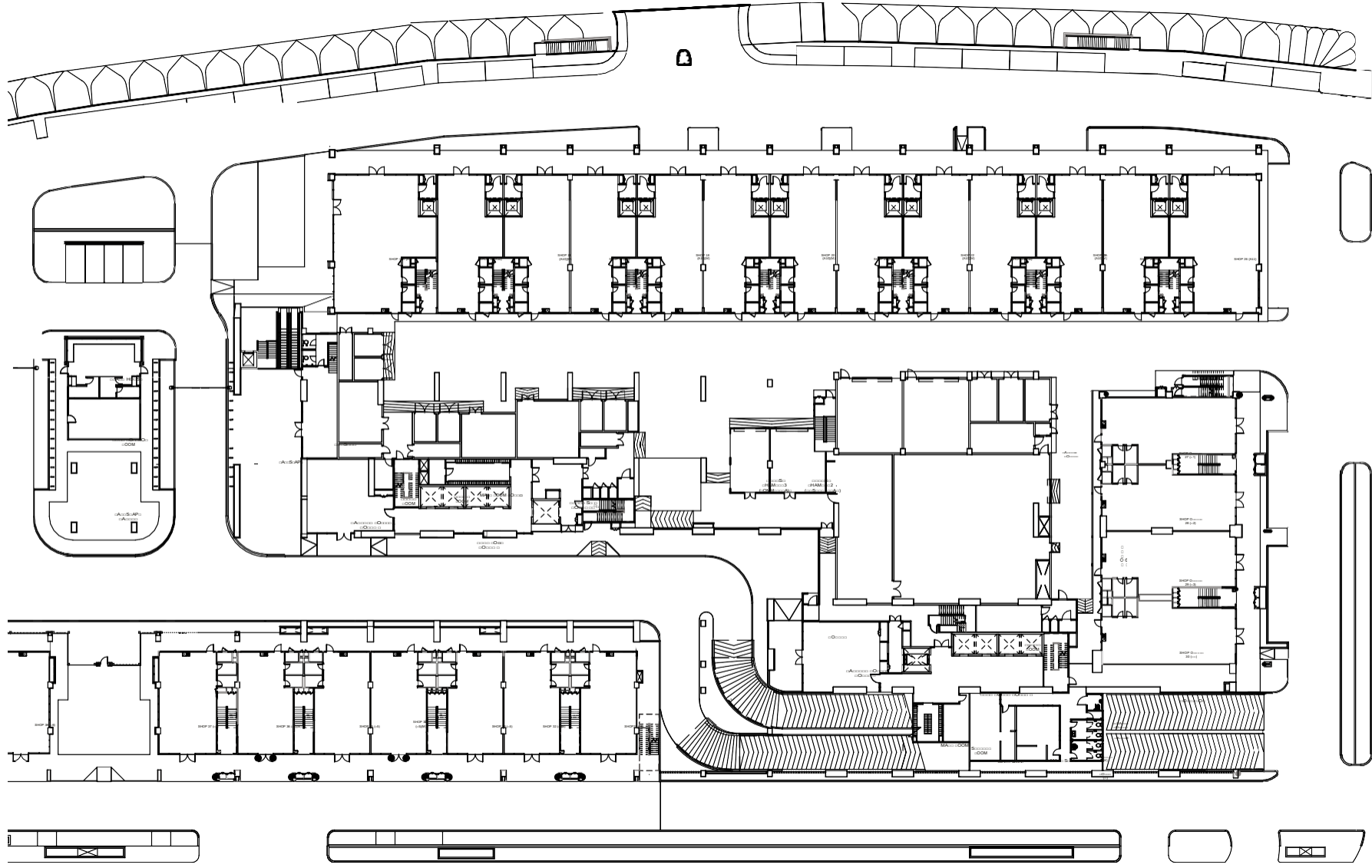


Layout Plan

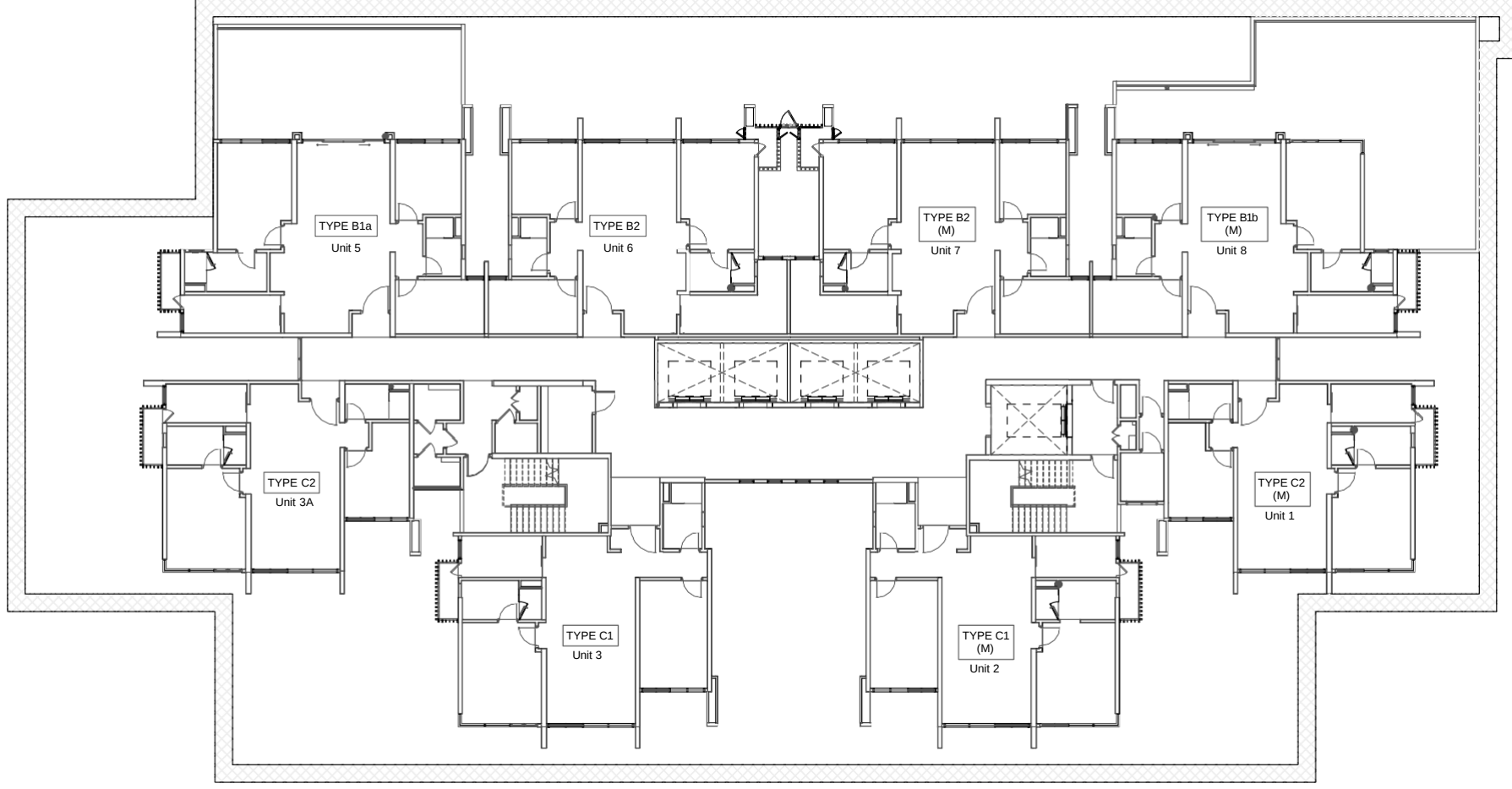
Ground floor - Part 1



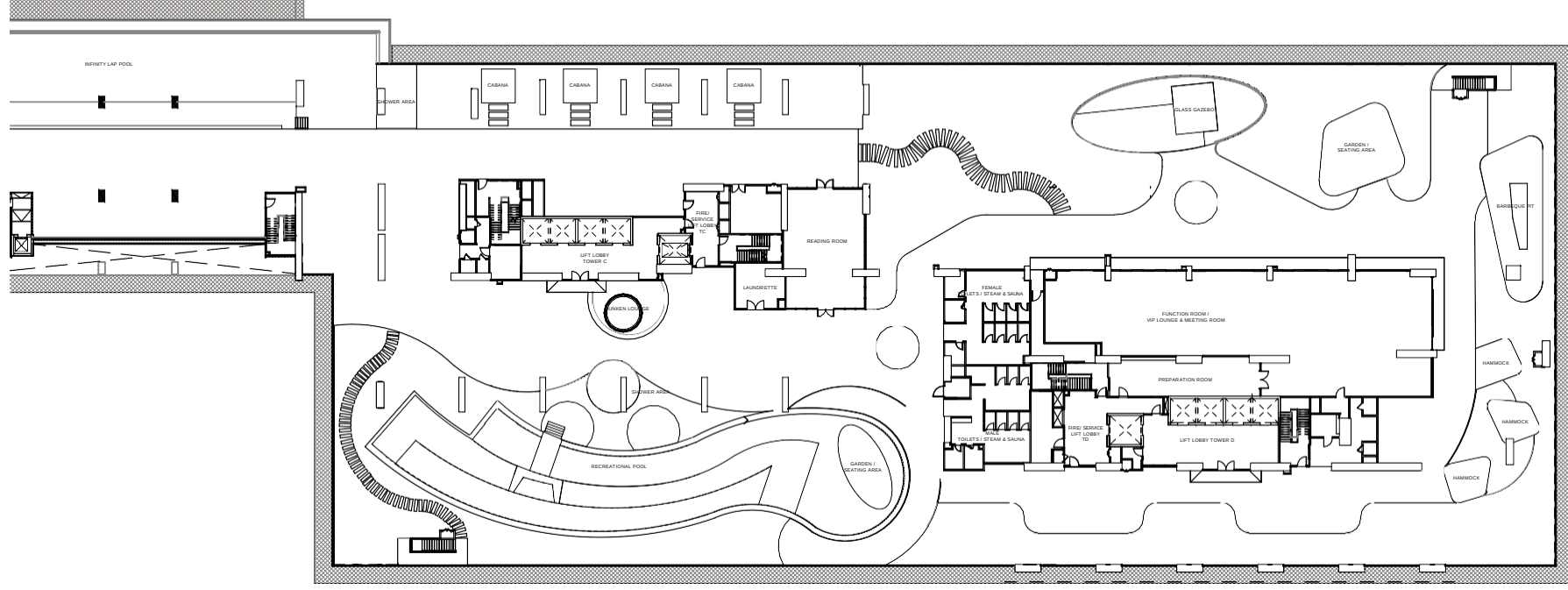
Ground floor - Part 2



Podium Level 7 - Part 1



Podium Level 7 - Part 2



Storey Plan A & B

Tower A 251 UNITS

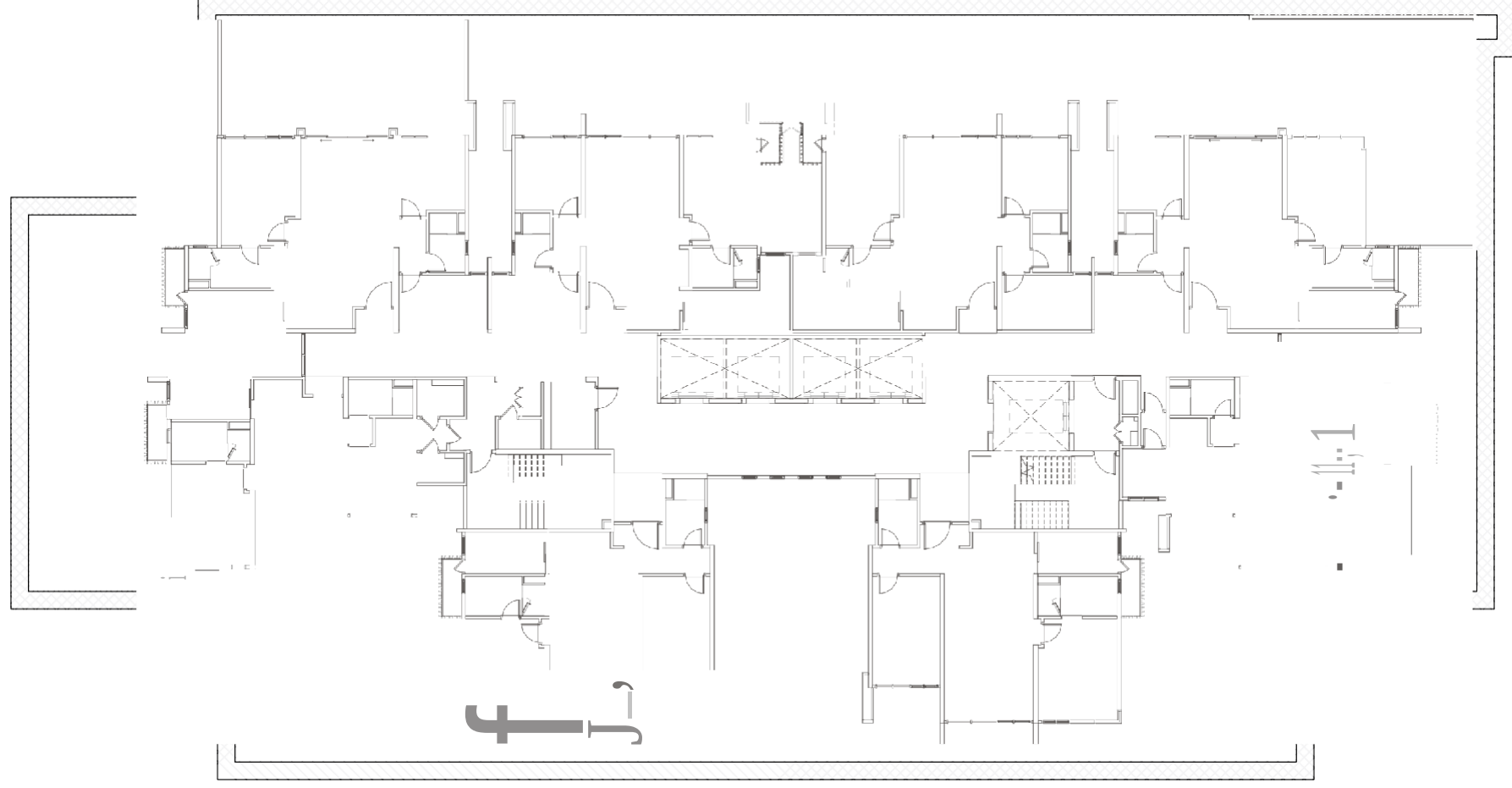
NORTH+EAST (Park)				SOUTH+WEST (Mall)				
TYPE	B1(M)	B2(M)	B2	B1	C2	C1	C1(M)	C2(M)
OA								
0								
	A-40-6	A-40-5	A-40-3A	A-40-3	A-40-2			A-40-1
D	A-39-8	A-39-7	A-39-6	A-39-5	A-39-3A	A-39-3	A-39-2	A-39-1
D	A-38-8	A-38-7	A-38-6	A-38-5	A-38-3A	A-38-3	A-38-2	A-38-1
D	A-37-8	A-37-11	A-37-6	A-37-5	A-37-3A	A-37-3	A-37-2	A-37-1
	A-36-3A			A-36-3	A-36-2			A-36-1
	A-35-3A			A-35-3	A-35-2			A-35-1
DA	A-33A-8	SKY RETREAT		A-33A-5	A-33A-3A	A-33A-3	A-33A-2	A-33A-1
D	A-33-8	A-33-11	A-33-6	A-33-5	A-33-3A	A-33-3	A-33-2	A-33-1
32	A-32-8	A-32-7	A-32-6	A-32-5	A-32-3A	A-32-3	A-32-2	A-32-1
31	A-31-8	A-31-11	A-31-6	A-31-5	A-31-3A	A-31-3	A-31-2	A-31-1
30	A-30-8	A-30-7	A-30-6	A-30-5	A-30-3A	A-30-3	A-30-2	A-30-1
29	A-29-8	A-29-7	A-29-6	A-29-5	A-29-3A	A-29-3	A-29-2	A-29-1
26	A-28-8	A-28-7	A-28-6	A-28-5	A-28-3A	A-28-3	A-28-2	A-28-1
27	A-27-8	A-27-7	A-27-6	A-27-5	A-27-3A	A-27-3	A-27-2	A-27-1
26	A-26-8	A-26-7	A-26-6	A-26-5	A-26-3A	A-26-3	A-26-2	A-26-1
25	A-25-8	A-25-7	A-25-6	A-25-5	A-25-3A	A-25-3	A-25-2	A-25-1
23A	A-23A-8	A-23A-7	A-23A-6	A-23A-5	A-23A-3A	A-23A-3	A-23A-2	A-23A-1
23	A-23-8	A-23-7	A-23-6	A-23-5	A-23-3A	A-23-3	A-23-2	A-23-1
22	A-22-7	A-22-6	A-22-5	A-22-3A	A-22-3	M&E	A-22-2	A-22-1
21	A-21-6	A-21-5	A-21-3A	A-21-3	A-21-2	M&E	M&E	A-21-1
20	A-20-8	A-20-7	A-20-6	A-20-5	A-20-3A	A-20-3	A-20-2	A-20-1
19	A-19-8	A-19-7	A-19-6	A-19-5	A-19-3A	A-19-3	A-19-2	A-19-1
9	A-18-8	A-18-11	A-18-6	A-18-5	A-18-3A	A-18-3	A-18-2	A-18-1
17	A-17-8	A-17-7	A-17-6	A-17-5	A-17-3A	A-17-3	A-17-2	A-17-1
16	A-16-8	A-16-7	A-16-6	A-16-5	A-16-3A	A-16-3	A-16-2	A-16-1
15	A-15-8	A-15-7	A-15-6	A-15-5	A-15-3A	A-15-3	A-15-2	A-15-1
13A	A-13A-8	A-13A-7	A-13A-6	A-13A-5	A-13A-3A	A-13A-3	A-13A-2	A-13A-1
13	A-13-8	A-13-7	A-13-6	A-13-5	A-13-3A	A-13-3	A-13-2	A-13-1
9	A-12-8	A-12-7	A-12-6	A-12-5	A-12-3A	A-12-3	A-12-2	A-12-1
11	A-11-8	A-11-11	A-11-6	A-11-5	A-11-3A	A-11-3	A-11-2	A-11-1
9	A-10-8	A-10-7	A-10-6	A-10-5	A-10-3A	A-10-3	A-10-2	A-10-1
	A-9-8	A-9-11	A-9-6	A-9-5	A-9-3A	A-9-3	A-9-2	A-9-1
TYPE	B1b(M)			B1a				
	A-8-8	A-8-11	A-8-6	A-8-5	A-8-3A	A-8-3	A-8-2	A-8-1

Tower B 298 UNITS

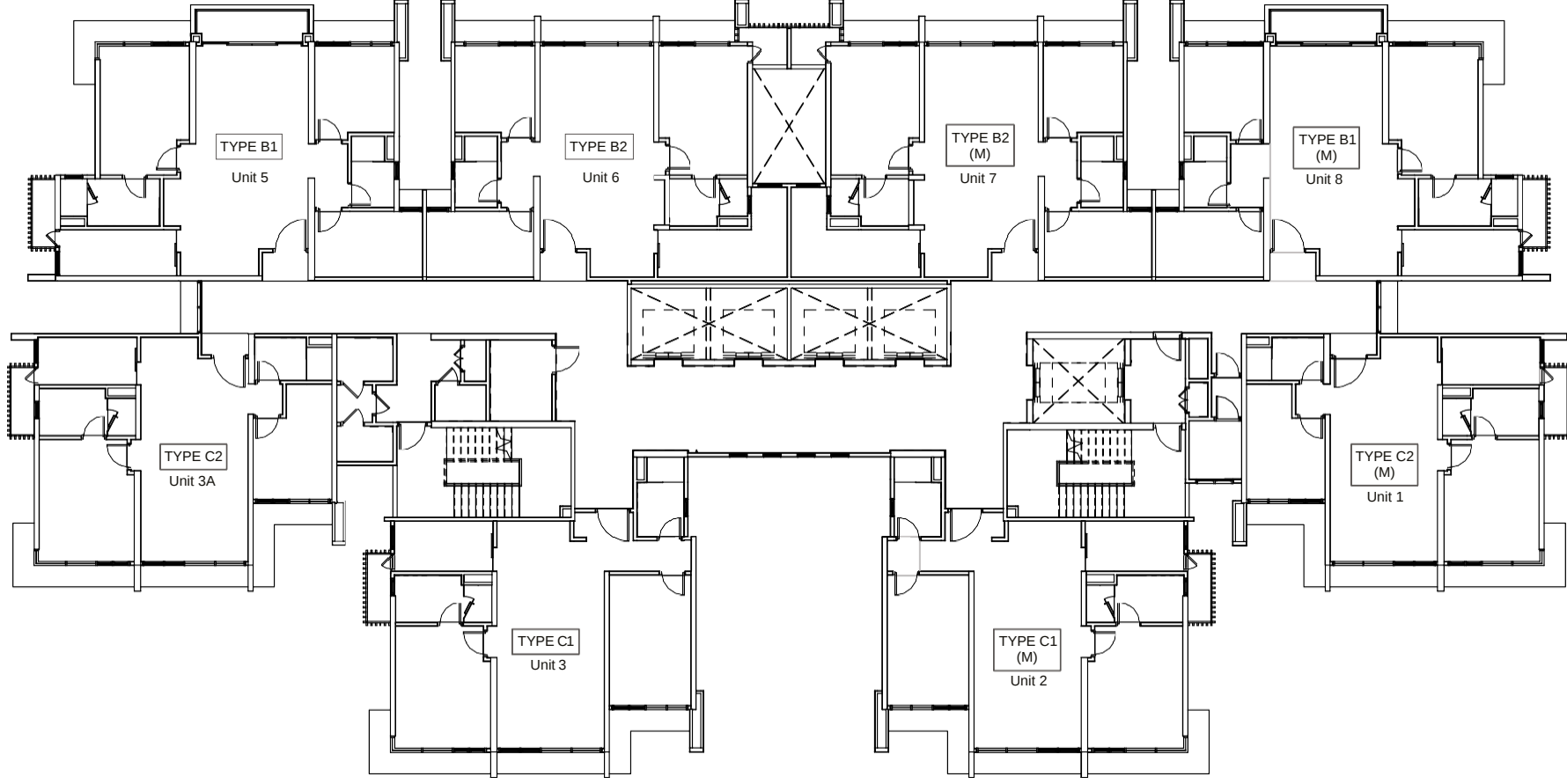
NORTH-EAST (Park)				SOUTH-WEST (Mall)			
A(M)	B2(M)	B2	A	B3	C1	C1(M)	B3(M)
B • 46 • 6	B • 46 • 5	B • 46 • 3 A	B • 46 • 3	B • 46 • 2			B • 46 • 1
B • 45 • 8	B • 45 • 7	B • 45 • 6	B • 45 • 5	B • 45 • 3A	B • 45 • 3	B • 45 • 2	
B • 43 A • 8	B • 43 A • 7	B • 43 A • 6	B • 43 • 4 A • 5	B • 43 • 3A	B • 43 • 3	B • 43 • 2	
B • 43 • 8	B • 43		B • 43 • 5	B • 43 • 3 A	B • 43	43	
B • 42 • 3 A			B • 42 • 3	B • 42 • 2			
B • 41 • 3 A	SKY RETREAT		B • 41 • 3	B • 41 • 2	SKY RETREAT		
B • 40 • 8	B • 40 • 7	B • 40 • 6	B • 40 • 5	B • 40 • 3A	B • 40 • 3	B • 40 • 2	
B • 39 • 8	B • 39 • 7	B • 39 • 6	B • 39 • 5	B • 39 • 3A	B • 39 • 3	B • 39 • 2	
B • 38 • 8	B • 38 • 7	B • 38 • 6	B • 38 • 5	B • 38 • 3A	B • 38 • 3	B • 38 • 2	
B • 37 • 8	B • 37 • 7	B • 37 • 6	B • 37 • 5	B • 37 • 3A	B • 37 • 3	B • 37 • 2	
B • 36 • 8	B • 36 • 7	B • 36 • 6	B • 36 • 5	B • 36 • 3A	B • 36 • 3	B • 36 • 2	
B • 35 • 8	B • 35 • 7	B • 35 • 6	B • 35 • 5	B • 35 • 3A	B • 35 • 3	B • 35 • 2	
B • 33 A • 8	B • 33 A • 7	B • 33 A • 6	B • 33 A • 5	B • 33 A • 3A	B • 33 A • 3	B • 33 A • 2	
B • 33 • 8	B • 33 • 7	B • 33 • 6	B • 33 • 5	B • 33 • 3A	B • 33 • 3	B • 33 • 2	
B • 32 • 8	B • 32 • 7	B • 32 • 6	B • 32 • 5	B • 32 • 3A	B • 32 • 3	B • 32 • 2	B • 32 • 1
B • 31 • 8	B • 31 • 7	B • 31 • 6	B • 31 • 5	B • 31 • 3A	B • 31 • 3	B • 31 • 2	B • 31 • 1
B • 30 • 8	B • 30 • 7	B • 30 • 6	B • 30 • 5	B • 30 • 3A	B • 30 • 3	B • 30 • 2	
B • 29 • 8	B • 29 • 7	B • 29 • 6	B • 29 • 5	B • 29 • 3A	B • 29 • 3	B • 29 • 2	
B • 28 • 8	B • 28 • 7	B • 28 • 6	B • 28 • 5	B • 28 • 3A	B • 28 • 3	B • 28	
B • 27 • 8	B • 27 • 7	B • 27 • 6	B • 27 • 5	B • 27 • 3A	B • 27 • 3	B • 27 • 2	
B • 26 • 8	B • 26 • 7	B • 26 • 6	B • 26 • 5	B • 26 • 3A	B • 26 • 3	B • 26	
B • 25 • 7	B • 25 • 6	B • 25 • 5	B • 25 • 3 A	B • 25 • 3	B • 25 • 2	M&E	
B • 23 A • 6	B • 23 A • 5	B • 23 A • 3 A	B • 23 A • 3	B • 23 A • 2	M&E	M&E	
B • 23 • 8	B • 23 • 7	B • 23 • 6	B • 23 • 5	B • 23 • 3A	B • 23 • 3	B • 23 • 2	
B • 22 • 8	B • 22 • 7	B • 22 • 6	B • 22 • 5	B • 22 • 3A	B • 22 • 3	B • 22 • 2	
B • 21 • 8	B • 21 • 7	B • 21 • 6	B • 21 • 5	B • 21 • 3A	B • 21 • 3	B • 21 • 2	
B • 20 • 8	B • 20 • 7	B • 20 • 6	B • 20 • 5	B • 20 • 3A	B • 20 • 3	B • 20 • 2	
B • 19 • 8	B • 19 • 7	B • 19 • 6	B • 19 • 5	B • 19 • 3A	B • 19 • 3	B • 19 • 2	
B • 18 • 8	B • 18 • 7	B • 18 • 6	B • 18 • 5	B • 18 • 3 A	B • 18 • 3	B • 18 • 2	B • 18 • 1
B • 17 • 8	B • 17 • 7	B • 17 • 6	B • 17 • 5	B • 17 • 3A	B • 17 • 3	B • 17 • 2	B • 17 • 1
B • 16 • 8	B • 16 • 7	B • 16 • 6	B • 16 • 5	B • 16 • 3A	B • 16 • 3	B • 16 • 2	
B • 15 • 8	B • 15 • 7	B • 15 • 6	B • 15 • 5	B • 15 • 3A	B • 15 • 3	B • 15 • 2	
B • 13 A • 8	B • 13 A • 7	B • 13 A • 6	B • 13 A • 5	B • 13 A • 3A	B • 13 A • 3	B • 13 A • 2	
B • 13 • 8	B • 13 • 7	B • 13 • 6	B • 13 • 5	B • 13 • 3A	B • 13 • 3	B • 13	
B • 12 • 8	B • 12 • 7	B • 12 • 6	B • 12 • 5	B • 12 • 3A	B • 12 • 3	B • 12 • 2	
B • 11 • 8	B • 11 • 7	B • 11 • 6	B • 11 • 5	B • 11 • 3A	B • 11 • 3	B • 11 • 2	
B • 10 • 8	B • 10 • 7	B • 10 • 6	B • 10 • 5	B • 10 • 3A	B • 10 • 3	B • 10 • 2	
B • 9 • 8	B • 9 • 7	B • 9 • 6	B • 9 • 5	B • 9 • 3 A	B • 9 • 3	B • 9 • 2	B • 9 • 1
FACILITIES				B • 8 • 3 A	B • 8 • 3	B • 8 • 2	B • 8 • 1

NORTH - EAST (Park)										SOUTH - WEST (Mall)									
81(M)		82(M)		82		81		11		C2		C1		C1(M)		C2(M)			
0-40	6	0-@	-5	11	0-40-3	A	O-	40	3	0-40	2							0-40	1
0-39	8	0-39	2	0-39	6	0-39	5	0-39	3A	0-39	3	0-39	2	0-39	2	0-39	1	0-39	1
0-38	8	0-38	2	0-38	6	0-38	5	0-38	3A	0-38	3	0-38	2	0-38	2	0-38	1	0-38	1
0-37	8	0-37	2	0-37	6	0-37	5	0-37	3A	0-37	3	0-37	2	0-37	2	0-37	1	0-37	1
0-36+3A						0-36	3	0+36+2										0-36	1
0-35+3A		SKYRETREAT					O-35-3					SKYRETREAT					0-35-		
0-33A	8	0-33A-7	0-33A-6	0-33A-5	0-33A-3A	0-33A-3	0-33A-2	0-33A-1										0-33A	1
0-33	8	0-33	2	0-33	6	0-33	5	0-33	3A	0-33	3	0-33	2	0-33	2	0-33	1	0-33	1
0-32	8	0-32	2	0-32	6	0-32	5	0-32	3A	0-32	3	0-32	2	0-32	2	0-32	1	0-32	1
0-31	8	0-31	2	0-31	6	0-31	5	0-31	3A	0-31	3	0-31	2	0-31	2	0-31	1	0-31	1
0-30	8	0-30	2	0-30	6	0-30	5	0-30	3A	0-30	3	0-30	2	0-30	2	0-30	1	0-30	1
0-29	8	0-29	2	0-29	6	0-29	5	0-29	3A	0-29	3	0-29	2	0-29	2	0-29	1	0-29	1
0-28	8	0-28	2	0-28	6	0-28	5	0-28	3A	0-28	3	0-28	2	0-28	2	0-28	1	0-28	1
0-27	8	0-27	2	0-27	6	0-27	5	0-27	3A	0-27	3	0-27	2	0-27	2	0-27	1	0-27	1
0-26	8	0-26	2	0-26	6	0-26	5	0-26	3A	0-26	3	0-26	2	0-26	2	0-26	1	0-26	1
0-25	8	0-25	2	0-25	6	0-25	5	0-25	3A	0-25	3	0-25	2	0-25	2	0-25	1	0-25	1
0-23A	8	0-23A-7	0-23A-6	0-23A-5	0-23A-3A	0-23A-3	0-23A-2	0-23A-1										0-23A	1
0-23	0	0-23	2	0-23	6	0-23	5	0-23	3A	0-23	3	0-23	2	0-23	2	0-23	1	0-23	1
0-22	7	0-22	2	0-22	3	0-22	3A-1	0-22	3	M&E	0-22	2	0-22	2	0-22	1	0-22	1	1
0-21	6	0-21	5	0-21	3	0-21	3	0-21	2	M&E	M&E	0-21	1	0-21	1	0-21	1	0-21	1
0-20	8	0-20	2	0-20	6	0-20	5	0-20	3A	0-20	3	0-20	2	0-20	2	0-20	1	0-20	1
0-19	8	0-19	2	0-19	6	0-19	5	0-19	3A	0-19	3	0-19	2	0-19	2	0-19	1	0-19	1
0-18	8	0-18	2	0-18	6	0-18	5	0-18	3A	0-18	3	0-18	2	0-18	2	0-18	1	0-18	1
0-17																			

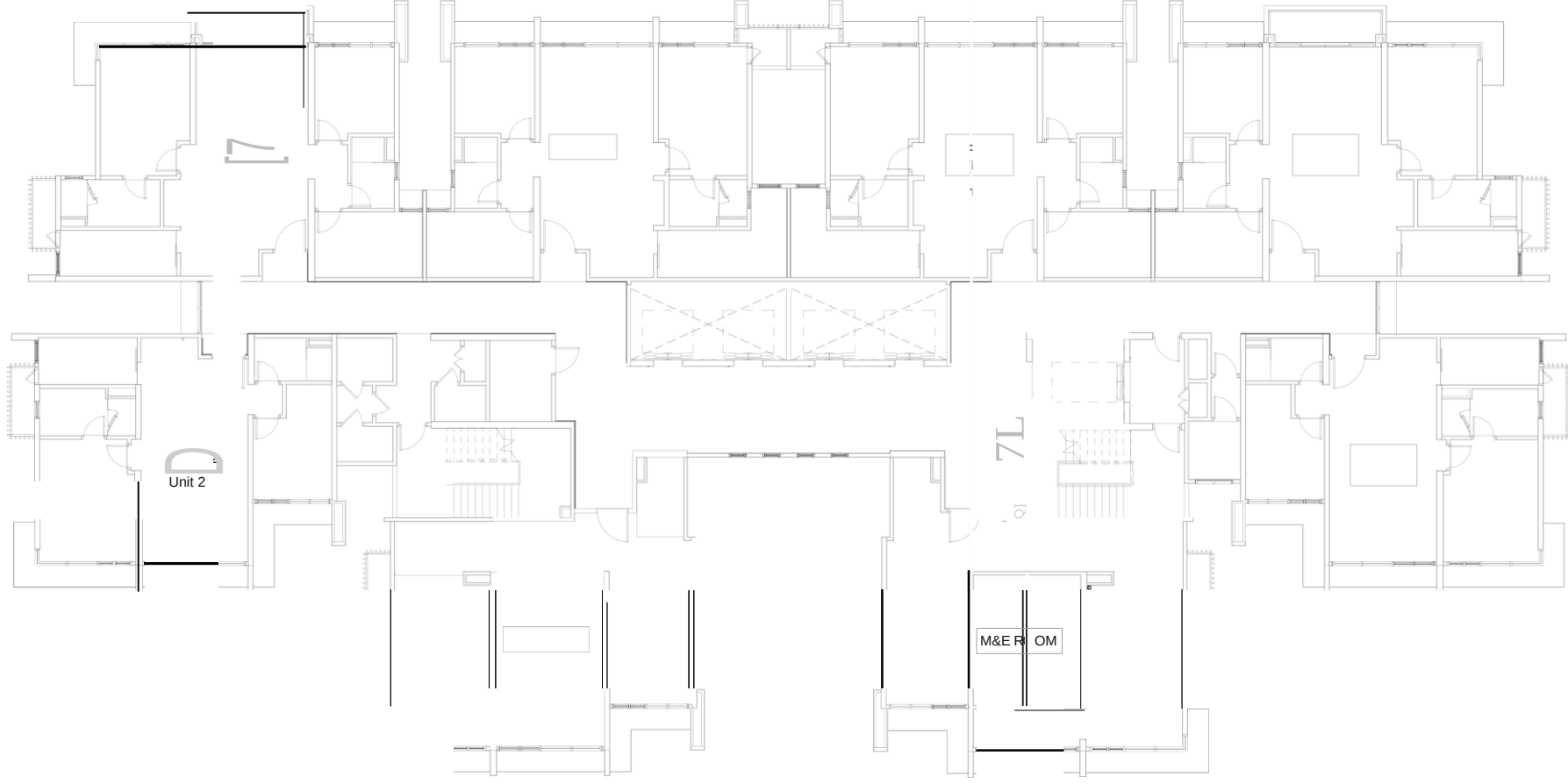
Tower A Level 8

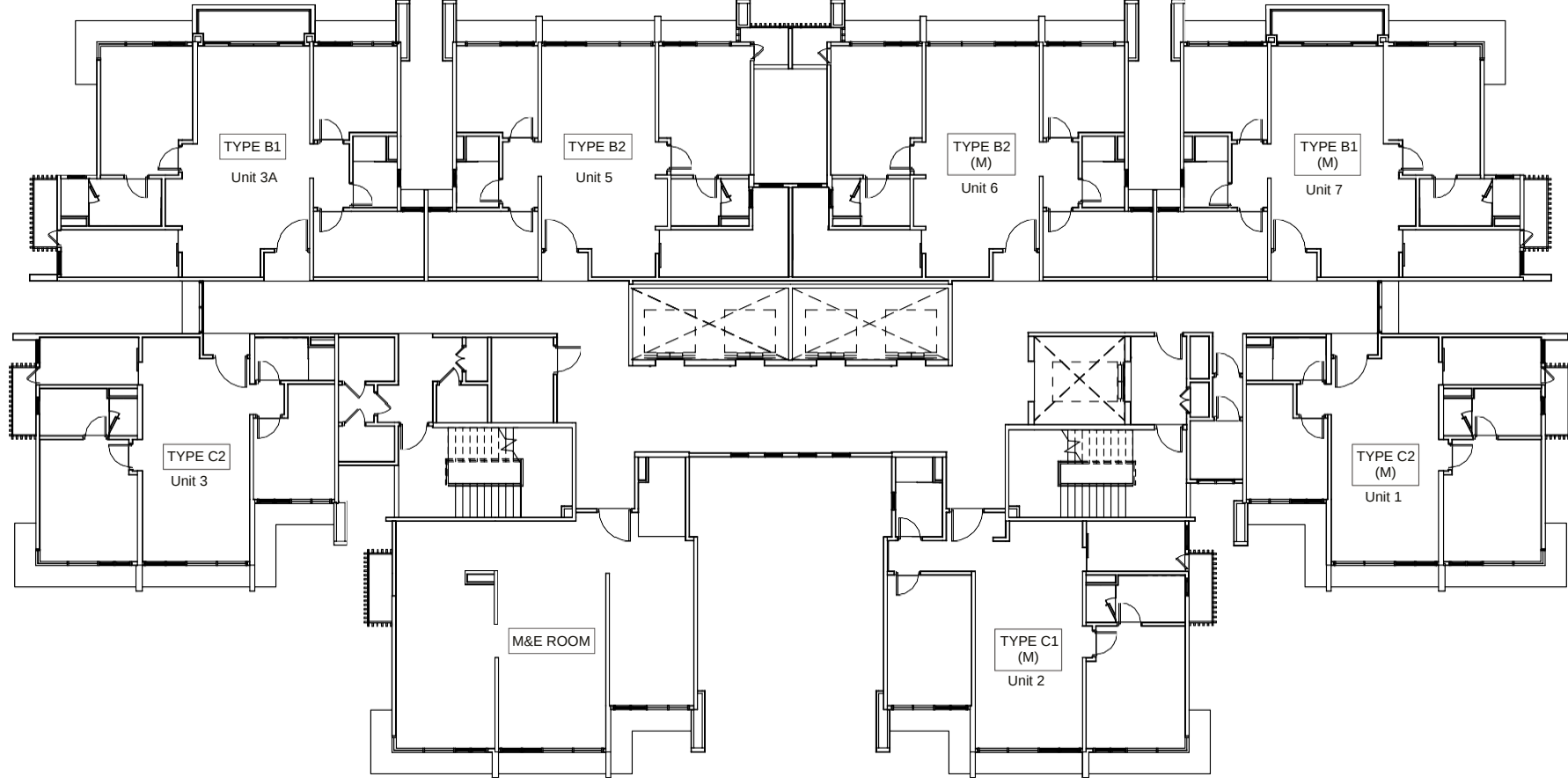


Tower A Level 9-20, 23-33A

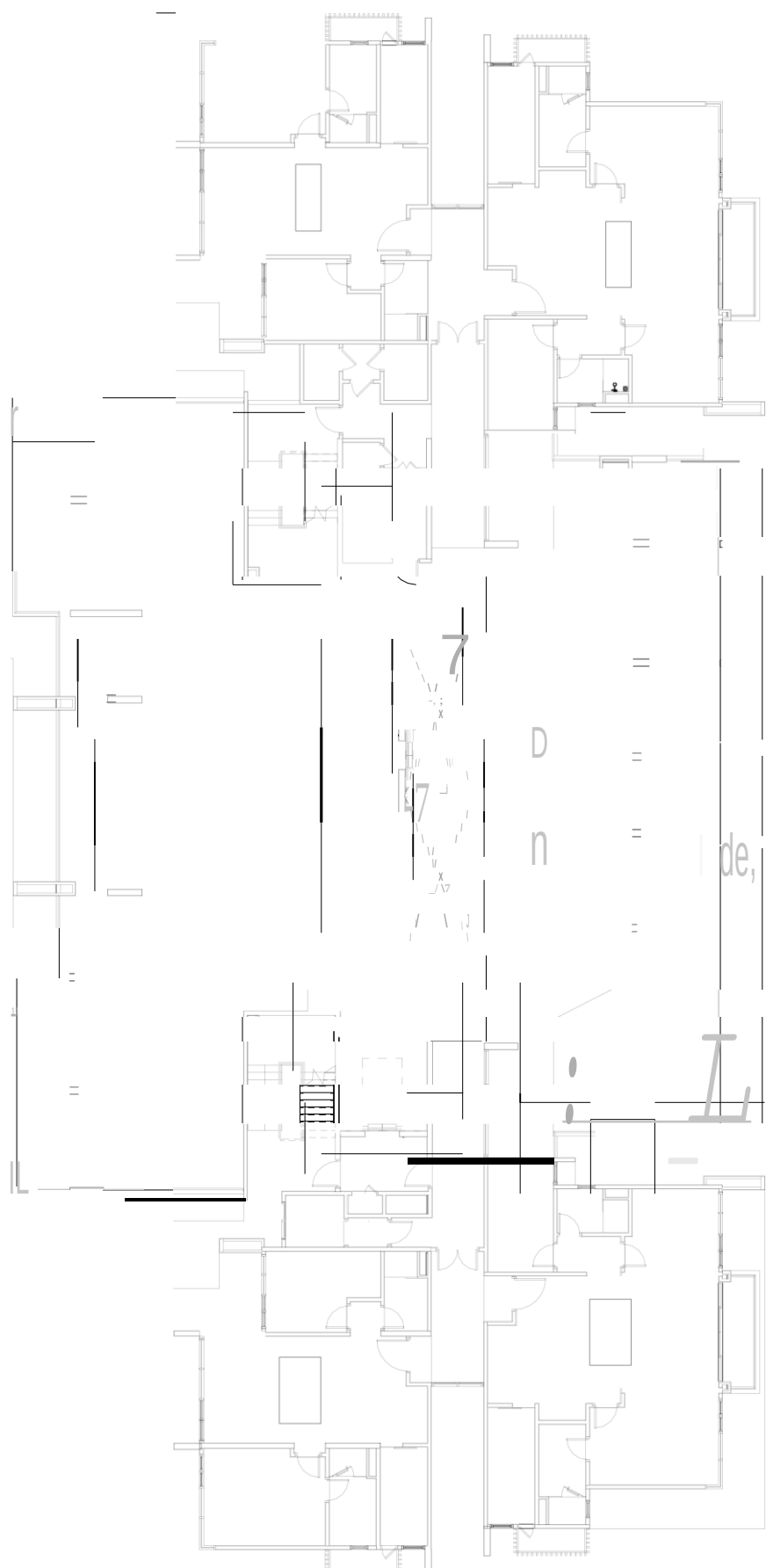


Tower A Level 21

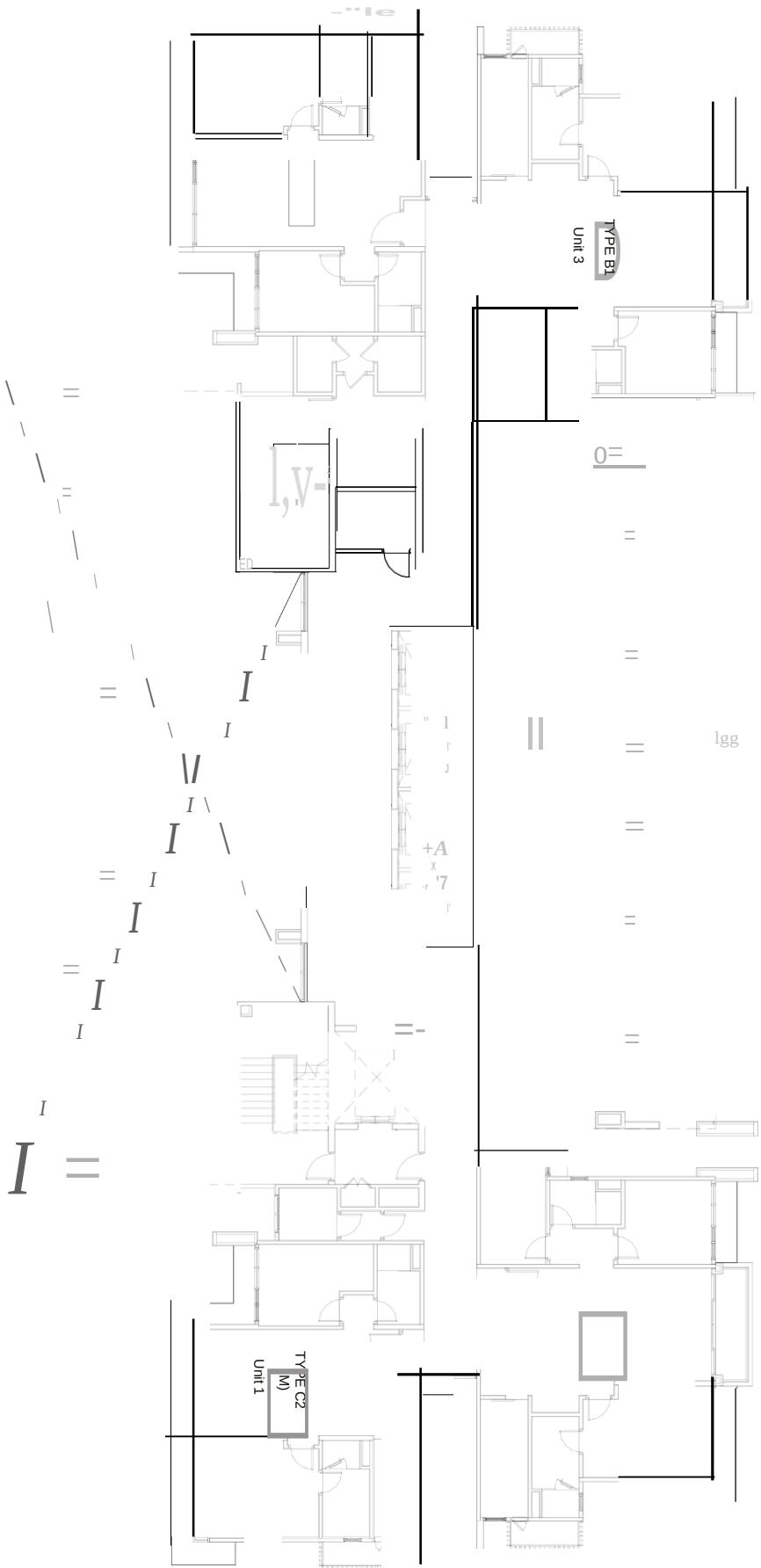


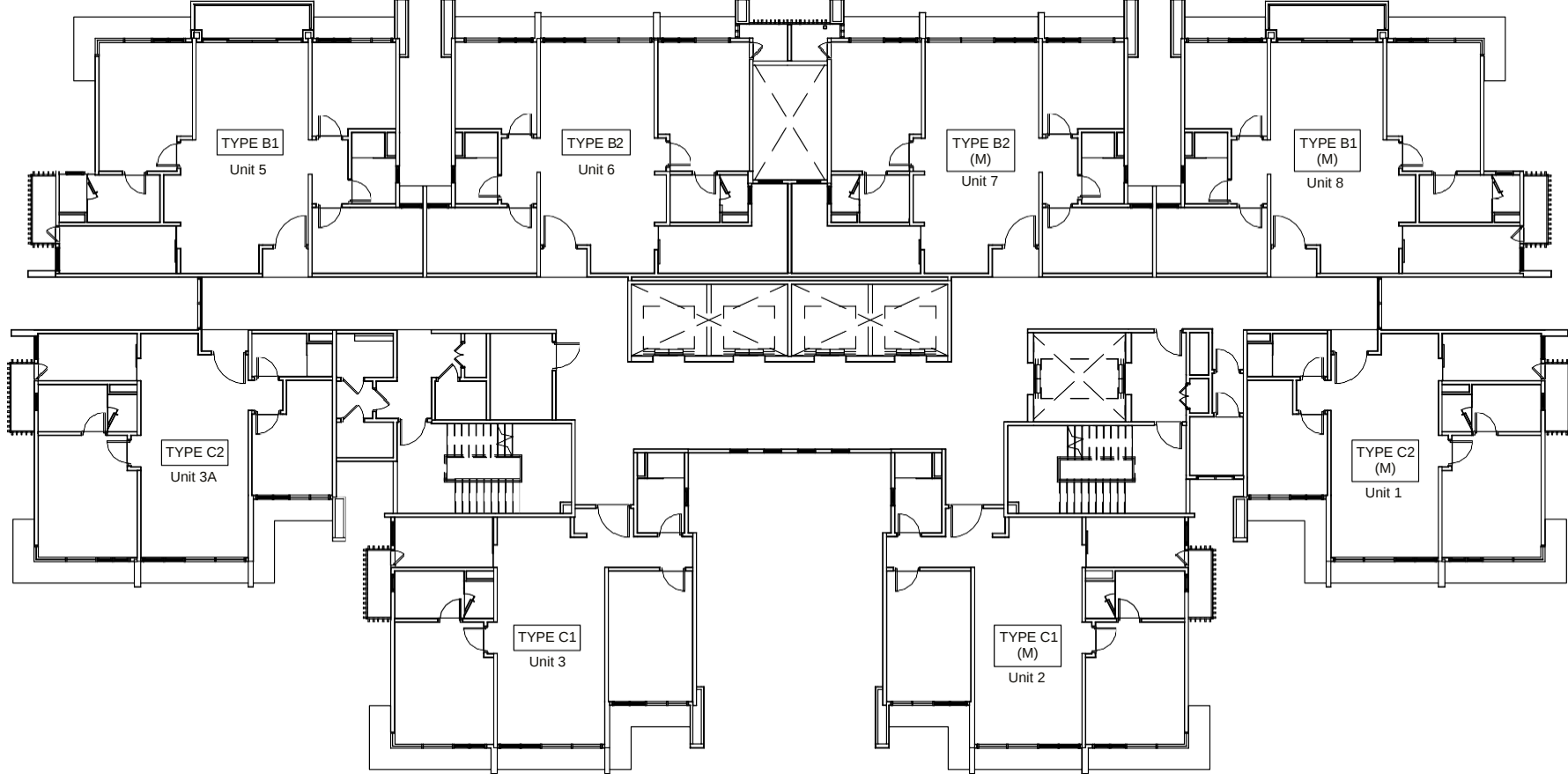


Tower A Level 35

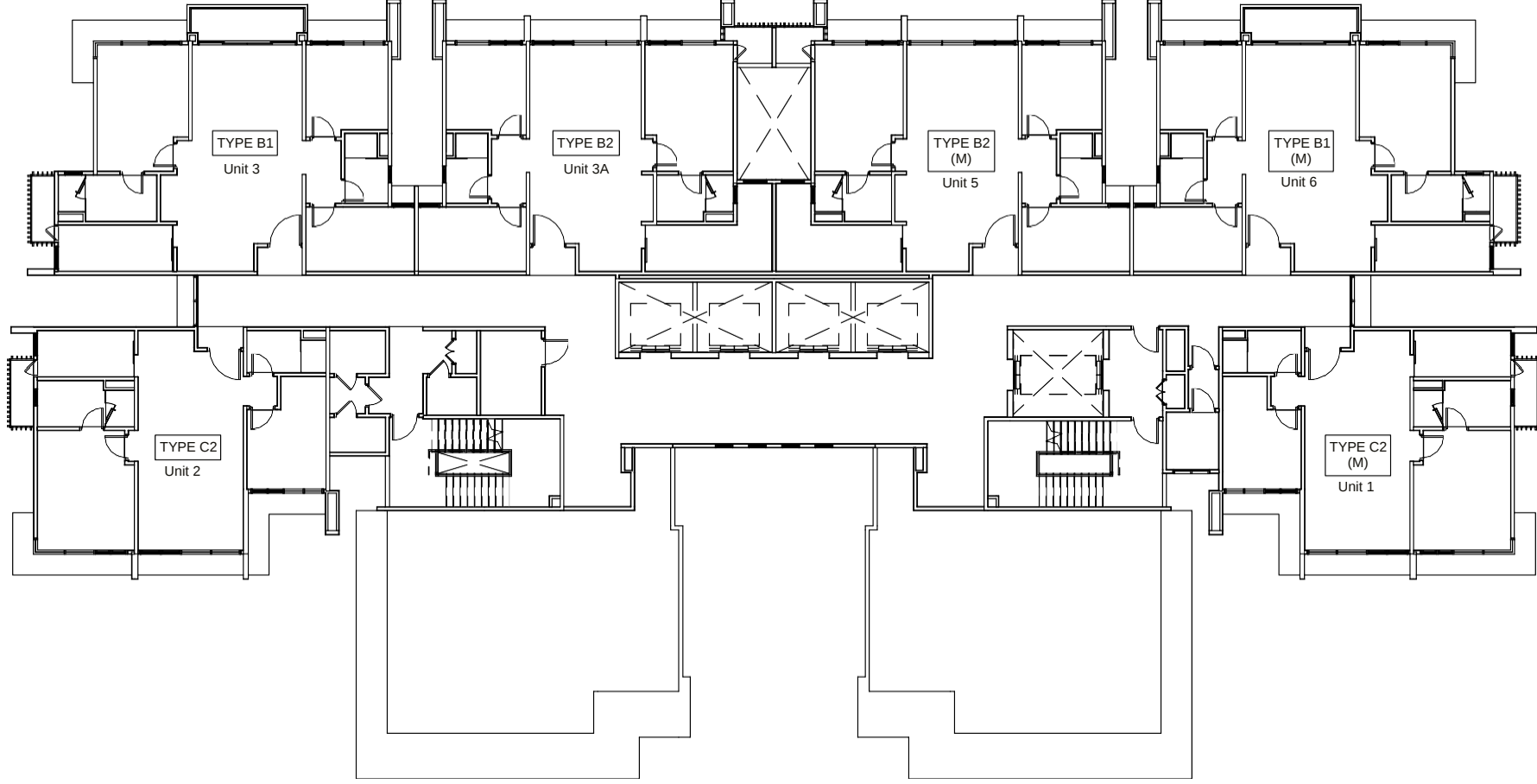


Tower A Level 36

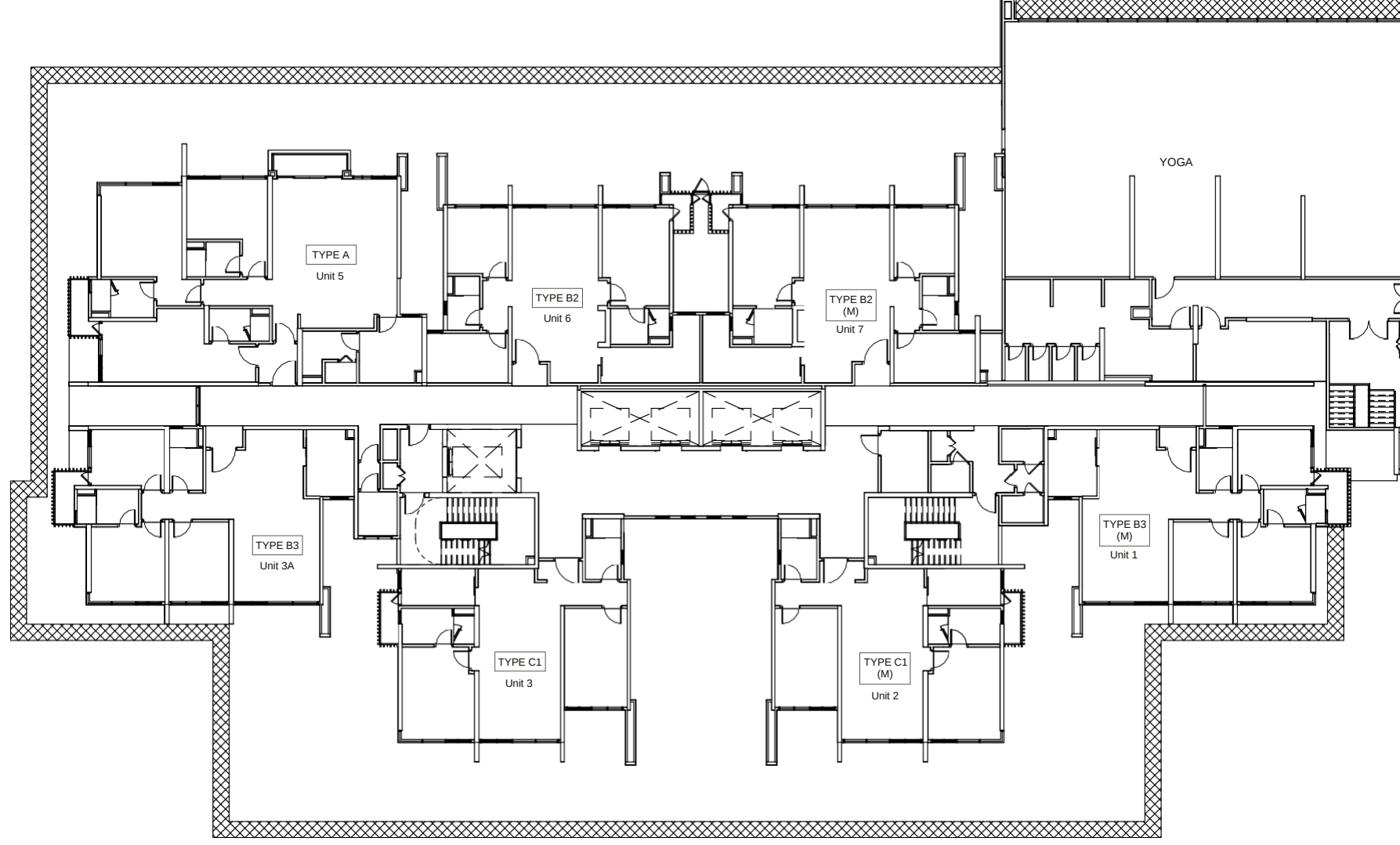


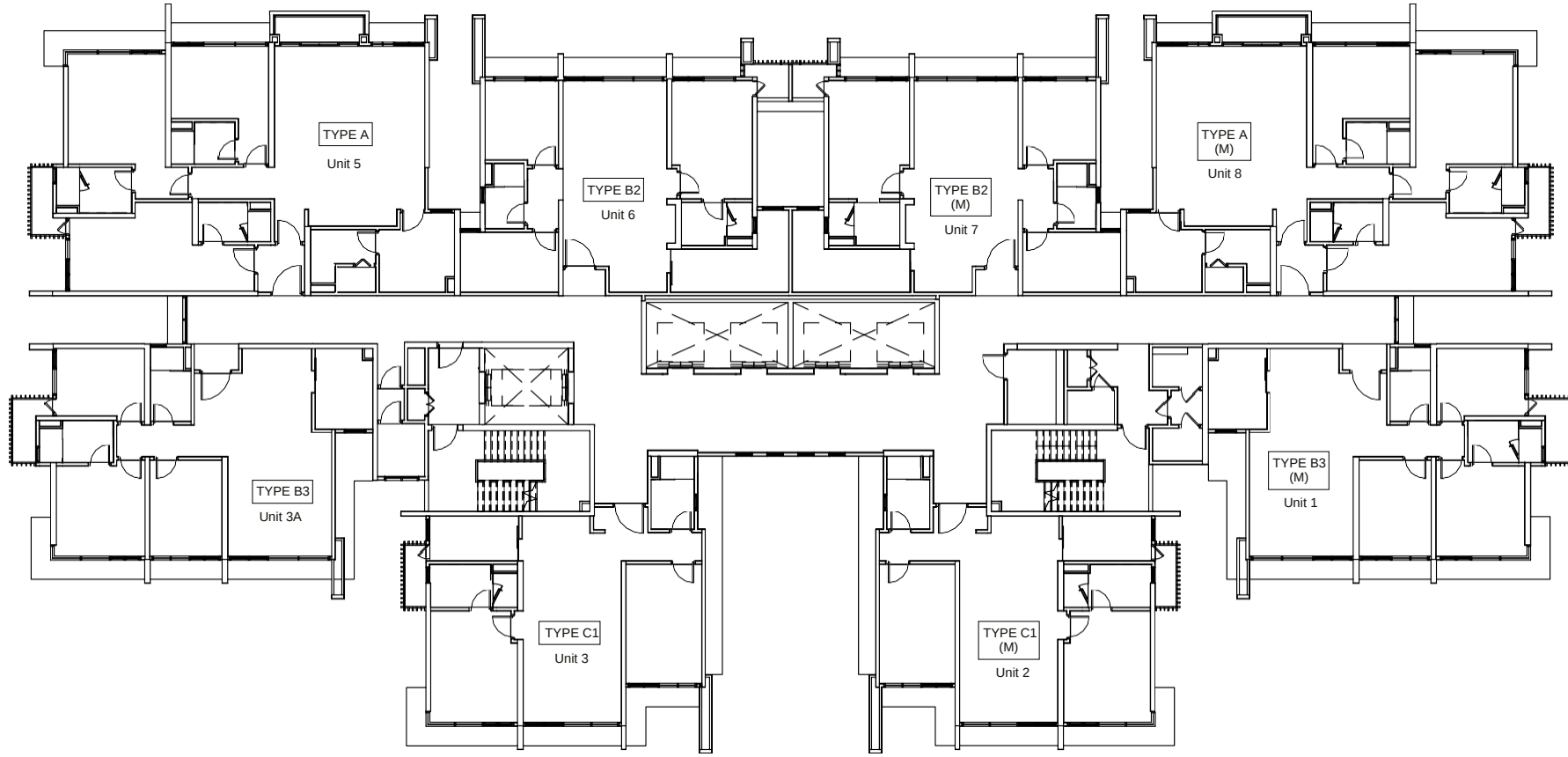


Tower A Level 40

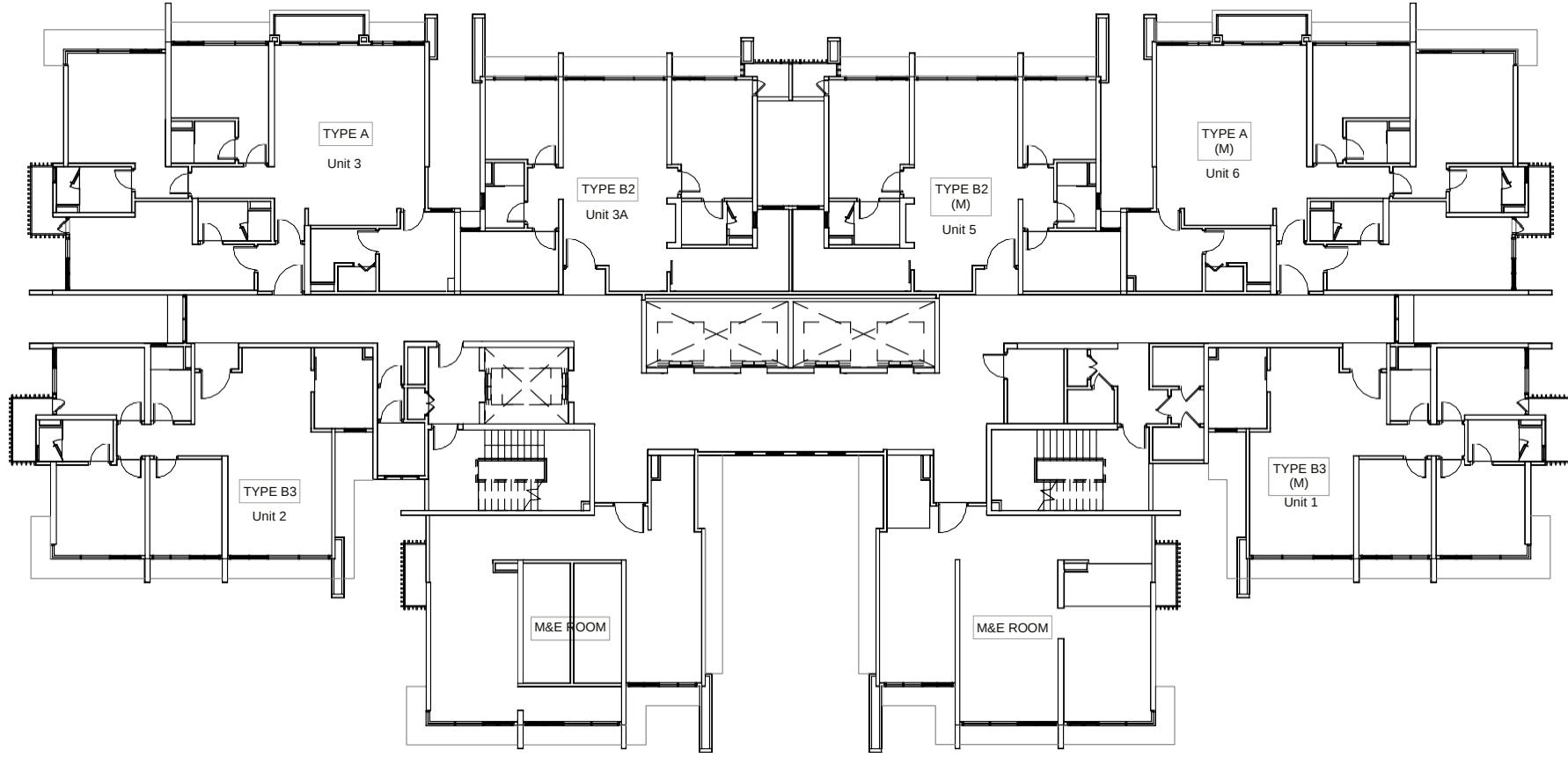


Tower B Level 8

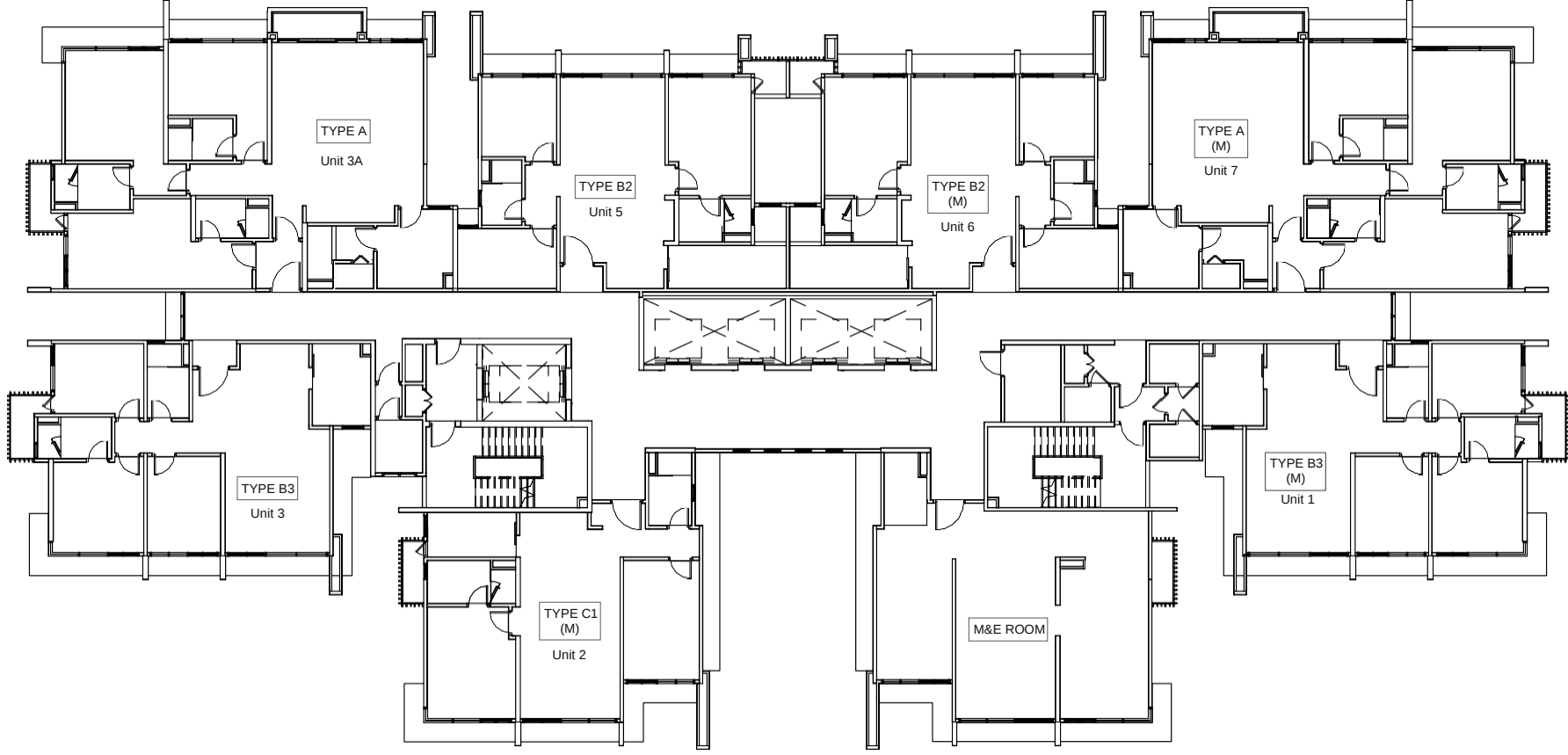




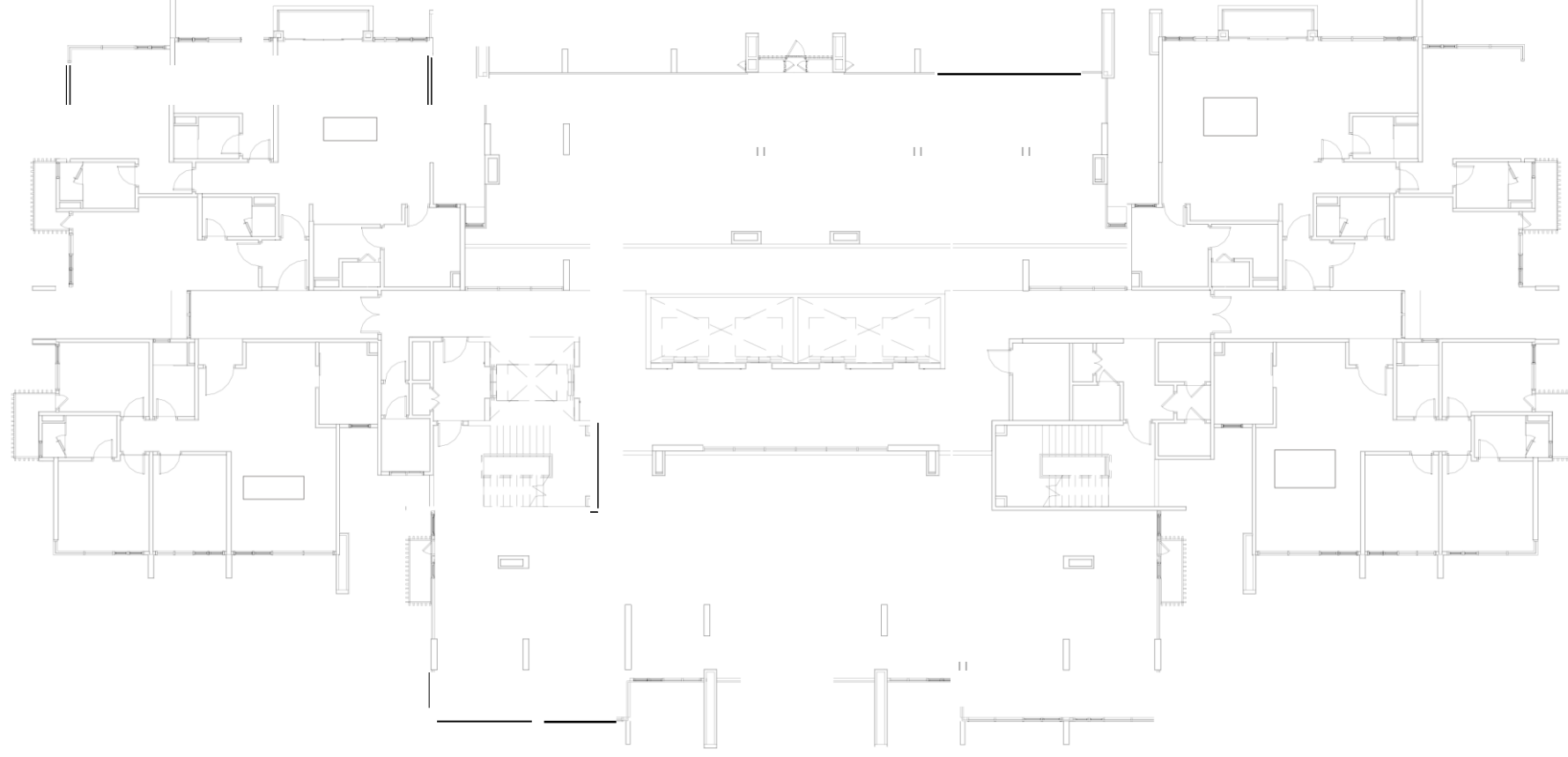
Tower B Level 23A



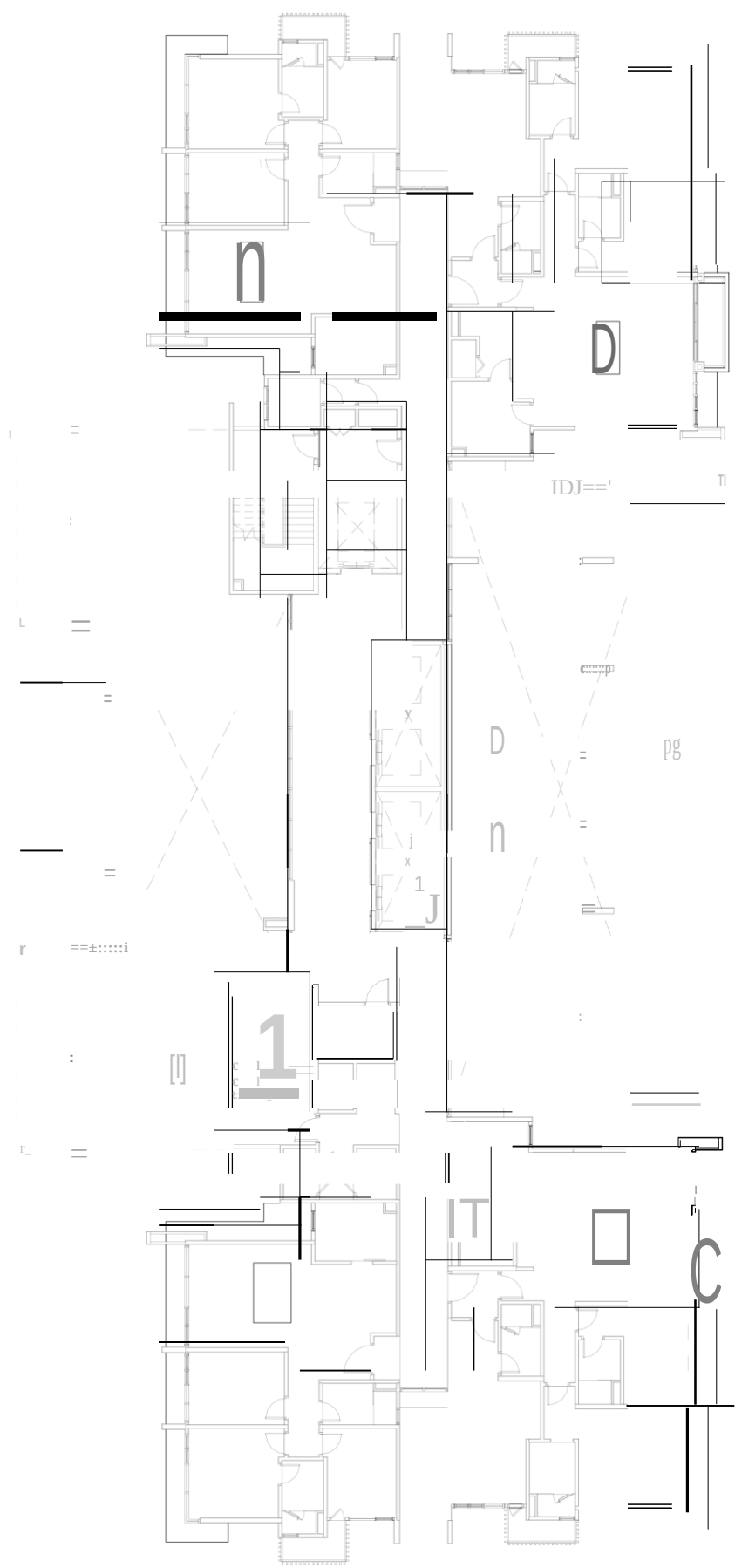
Tower B Level 25

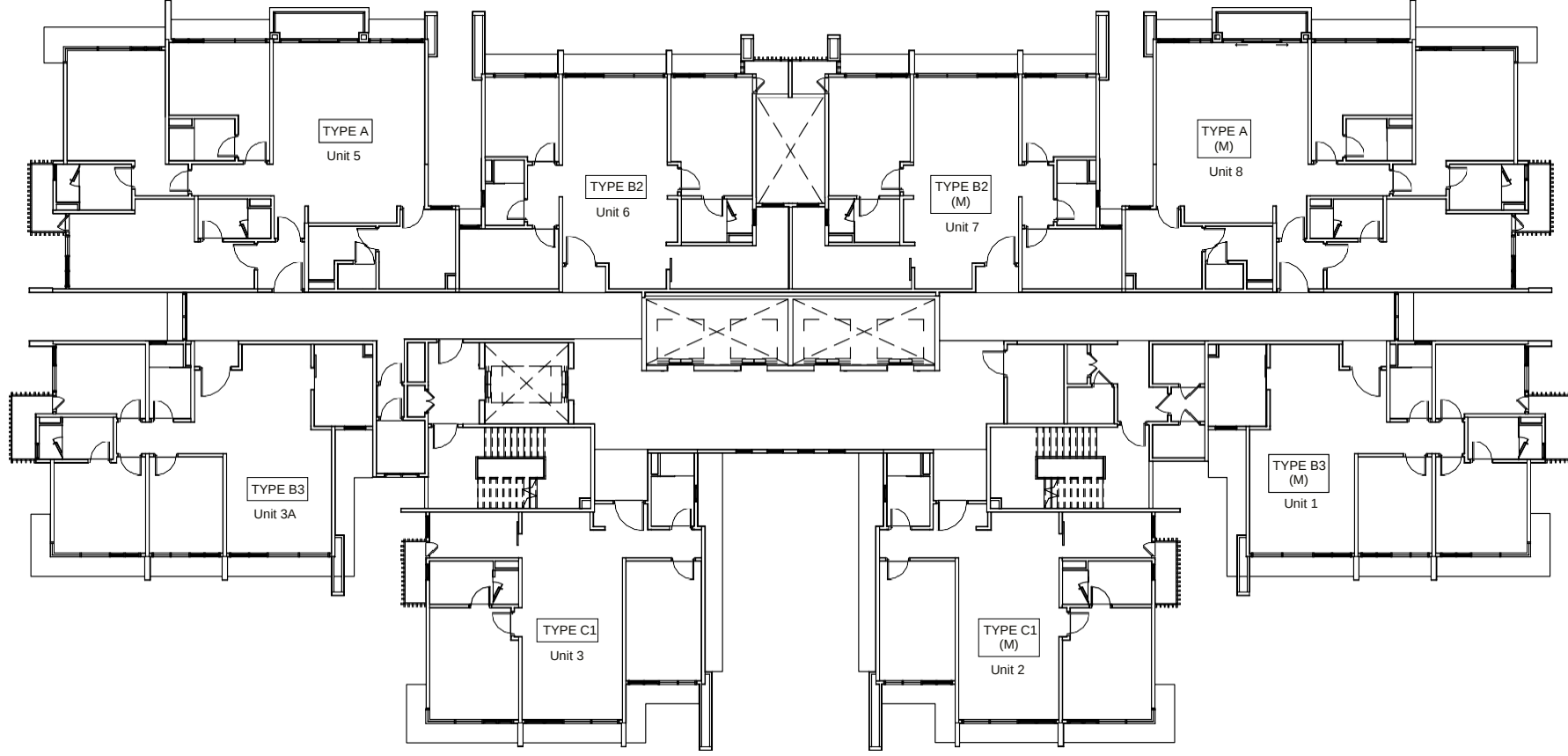


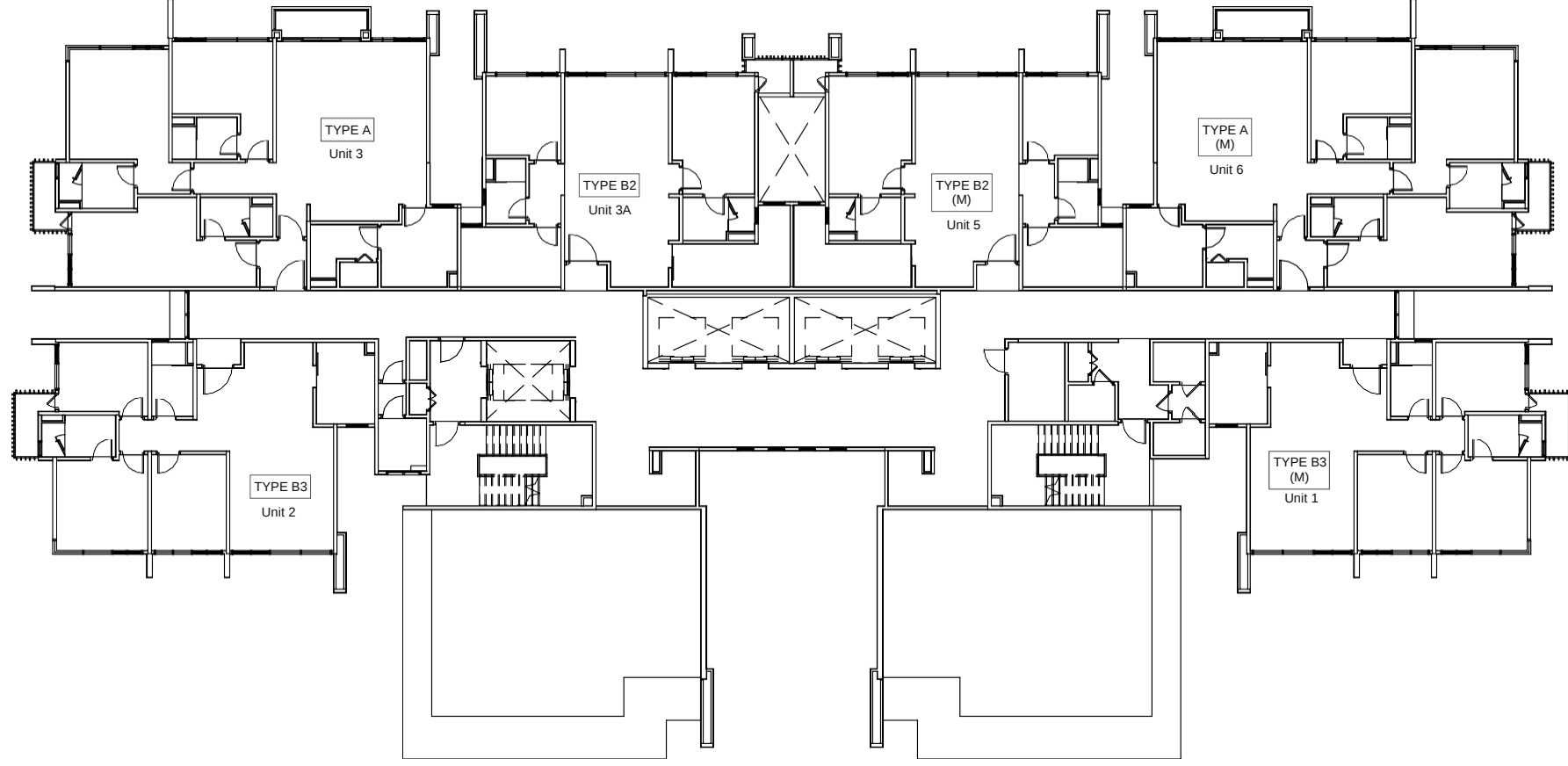
Tower B Level 41

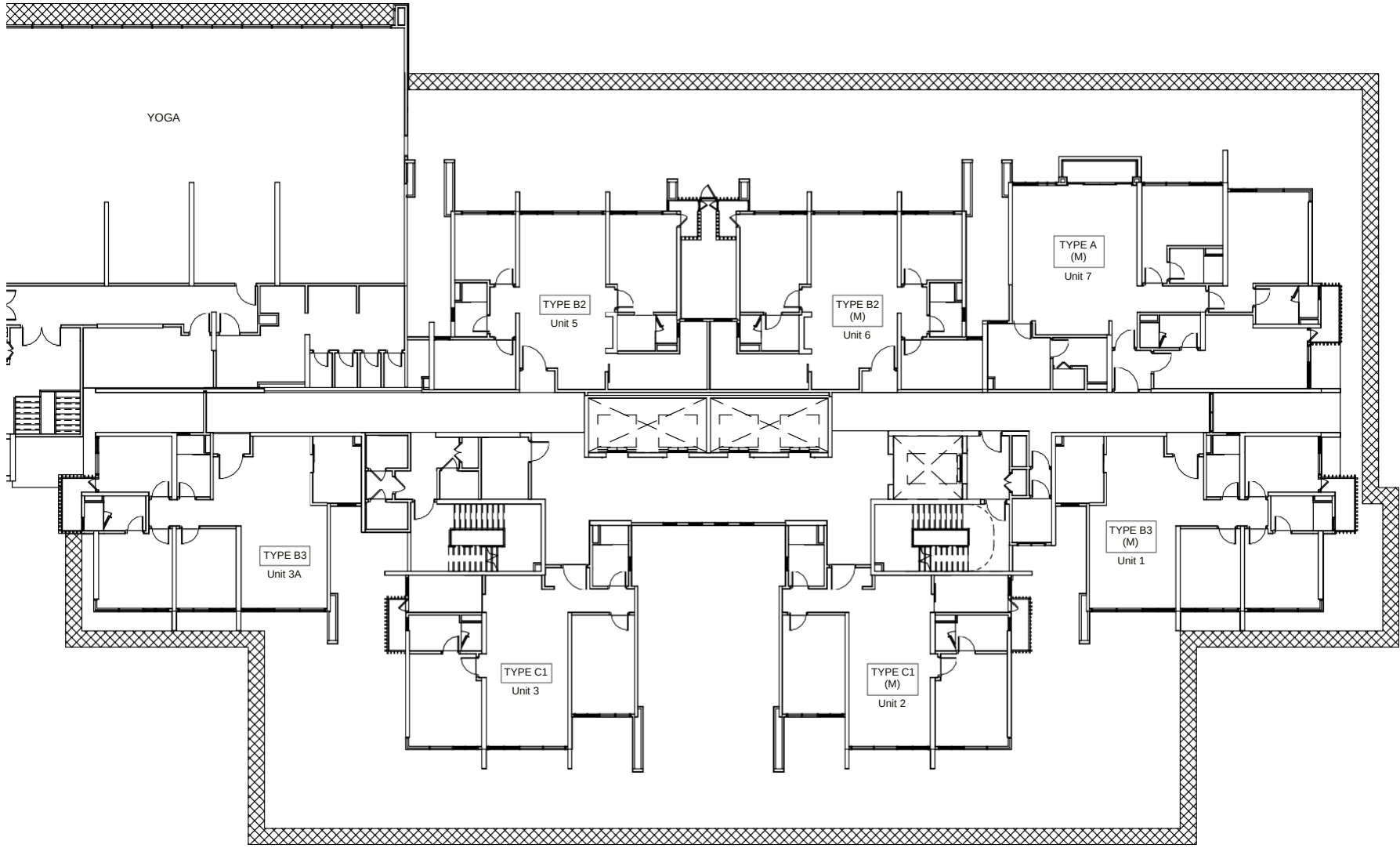


Tower B Level 42

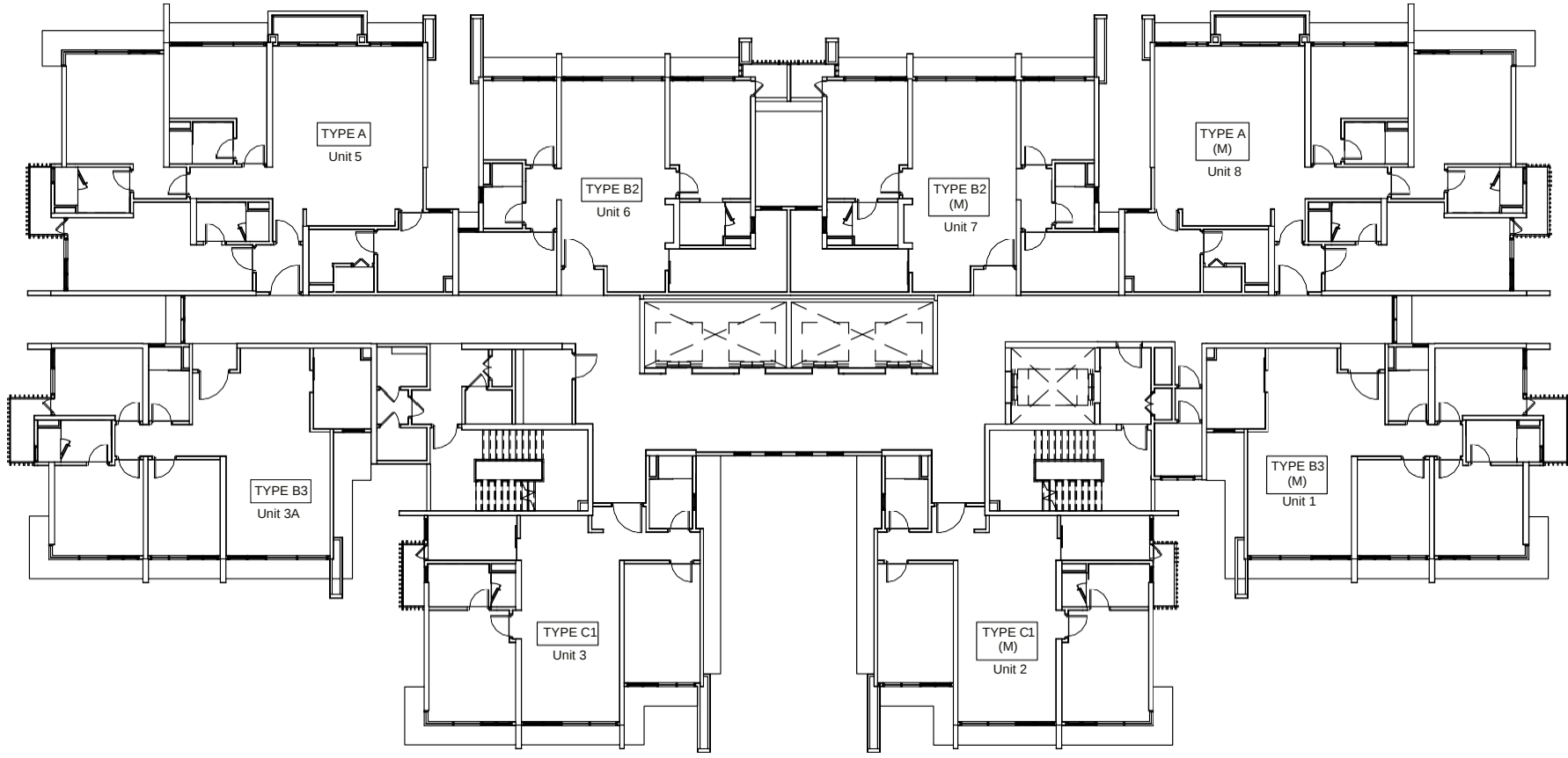




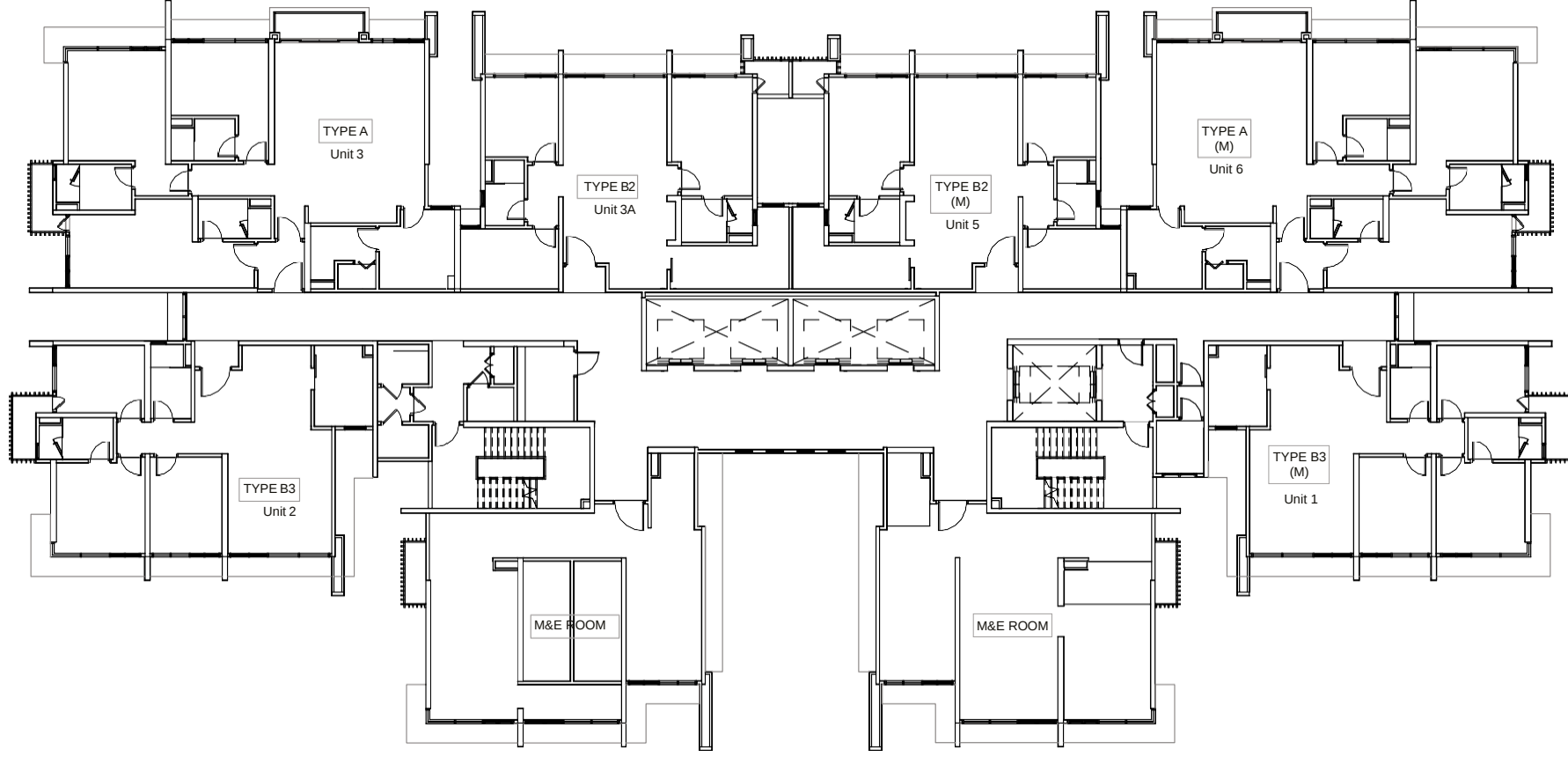


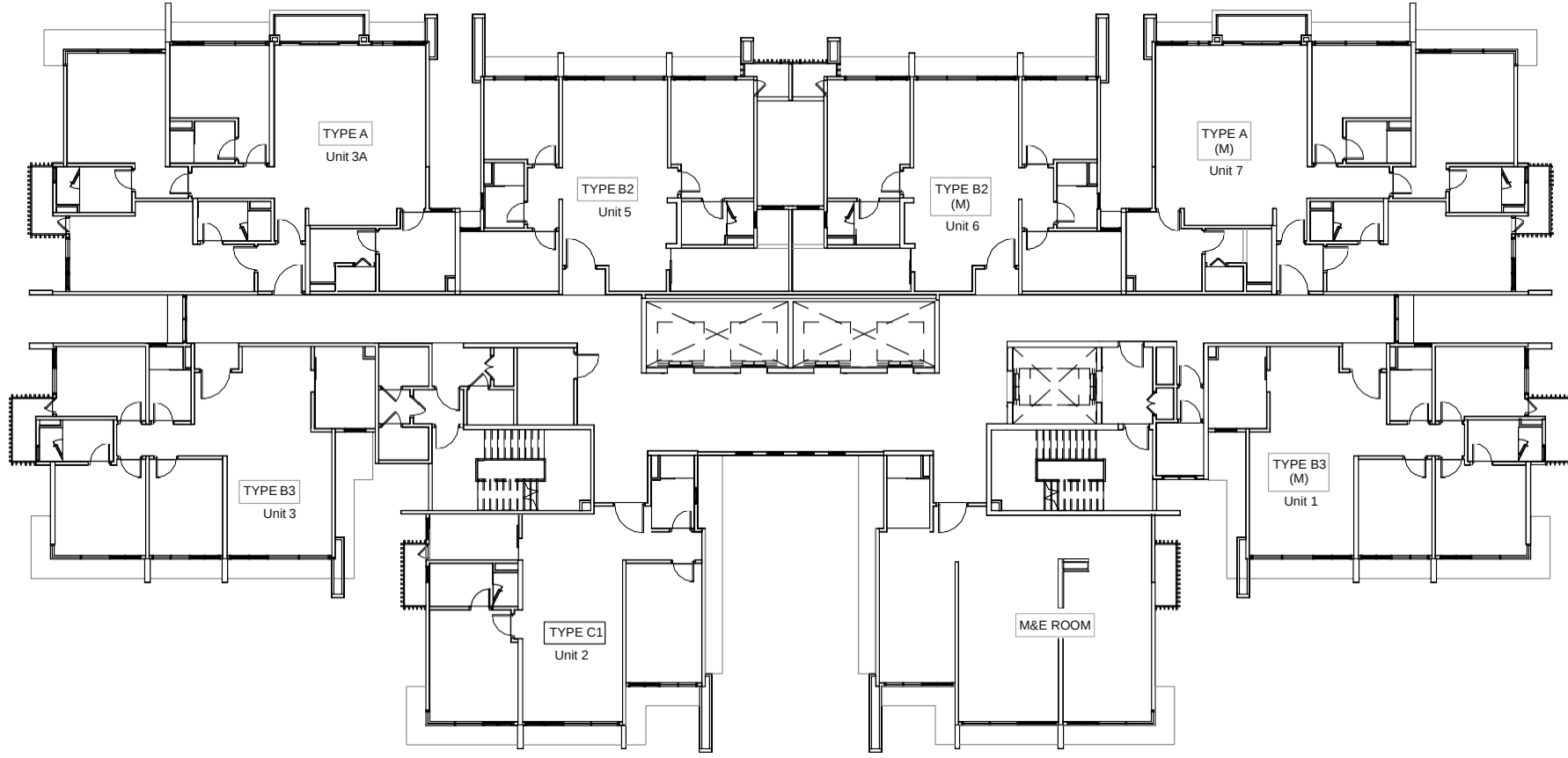


Tower C Level 9-23,26-40

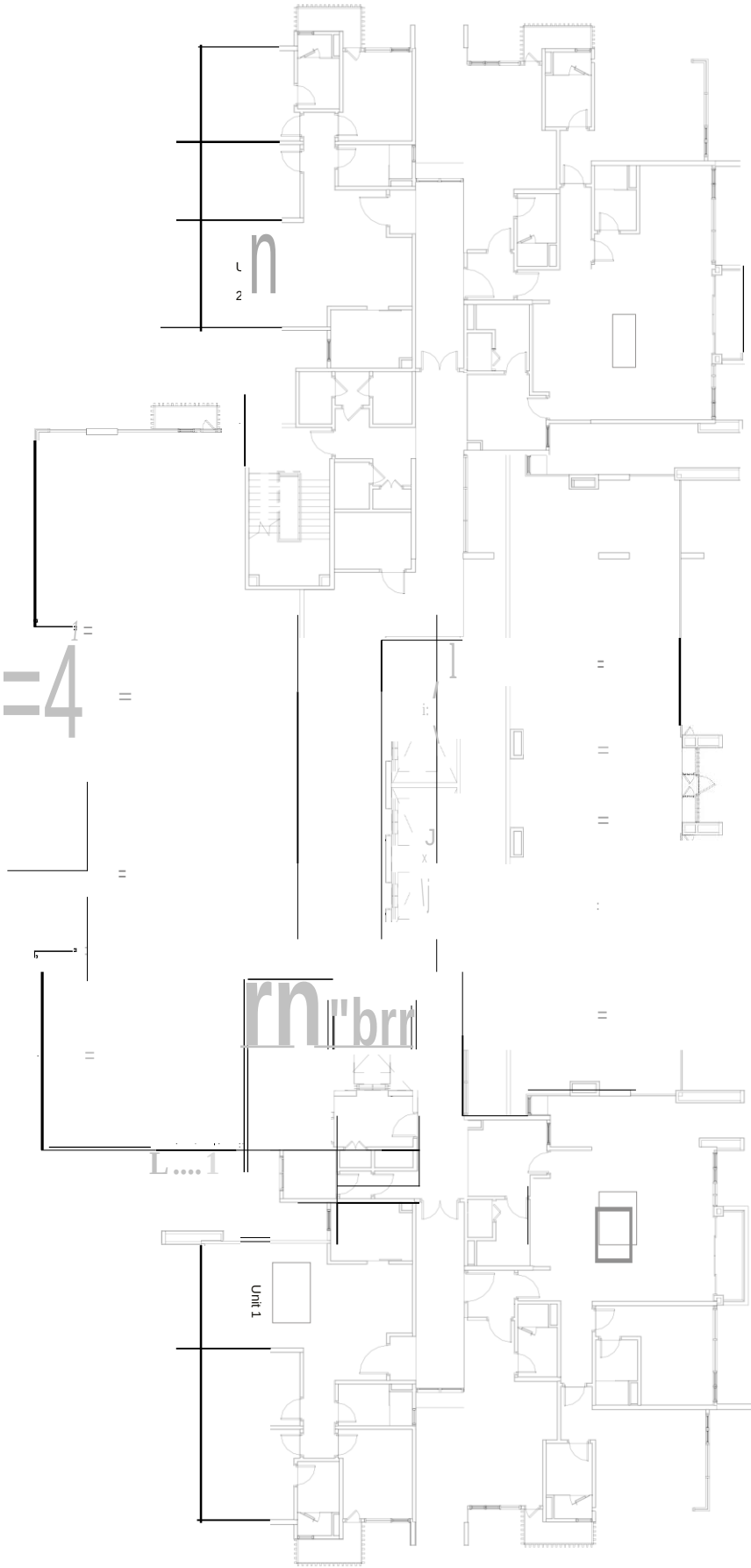


Tower C Level 23A

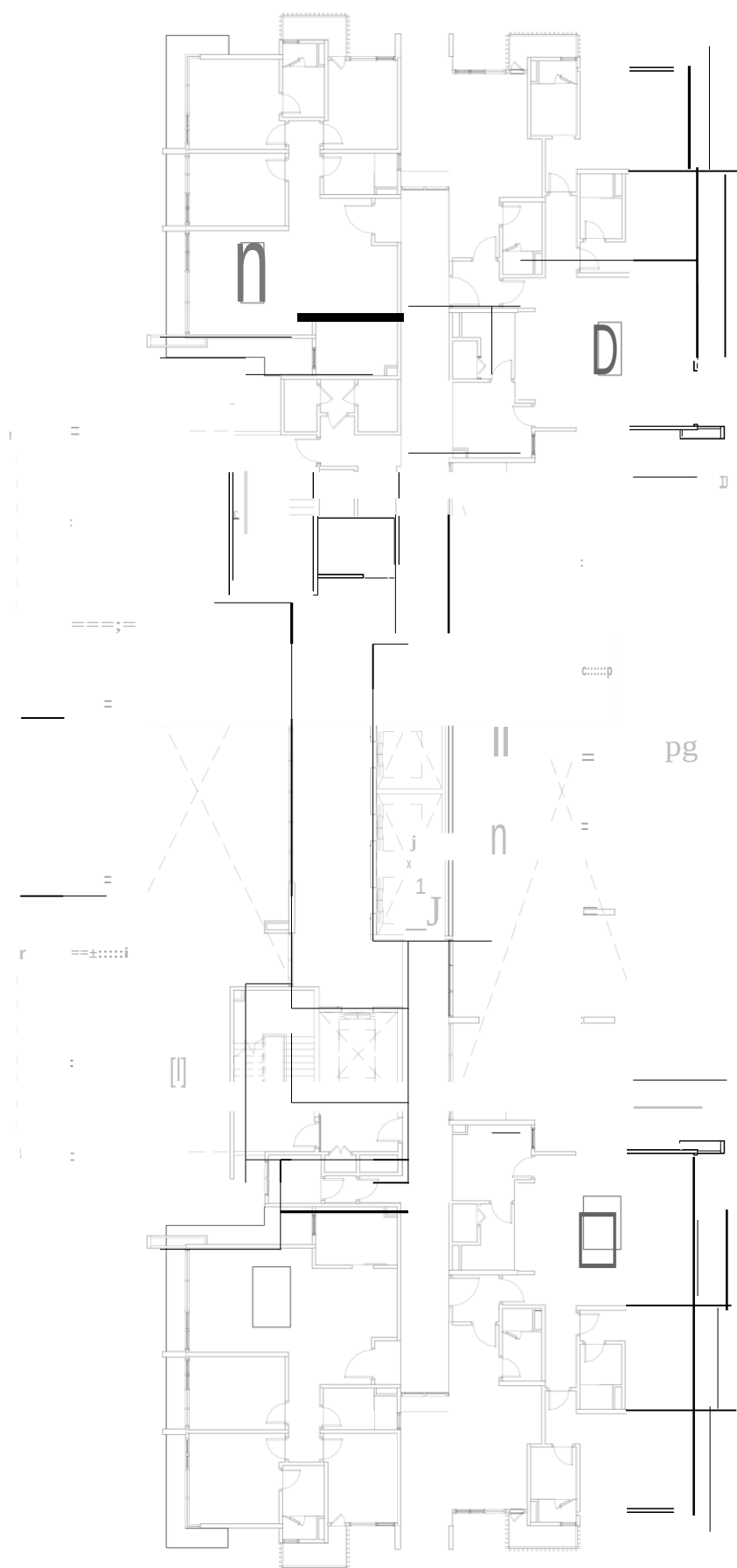


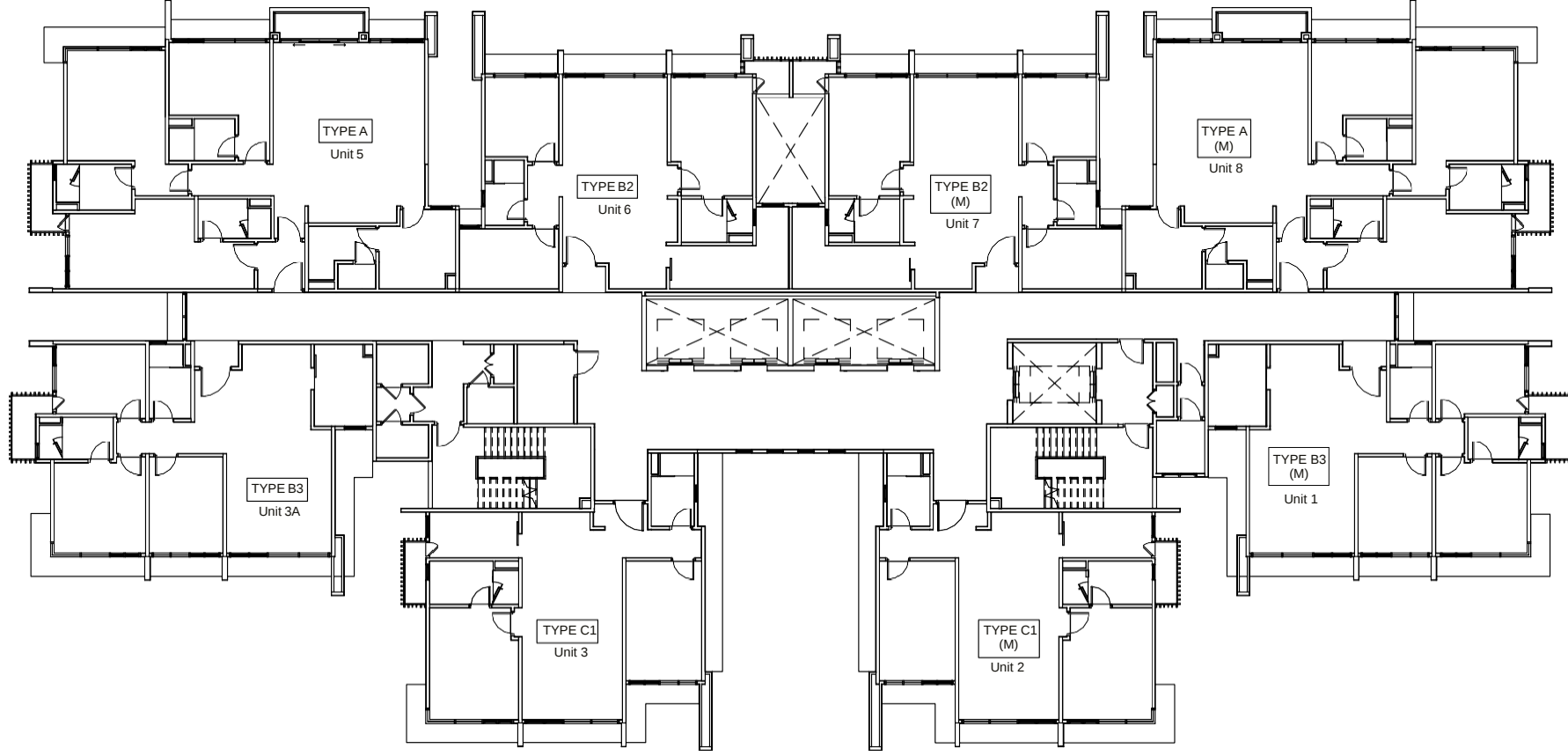


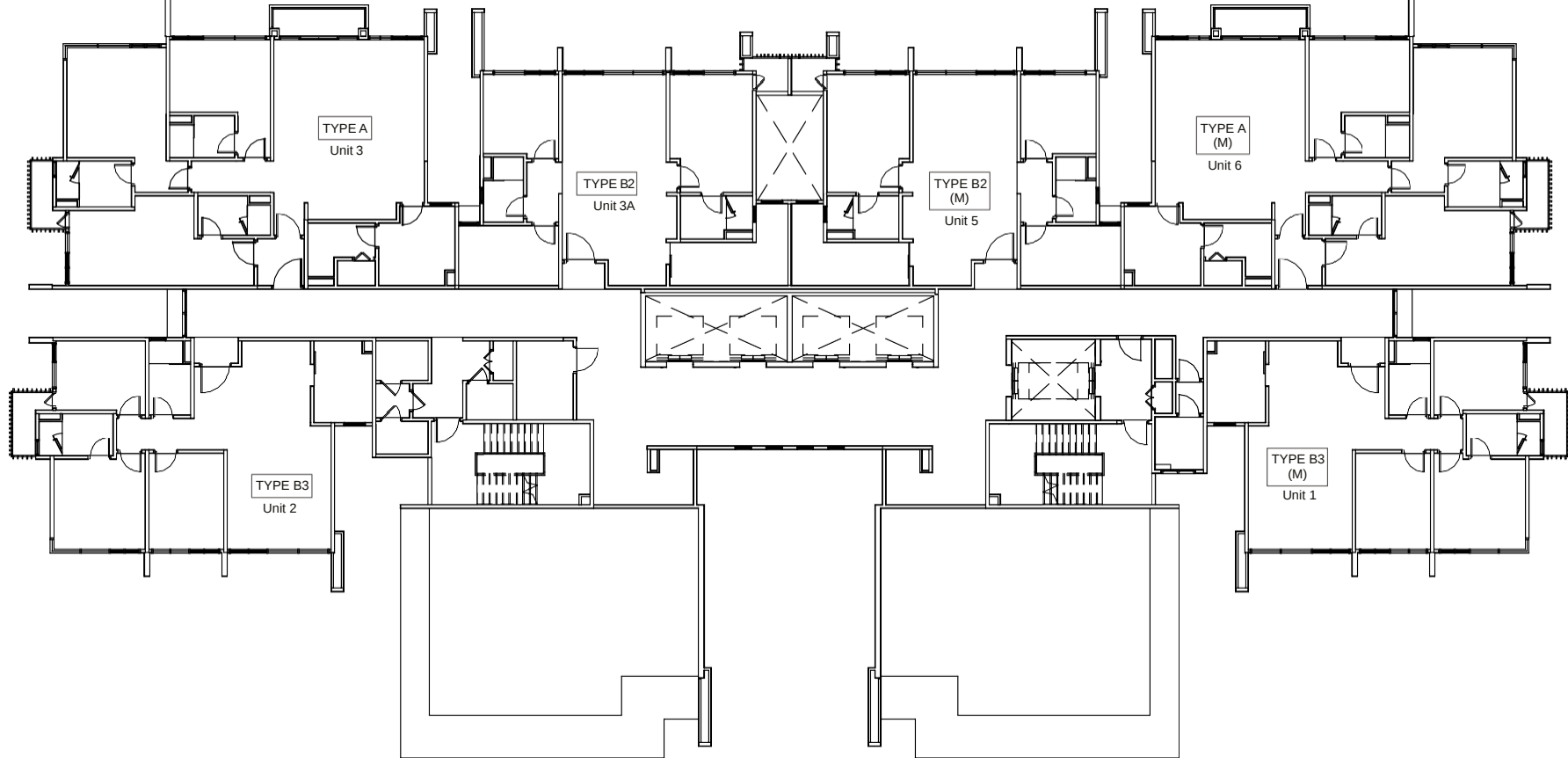
Tower C Level 41



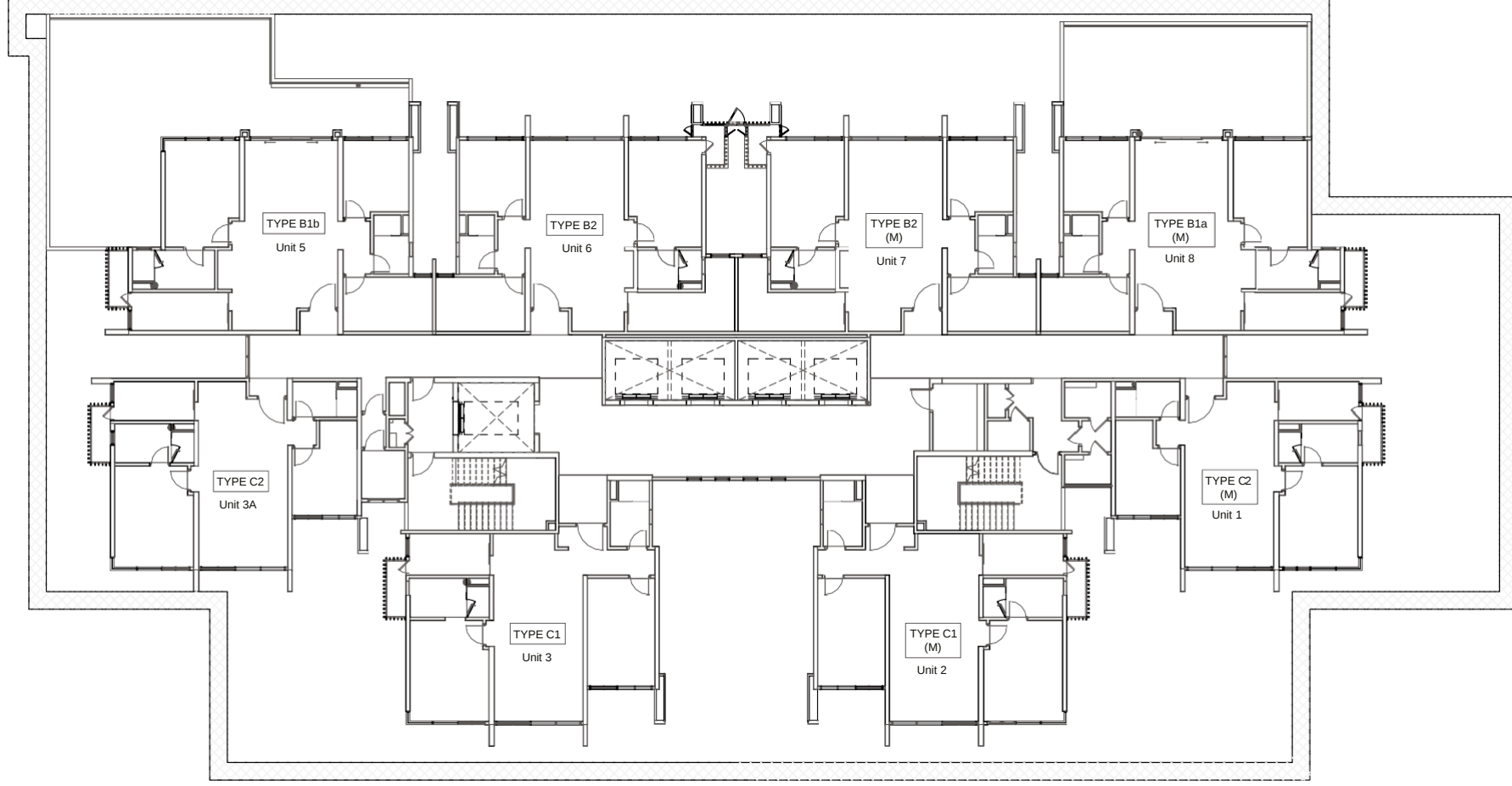
Tower C Level 42



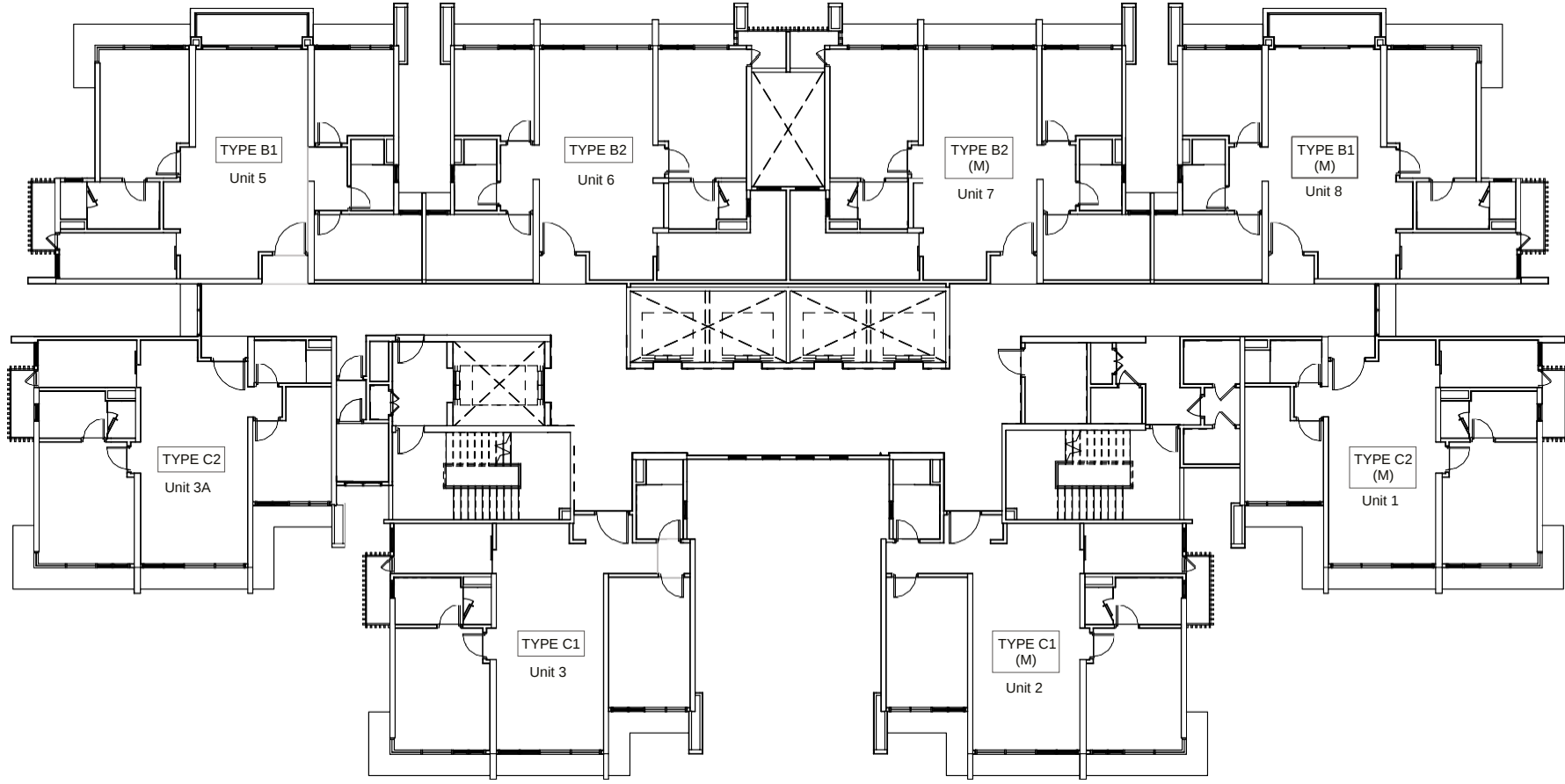


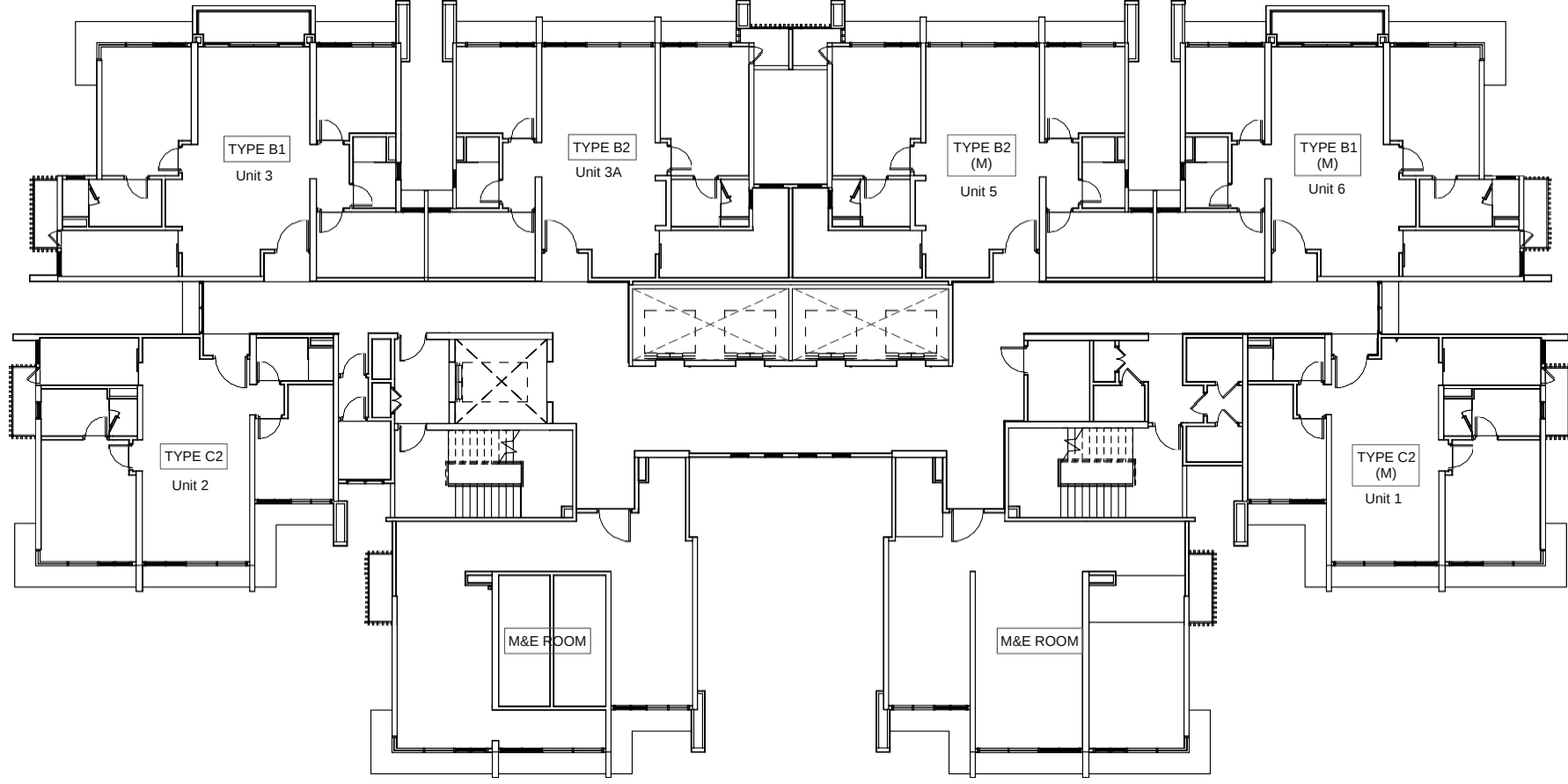


Tower D Level 8

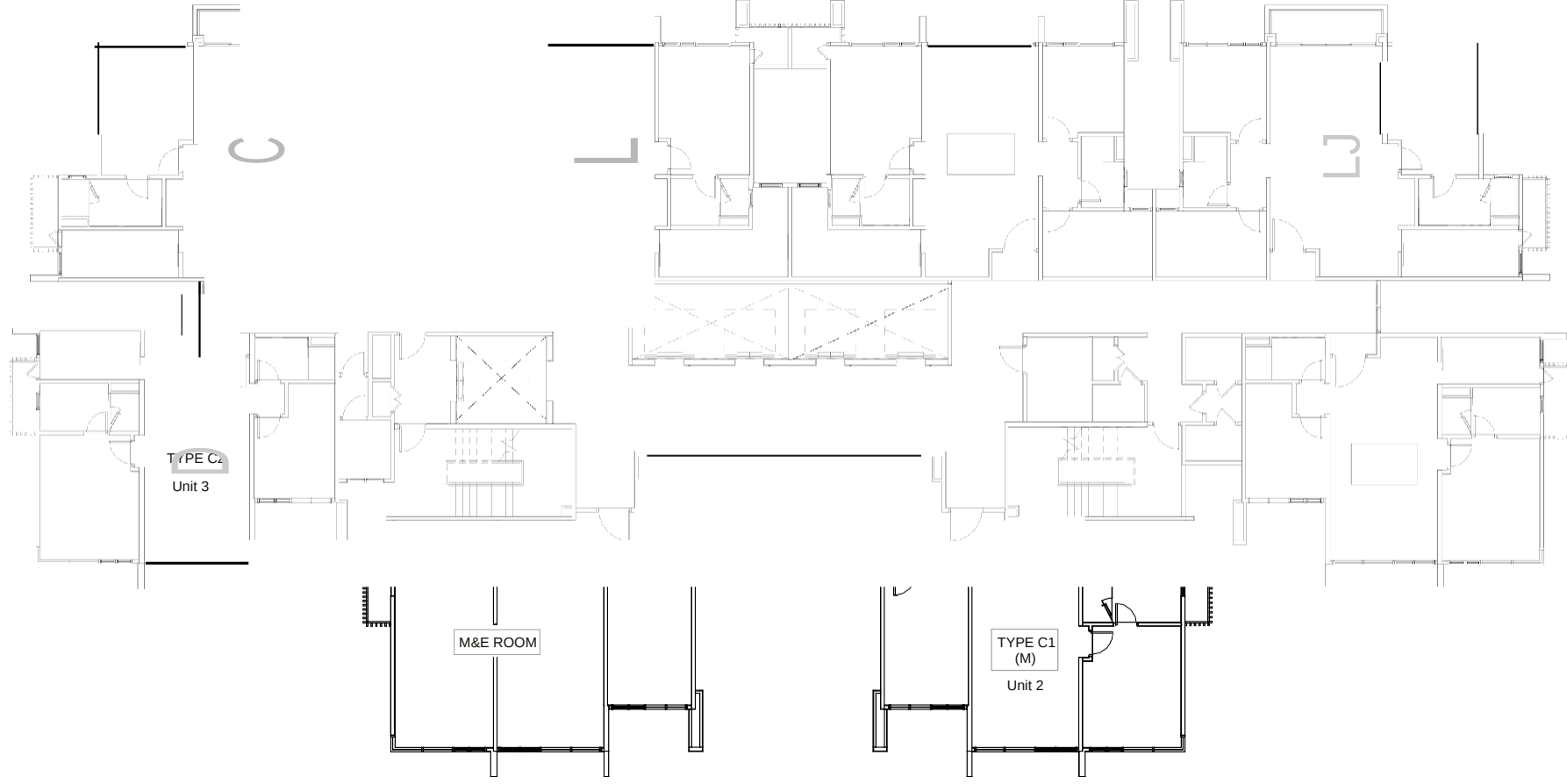


Tower D Level 9-20,23-33a

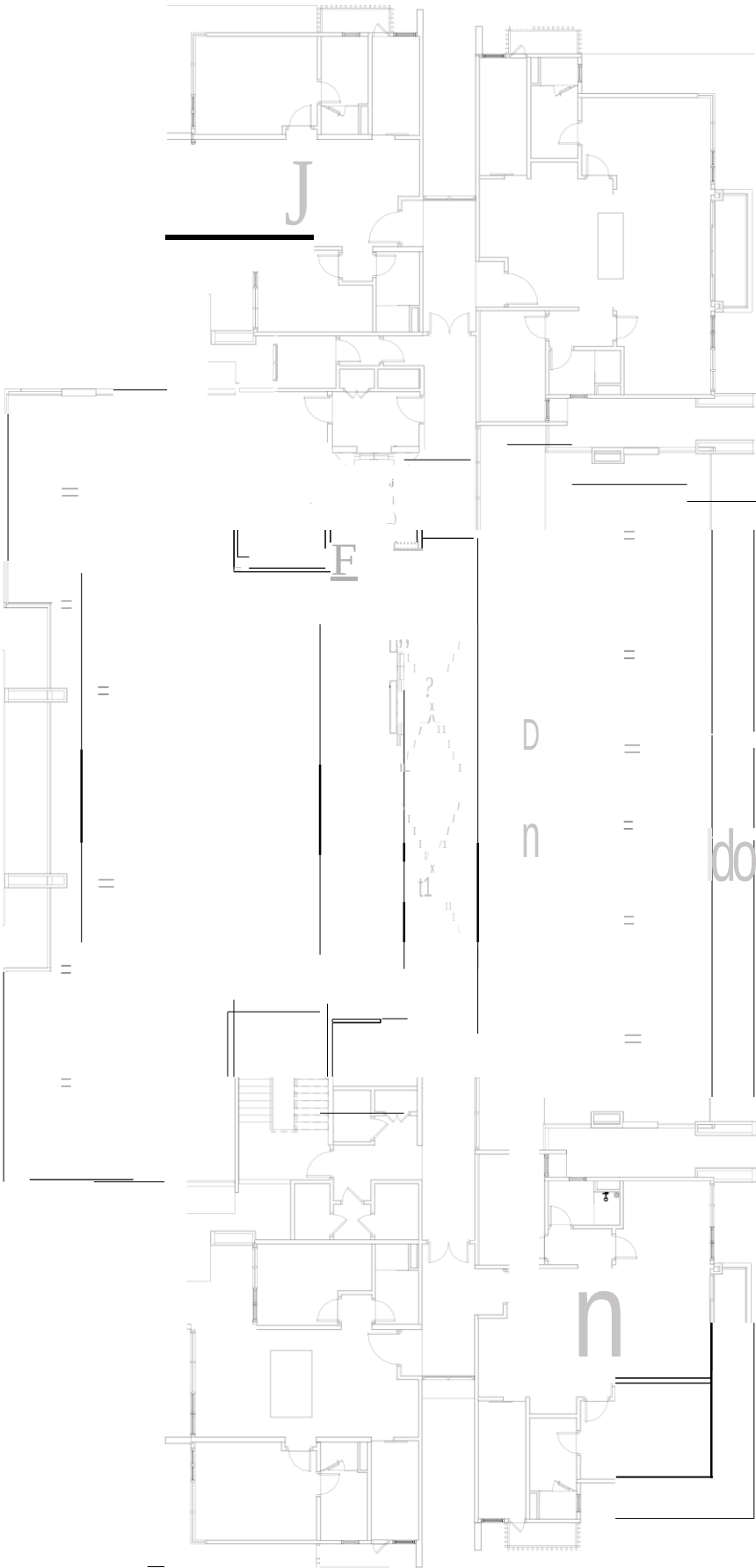




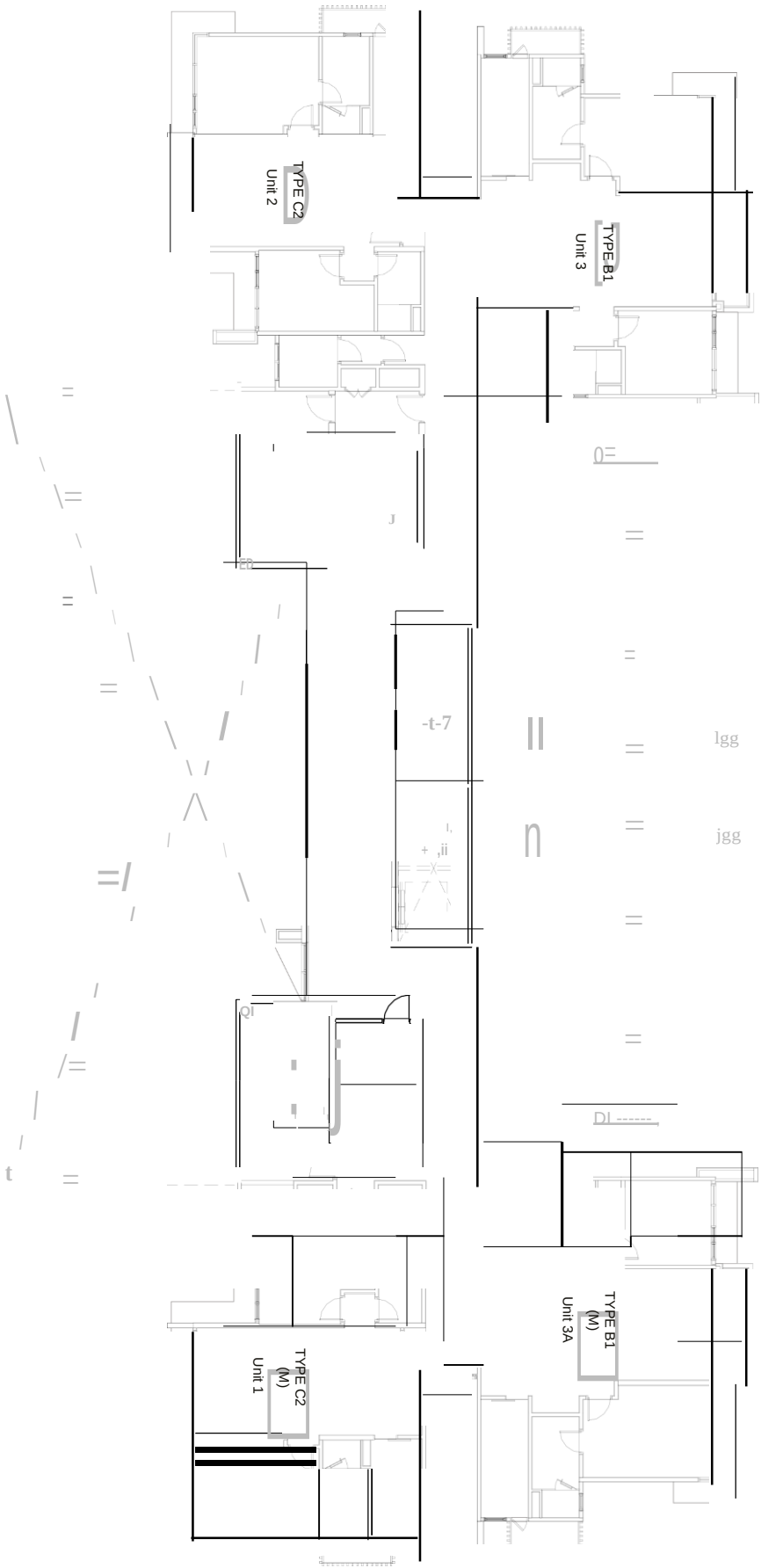
Tower D Level 22

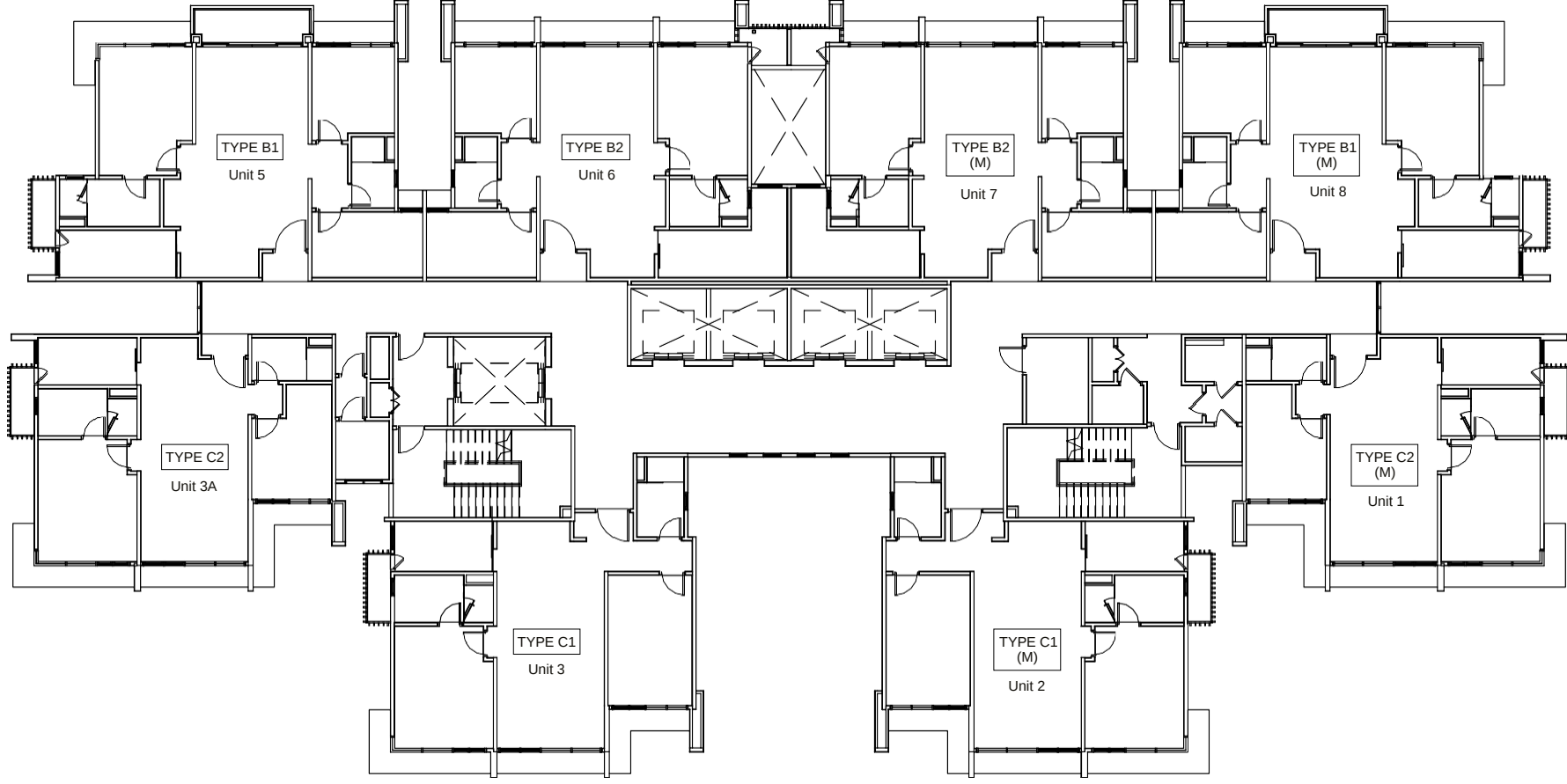


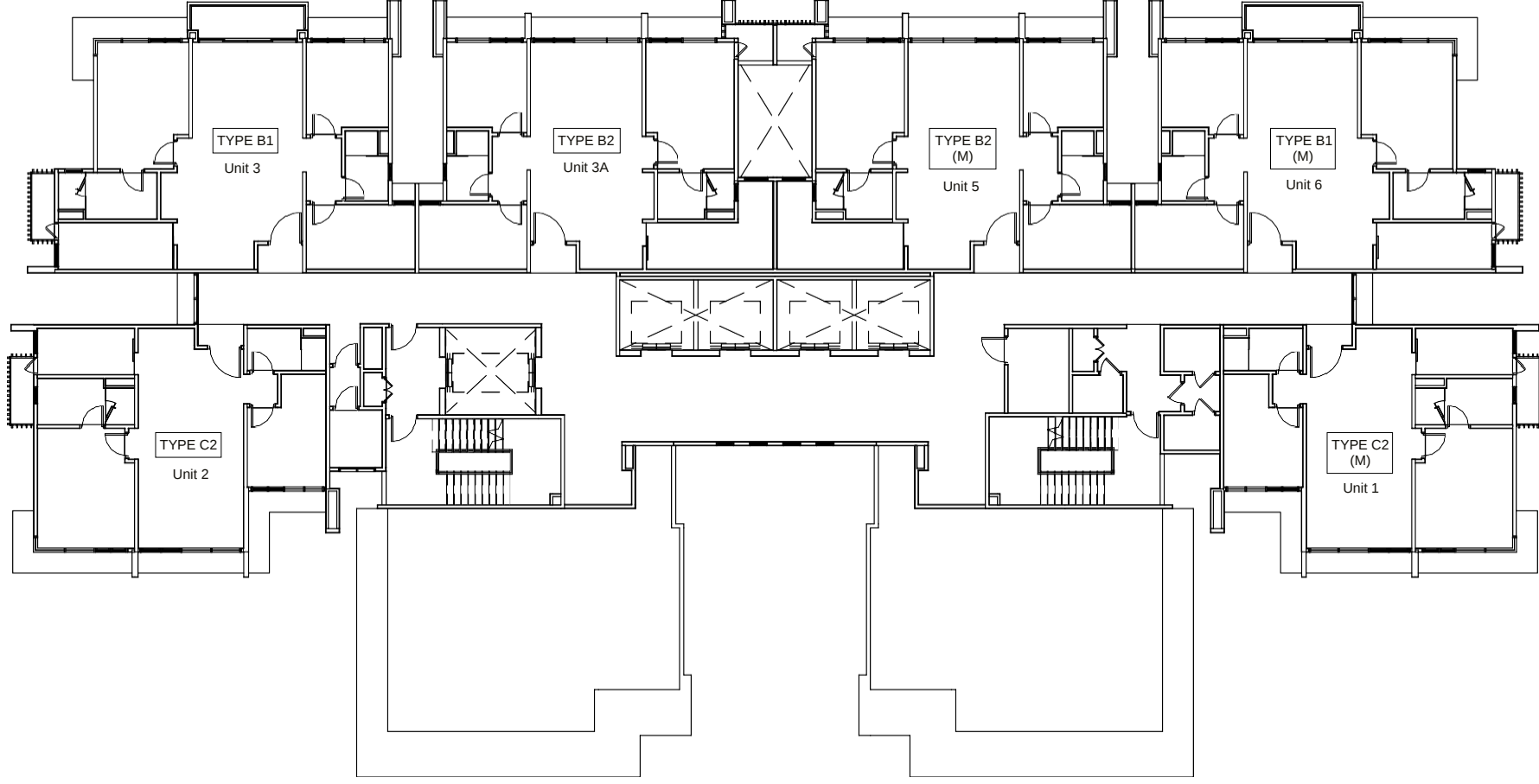
Tower D Level 35



Tower D Level 36

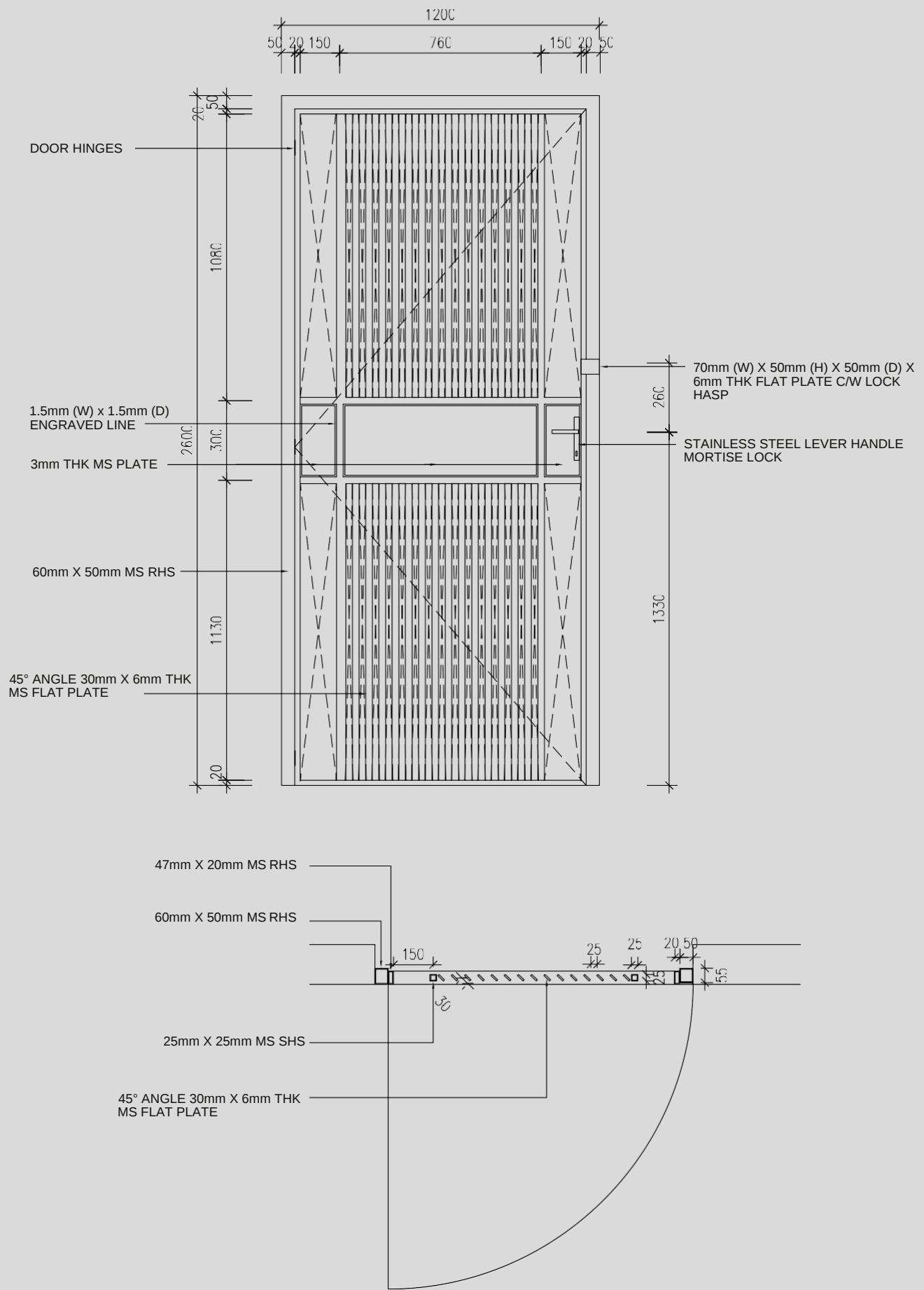




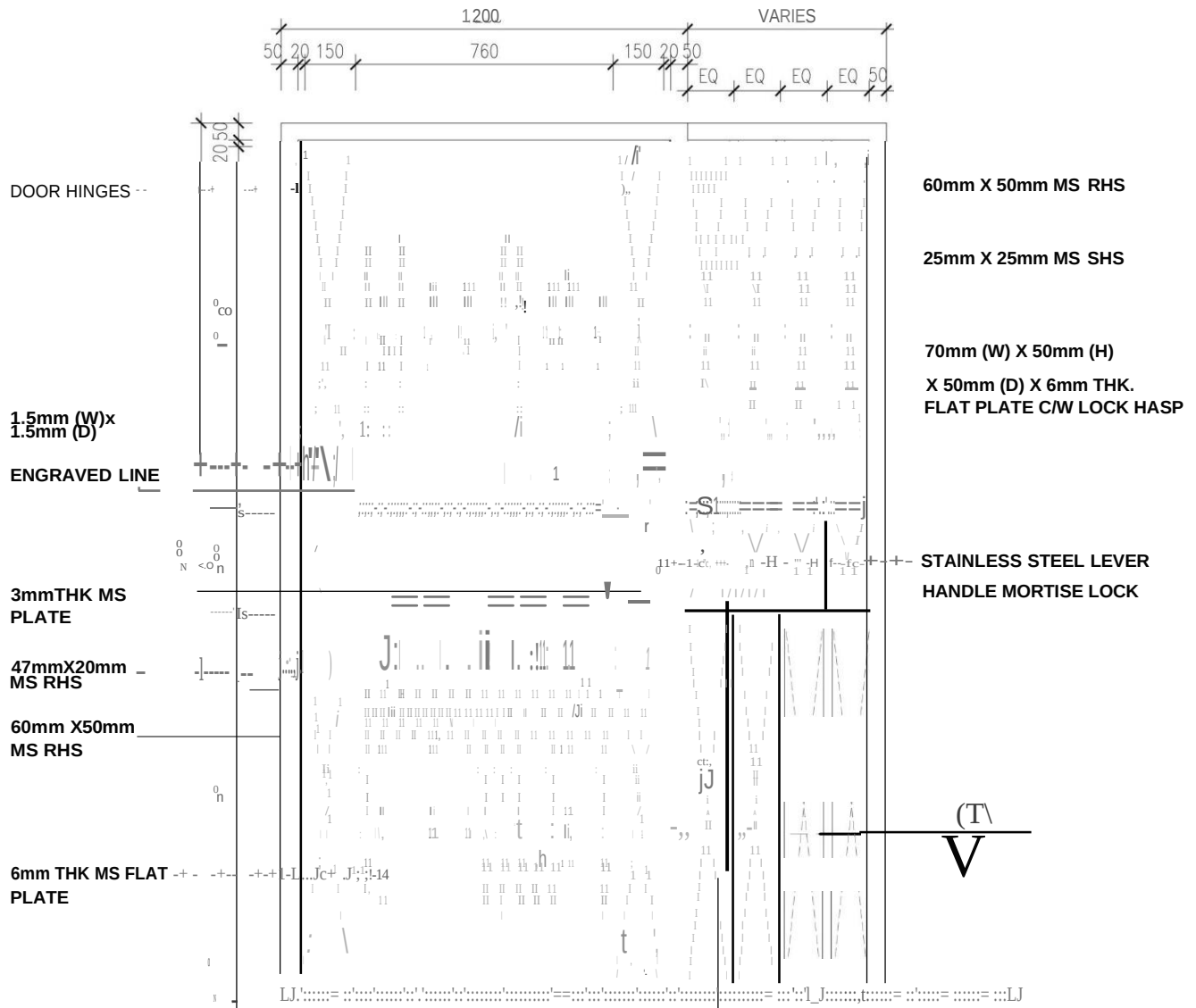


Standard Grille Design

Apartment Unit Typical Grilled Design



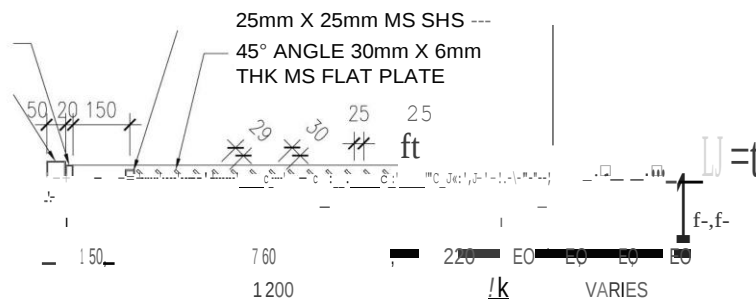
Grille Door By Type



2 ELEVATION DETAIL

scale: 1 : 20

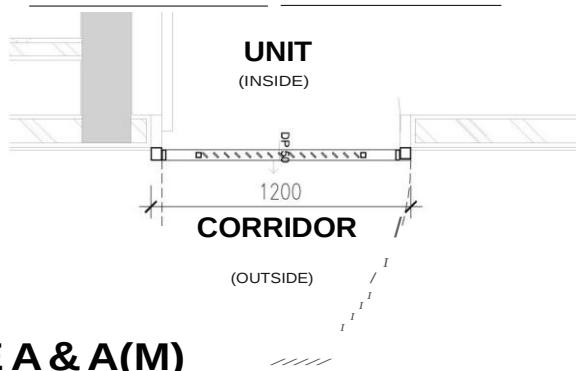
47mm X 20mm MS RHS
60mm X 50mm MS RHS



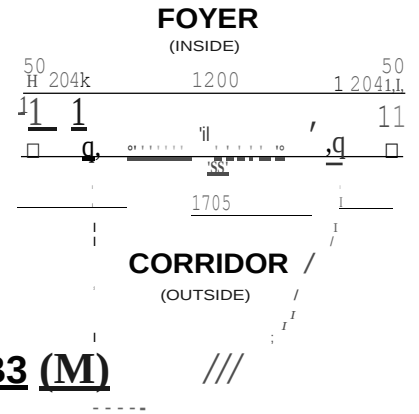
1 PLAN DETAIL

scale: 1 : 20

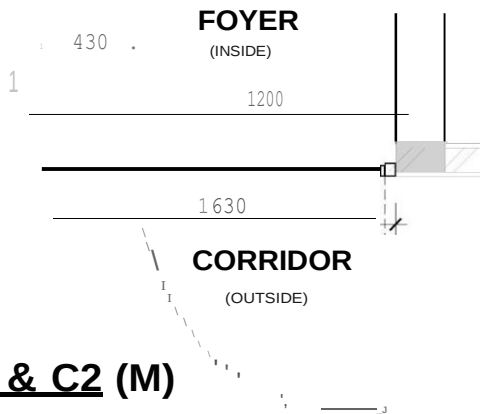
***ALL MILD STEEL FOR GRILL TO BE PAINTED WITH JOTUN GARDEX GLOSS 0001 WHITE**



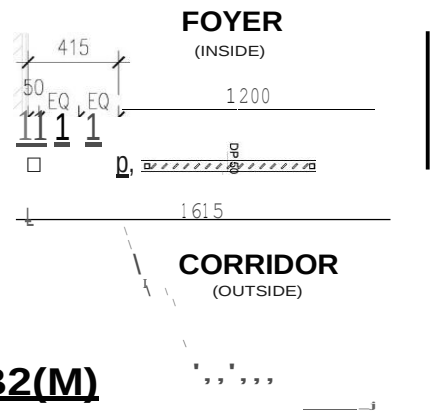
EB
TYPE A & A(M)
scale: 1 : 35



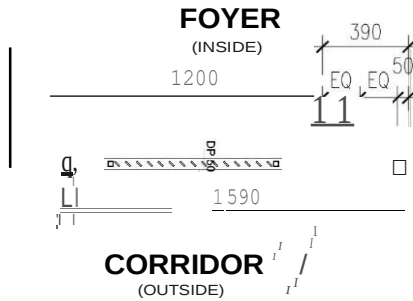
EB
TYPE B3 & B3 (M)
scale: 1 : 35



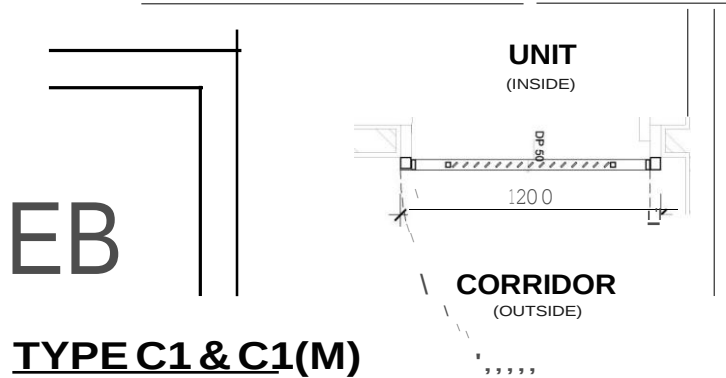
EB
TYPE C2 & C2 (M)
scale: 1 : 35



EB
TYPE B2 & B2(M)
scale: 1 : 35



EB
TYPE f & B1 (M)
R1a-b & B1 a/b (M)
scale: 1 : 35



EB
TYPE C1 & C1(M)
scale: 1 : 35

PINDAAN	TARIKH	PINDAAN	PINDAAN	TARIKH	PINDAAN
TAJUK PROJECT : CADANGAN PEMBANGUNAN PERDAGANGAN BERSTRATA YANG MENGANDUNGI:- (A) FASA 1: KEDAI PEJABAT 3-TINGKAT & 2-TINGKAT DI TINGKAT BAWAH; DI ATAS 1 TINGKAT BASEMEN TEMPAT LETAK KENDERAAN; (B) FASA 2 2 BLOK PANGSAPURI PERKHIDMATAN DI ATAS 6 TINGKAT PODIUM TEMPAT LETAK KERETA DAN KEMUDAHAN PANGSAPURI; (C) FASA 3: 2 BLOK PANGSAPURI PERKHIDMATAN DI ATAS 6 TINGKAT PODIUM TEMPAT LETAK KERETA DAN KEMUDAHAN PANGSAPURI; DI ATAS SEBAHAGIAN LOT 36101 (PARCEL E), BANDAR BUKIT JAUL, OFF LEBUHRAYA BUKIT JAUL, MUKIM PETAUNG, KUALA LUMPUR UNTUK TETUAN PIONEER HAVEN SON BHD			TAJUK LUKISAN TYPICAL APARTMENT UNIT GRILL DOOR		
utsl W o N TEL: (03) 4043-1348 FAX: (03) 4043-1349 EMAIL: nrasb@nrasb.com.my			FILE PATH: 52413b		
SURANCE, No.1, JALAN LUMUT, 50400 KUALA LUMPUR			NO. PROJEK 52413b		
			NO. LUKISAN -		
			STATUS CA		
			BLOK -		
			TAR IKH 17/11/2019		
			NO. LUKISAN -		
			PINDAAN -		

