

Puchong Hartamas Resident Association

No. 30 Jalan PH2/1, Taman Puchong Hartamas
47100 Puchong, Selangor Darul Ehsan

To	All Taman Puchong Hartamas Residents
From	The Chairman, Puchong Hartamas Residents Association (PHRA)
Date	20th October 2009
Subject	Handover of Security Services Management From Fivestar Development Sdn Bhd (FDSB) to the PHRA

Dear All,

The time has come for us to officially take responsibility for the security management of our homes. This is a decision that has already been made for us by Fivestar Development Sdn Bhd (FDSB). We only have to decide how we want to move forward after 31st October 2009. There are two choices; either takeover with nothing or we can takeover with proper subrogated rights to manage monthly collections and security services. Or course we can also do nothing, don't take over and have no security guard from 01/11/09.

As the outgoing Chairman of PHRA I can only say that the groundwork has been laid for a seamless and appropriate transition. I would also add that ensuring Puchong Hartamas remains a conducive and progressively more ideal home is our collective responsibility. However, it is only to be expected that in a democratic environment there are always differing and dissenting views. Some of us think we should wage a no holds barred legal and public battle with FDSB for specific performance even after we have each taken delivery of our respective property complete with CF and individual titles issued by the land office. But do we have the financial means and what are our chances??? I am willing to go along with the majority but there is a real need for residents to deliberate this.

Your residents association has engaged FDSB and MPSJ on all relevant issues including the financial accounts, security services and other peripheral matters like the "smart home" device, intercom system, the legality and liability of the guard house and a host of other so-called issues both real and imaginary.

FDSB has agreed to handover security management to PHRA by legally assigning all rights accrued under the Supplementary Agreement which ALL purchasers signed that is binding on successors in title.

Officially, there is about RM200,000 outstanding management fees as at 30th September 2009 and at least RM70,000 of that rightly belongs to us as a community. FDSB will take legal action against individuals amongst us in order to fulfill its financial obligations to our community at large.

It cannot be over-emphasized that taking over on 1st November is not a matter of choice. But please be assured that any takeover will be under protest unless rights under the Supplementary Agreement are legally assigned to PHRA and FDSB agrees this RM200,000 (or whatever that can be collected) will only be deposited in an escrow account to protect moneys belonging to us.

Even if a referendum is avoidable we all need to know the facts. Therefore pertinent documents are posted in puchonghartamas.com.

Thank you for your indulgence and I remain,

Your Neighbor,



Cheah Keat Swee
30, Jalan PH 2/1, Taman Puchong Hartamas,
47100 Selangor DE.