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FOR PRIVATE CIRCULATION AMONG OWNERS/RESIDENTS ONLY



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KMC has carried out water quality testing in Kirana Residence. From the results, Management ascertained that the domestic water supply in Kirana is safe for drinking.

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**KMC 2014 Insurance Renewal**

List of Insurance Policies in force for the Period from 1<sup>st</sup> January 2014 to 31<sup>st</sup> December 2014

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**Kirana Residence Management Office**

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Mr. Hafiz (Technician)	019-396 7002
Mr. Alex (HQ Support)	012-377 5378
Office Tel	03-2163 0375
Office Fax	03-2163 0844
Email	<a href="mailto:kmc1746@gmail.com">kmc1746@gmail.com</a>
Intercom Ext	1111
Kirana Concierge	Intercom Ext 1000

TOTAL UNITS	66 UNITS
NO OF BLOCKS	1 HIGH RISE BLOCK
NO OF FLOORS	22 STOREYS AND 5X BASEMENT CAR PARKS
BUILT UP AREA PER UNIT	2300 sq ft – 6400 sq ft
FACILITIES	Swimming Pool Gymnasium Jacuzzi Spa Children's Playground Laundrette Fibre Optic Broadband Internet Card Access System CCTV System 24-Hour Security Tennis Court Drivers' Waiting Room Cabana with Kitchen Facilities Dry Cleaning Services

Retention tank 1 (Basement 2)				
No	PARAMETER	METHOD REF. NO	UNIT	RESULT
1	IRON as Fe	APHA-3120B	mg/L	0.067
2	TOTAL COLIFORM	APHA 9221B	MPN/100ml	Absent#
3	TURBIDITY	APHA 2130B	NTU	1.6
4	COLOUR	APHA 2120B	TCU	<5
5	pH@25°C	APHA 4500-HB	-	6.90
6	<i>Escherichia coli</i>	APHA 9221F	MPN-100ML	Absent#
7	TOTAL CHLORINE	APHA 4500-Cl G	Mg/L	0.09

Retention tank 2 (Basement 2)				
No	PARAMETER	METHOD REF. NO	UNIT	RESULT
1	IRON as Fe	APHA-3120B	mg/L	0.298
2	TOTAL COLIFORM	APHA 9221B	MPN/100ml	Absent#
3	TURBIDITY	APHA 2130B	NTU	0.7
4	COLOUR	APHA 2120B	TCU	<5
5	pH@25°C	APHA 4500-HB	-	6.66
6	<i>Escherichia coli</i>	APHA 9221F	MPN-100ML	Absent#
7	TOTAL CHLORINE	APHA 4500-Cl G	Mg/L	0.13

Domestic Water Tank (Level 24)				
No	PARAMETER	METHOD REF. NO	UNIT	RESULT
1	IRON as Fe	APHA-3120B	mg/L	0.115
2	TOTAL COLIFORM	APHA 9221B	MPN/100ml	Absent#
3	TURBIDITY	APHA 2130B	NTU	0.4
4	COLOUR	APHA 2120B	TCU	<5
5	pH@25°C	APHA 4500-HB	-	7.12
6	<i>Escherichia coli</i>	APHA 9221F	MPN-100ML	Absent#
7	TOTAL CHLORINE	APHA 4500-Cl G	Mg/L	0.06

Common Toilet				
No	PARAMETER	METHOD REF. NO	UNIT	RESULT
1	IRON as Fe	APHA-3120B	mg/L	0.123
2	TOTAL COLIFORM	APHA 9221B	MPN/100ml	Absent#
3	TURBIDITY	APHA 2130B	NTU	0.5
4	COLOUR	APHA 2120B	TCU	<5
5	pH@25°C	APHA 4500-HB	-	6.92
6	<i>Escherichia coli</i>	APHA 9221F	MPN-100ML	Absent#
7	TOTAL CHLORINE	APHA 4500-Cl G	Mg/L	0.05

Selected Empty Unit				
No	PARAMETER	METHOD REF. NO	UNIT	RESULT
1	IRON as Fe	APHA-3120B	mg/L	0.079
2	TOTAL COLIFORM	APHA 9221B	MPN/100ml	Absent#
3	TURBIDITY	APHA 2130B	NTU	0.3
4	COLOUR	APHA 2120B	TCU	<5
5	pH@25°C	APHA 4500-HB	-	6.90
6	<i>Escherichia coli</i>	APHA 9221F	MPN-100ML	Absent#
7	TOTAL CHLORINE	APHA 4500-Cl G	Mg/L	0.01

## Water Quality Test

On 6/12/2013, KMC has carried out water quality testing in Kirana Residence. From the results, Management ascertained that the domestic water supply in Kirana is safe for drinking as it is free from bacteria. Other test specification is within the acceptable level. The water samples were taken from five (5) areas as follows:-

Kirana Residence Domestic Water Filter



Kirana Residence Domestic Water Tank



Kirana Residence Domestic Water Retention Tank

1 & 2



## Renewal of Insurance Year 2014

We are to inform that the Building Insurance policies for Kirana Residence have been renewed for the period 1<sup>st</sup> January 2014 to 31<sup>st</sup> December 2014. Kindly be reminded to make your insurance premium payment and collect the certificate of Insurance at the Management office should you require it.

### List of Insurance Policies in Force for the Period from 1<sup>st</sup> January 2014 To 31<sup>st</sup> December 2014

No	Type of Insurance Policy	Sum Insured with Etiqa Takaful Berhad (RM)
1	Fire Insurance	56,518,000.00
2	Public Liability	3,000,000.00
3	Error & Omission	1,000,000.00
4	All Risk	100,000.00
5	Money	20,000.00
6	Plate Glass	50,000.00
7	Fidelity Guarantee	50,000.00

#### Notes:

1. The Fire Insurance for Kirana Residence covers 66 units and all common areas located at the basement, ground floor to 21<sup>st</sup> floor and roof top.
2. The Fire Insurance only covers the structure of the whole building and not the contents of individual units. Therefore, owners are encouraged to buy additional insurance policies which provide coverage for the internal contents (e.g. home appliances & office equipments) of their unit if required.

## Kirana Residence Valuation Construction Cost Estimate Report

KMC appointed Quantity Surveyors (MITG Group) to prepare a valuation of the building complete in December 2013. For Kirana Residence block, portion of the building was valued at **RM 56,518,000.00.**

Please do not hesitate to contact the Management Office should you require a copy of the valuation report.

## Grocery Store closed for upgrading

Pleased to be informed that the grocery store at ground level currently closed for upgrading works and estimated to complete by end of March 2014.

## DBKL Assessment Rate Special Incentive 2014

We are pleased to inform that DBKL will give a special incentive for the rates assessment for this year. This incentive is in the form of a reduction to Assessment Rate amount paid.

Categories of are as follows:

- (1) Disabled
- (2) Retirees
- (3) Owners who live on their own property

Please do not hesitate to contact the Management Office should you require further clarification.

## Useful Contacts

Lift Maintenance Otis Elevator Emergency	03-2731 3340
Gas Malaysia Berhad 24 hour Customer Service	1-300-88-4276
Astro Installation LS Ang Audio Visual Trading	03-7770 1086
Water Heater Solutions (Maxim/EZ Hot Sdn Bhd) Mr. Nakulan	012-654 5202
KAM Air-cond Mr. Kevin	012-321 1829
TIME Broadband Internet Service Centre (24 Hours)	03-5021 2122
Electrical Equipment Repairs K E Cheah Enterprise	03-9200 4776

## Ascott Towel Facilities at Level 22

It has been brought to our attention by the Management of Ascott that our residents have been taking the pool towels back to their apartment.

Kindly note that the towels provided by Ascott (Blue & white Stripes) at level 22 poolside are for the convenience of their guests and our residents and should not be taken away from the poolside.

We seek your co-operation to prevent this from recurring.

## Mosquito Free Zone Area

Kirana Management currently is working hard to make sure Kirana Residence is a "Mosquito Free Zone".

Additional fogging exercises are conducted every Tuesday and cleaning of all the potential mosquito breeding areas as a precautionary measure against dengue fever.

Nevertheless, we would like to advise all Owners and Residents to be proactive in preventing the breeding of the Aedes mosquito by regularly checking watered flower pots and avoid water ponding on individual external balconies.