



PERSATUAN RESIDEN PUTRA PRIMA 8A

2, Jalan PP2/8, Taman Putra Prima 8A, 47130 Puchong, Senagor D.E.

Dear All Residents /Purchasers of Taman Putra Prima 8A

COLLECTION OF GUARDHOUSE SETUP COST AND MAINTENANCE FEES

By now (dated 1st Dec 2011), we have over 60% purchasers of 197 units had moved in and about 25% --30% is undergoing renovation. It is likely that over 85% will be occupied before the coming Chinese New Year. Leaving about 10--15% are those sub-sale or unoccupied units from property investors.

All of us (197 Units) had signed the application for the erection of perimeter fencing and guardhouse to the Majlis Perbandaran Sepang. However, one of the conditions in the guidelines stated by the Selangor State government that it has to be run and managed by the Registered Resident Association (RA) with the ROS (Registrar of Society). The committee members formed have prepared the submission for the ROS registration but the process will take about 3 months.

In view of the end of guard house service maintained by developer's by 14Dec11 (after extension from 24Oct11) and to maintain the taman's security, we need to urgently take-over the guard house before the ROS submission finalised. To do this, we need to start the fund collection the soonest possible.

Prior to this, the RA committee had sent out referendum in early October 2011 to all 197 purchasers / unit owners seeking approval on the continuity of guard house to be managed by Resident Association together with proposal on monthly maintenance fees and setup cost. From the return of the referendum over **72%** of the residents/unit owner had responded **YES and AGREED** to the amount proposed: monthly maintenance fees (RM50.00) and setup cost for the security booth (RM300.00/house).

However, our proposed estimation was based on 197 units fully contributing, knowing the fact that some of the resident / purchasers may not be contributing, or not paying until they actually moved in.

So in order to offset the likely short fall, the RA committee decided to revise the setup cost to RM450 from the original proposed RM300.00. Nevertheless as an incentive to those who contribute their fair and equal share (payment) promptly before or on 15th Dec 2011. The RM300.00 per unit shall remain. **After which will be RM450.**

Please refer to payment advice attached when making payment. To take note that, until the Resident Association registration is formalised, all payment made to the Resident Association for the time being shall be in favour to a joint account under the name of the Chairman and Treasurer in Hong Leong Bank Pusat Bandar Puchong Branch. Upon which all balance will be transferred to the Resident Association Bank Account once opened.

To all PP8A residents, please be informed that, the scope and the progress of works at the security booth will be determined by the actual fund collected. Works shall begin only in priority and in stages once we have sufficient fund collected from your contribution.

Lastly, with your keen and generous support, we will be succeeding the management of the Gated and Guarded Community in Taman Putra Prima 8A. Moreover we have a voluntary and dedicated team of RA committee members who is driven only with **passion and love** to make TT8A a safe, secured and pleasant place to be our home.

On behalf of the Committee of the Resident Association of PP8A, we thank you for your support. Thank You.

Persatuan Residen Putra Prima 8A



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Kong Kok Meng
Chairman

****Please hand over your contribution /cheque to your respective Zone Leader as per map attached, remember to get an acknowledgment slip from the zone leader.***