

**Type : Sky Loft**

**IMPORTANT NOTES FOR HOMEOWNERS**

**TNB (Tenaga Nasional Berhad) & SAJ (Syarikat Air Johor) meter installation**

1. It is in line with TNB's policy that the Developer to assist owners in the submission of TNB meter application. Time frame for the installation of TNB meter & energizing of electricity is subject to TNB's time scheduling. For single named homebuyer, a photocopy of I/C of nominee must be provided for TNB meter application. Owner must sign the TNB meter application form as according to signature in the Sale & Purchase Agreement.
2. Owner is advised not to delay the signing of TNB meter application form not more than six months' from the date of issuance of the Certificate of Completion and Compliance (CCC). A re-testing of electricity supply by a licensed electrical contractor is required for meter not installed more than 6 months' and above. A re-testing fee (to be determined by licensed electrical contractor) is chargeable to owner for the service.
3. SAJ and TNB meter will be installed and it is owner's responsibility to secure it from being stolen/vandalized once vacant possession has been handed over to owner.
4. Owner is advised to pay their water (SAJ) and electricity (TNB) bills promptly. Generally, owners will receive the bills once a month. Failure to settle the outstanding amount for more than 3 months will result in water/electricity supply being disconnected by SAJ/TNB.

**Payment of Yearly Assessment and Quit Rent**

1. Yearly Assessment to be paid to Majlis Perbandaran Johor Bahru Tengah at 81300 Skudai, Johor Bahru Tengah. The schedule for payment is :
  - 1<sup>st</sup> half (January-June) before 28 February of each calendar year
  - 2<sup>nd</sup> half (July-December) before 30 August of each calendar year
2. Quit Rent to be paid to Pejabat Tanah Daerah at Jalan Datin Halimah, Johor Bahru. The schedule for payment is :
  - Before 30 May of each calendar year
3. Service counters for paying of Yearly Assessment (bi-annually) will be arranged at Bukit Indah Sales Office. Owners will be notified via sms alert if such services are made available.

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**Key Collection Process**

1. Ensure received the letter for Vacant Possession (VP).
2. Fix appointment with The Residence Club by giving 4 working days in advance notice base of first come first serve basis.
3. Bring relevant documents and payment at keys collection appointment.
4. Joint inspection of your property with Site Supervisor during the keys collection appointment.
  - To do testing on the floor trap and toilet bowl.
  - To check the pre-installed items (Sanitary and Electrical items).

**Miscellaneous Payment at the Keys Collection Appointment**

TNB (Electricity) Deposit	RM 750.00 (Single Phase)
TNB (Electricity) Deposit	RM 1200.00 (Three Phases)

-TNB (Electricity) Deposit payment required by cheque, payable to "Tenaga Nasional Berhad".

TNB (Electricity) Stamp Duty	RM 10.00
SAJ (Water) Deposit	RM 100.00
Form I (Filling)	RM 50.00
Assessment & Quit Rent	RM XX.XX (to be confirm)
Service Charge	RM XX.XX (to be confirm)

Payment can be made by cash or cheque.

Payment by cash can accept during the actual day of key collection appointment.

However, payment by cheque required 3 working days in advance before the actual day of key collection appointment (keys will only handed over upon all payments made and cheque clearance).

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**Feedback Process**

1. Fill in feedback form (VP 7).
2. Arrange appointment or provide key for rectification work.
3. Received letter or telephone call on the completion of rectification work.
4. Re-inspection with owner (if owner required).
5. Close feedback.