



ANNOUNCEMENT NO. I/2021

To All Valued Tenants

UNIVERSITY APARTMENT, ISTAC, TAMAN DUTA, KUALA LUMPUR - Scope of Maintenance Works

EFFECTIVE IMMEDIATELY, all tenants should be responsible for any damages or losses in the Units / Demised Premises or any of its others part caused by any act, default, omission or negligence of the Tenant. The Tenant should bear the cost to maintain the cleanliness, and for the Unit to be in tenantable condition including repairs of any damages to wall and floor finishes, appliances and fixtures. The Tenant shall carry out such repairs at own cost and make good of the damages.

Examples of repairs and maintenance inside the Units include but not limited to:

1. Replacement of locks and key to the Units;
2. Plumbing including cleaning of gully traps and waste pipes from bathrooms and sinks, replacement of cisterns, washers, stoppers and repairs to leaking or dripping taps;
3. Repairs / replacement of sanitary ware (not as result of general wear and tear);

4. Repairs / replacement of electrical sockets and fuses (except main fuses);
5. Repairs / replacement of lights fittings / light bulbs, /ceiling fans /air conditioning / water heater;
6. Repairs / replacement of showers, plugs, toilets seats, cupboards & wardrobes (if applicable) , kitchen units, including kitchen doors, hinges, locks, catches and drawers;
7. Clogged sinks, toilets, baths;
8. Damage to windows and door that are not as result of normal wear and tear;
9. Locks and bolts replacement and /or additional installation;
10. Pest control (except for termites)
11. Repairs / replacement of furniture including mattress

The IIUM /Landlord will not responsible for any maintenance works inside the Units except for works related to the roof, main structure, walls and floors, major plumbing and electrical wiring of the Units.

Daya Bersih Sdn. Bhd. as the Facilities Management Services provider will be responsible for the maintenance of COMMON AREA ONLY i.e. landscaping works, scheduled cleaning & rubbish collection, STP, DWP, M & E, civil works and pest control.

Your understanding and full cooperation is highly appreciated.

Thank you, Wassalam.

Date issue: 1st April 2021

ISTAC RESIDENTIAL UNIT