

PROPERTY REPORT (September 2024)

PROPOSED (IN PROGRESS WORK / INFO)

1. The new building window glass is not tinted, it caused the room temperature increased by the direct sun, ie UV exposure and heat, we should install the window with UV protection or look for others solution.
Propose to install windows blind to avoid direct sun to that room.
(NOV 2023 LCEC Minute)
2. All the Sunday school classrooms were relocated to new building, the hall become empty:
 - Because the empty big room sizes, the echo sound become worst, need to propose for sound absorption.
 - Proposed to install 16 pcs of sound board with RM68.20 @ PCS, Total cost is about RM1200.
 - As advised by bro. Chang, each soundboard must be attached to a box according to the existing design in our church's sanctuary.
 - We were gifted a lot of fabric from Mrs. Foo's friend, we will make use for sound proof material.
 - Bro. Foo will be working with bro. Tan Chin Wah to make the soundboards, the making cost will limited to RM2,000 as per allocation.
 - The current stage is too small for activity, it causes the speaker always block the projector screen, propose to redesign stage for better view for audience.
 - To hang up the speaker & tidy the speaker cable to reduce falling hazard.

LCEC decision on 14/1/2024: To get quotations first and learn how it can be done. To decide to do ourselves if quotations are too expensive.

Status: Waiting time slot to do site study.

3. There is a major leaking on both sides (left & right) on old wing, will seek advice form Bro Cheah for this matter.

Proposal 1: Adding Metal Deck roof and gutter on top of RC Slab to divert all the rain water to new flow piping.(Quotation is provided by KS Roofing quotation : **RM15200**

Proposal 2: Bro. Cheah advised to do water proofing membrane is better than metal deck roofing. Quotation is submitted by LLT SPECIALIST SDN BHD COST **RM42000** *(MEI 2024 LCEC Minute)*

4. The security company finds it hard to get full time guard for us. We propose to terminate the day time guard service, so we will lock the main gate all times while no guard manning. Hence the access will change to the back gate with automatic gate control, so that our admin can open gate in-out safely with remote controller from her office.

Proposal 1: Auto Gate

There are 2 issues need to be solve before we can upgrade to auto gate.

- 1.1 Remain folding gate – must repair the current track, and folding gate tends to bring more problem upon wear and tear in future.
 - 1.2 Convert from folding gate to sliding gate. – more lasting
- 2.0 Install the automated motor (primary quotation is about 2 – 2.5k for install motor and wiring.

Proposal 2: Access Control.

There are 2 type of access control can be installed for our wooden door.

- 1.1 Wired access control.
 - 1.1.1 To prepare one electrical power point for door access unit.
 - 1.1.2 To pull the door opening switch to second level office.
- 1.2 Wireless access control
 - 1.2.1 Need to change battery every few months.
 - 1.2.2 Not sure the Remote-control distance can be controlled from second level.

5. The existing metal deck roof shows rusting sign, the roof specialist has recommended to repaint it to prevent further damages to others area, it can spread and worsen the roof safety. As per discussion with Bro, Cheah, he suggested to paint at least 3 layers for regular solutions to prolong the lifespan.

Proposal 1: We find Indonesian worker to paint the old metal deck, and all the cost for paint is by our self. The labored charge for them is RM 7k.

Proposal 2: Quotation is done by TEEDE RESOURCES ROOF SPECIALIST (USING WANNA WPP321 thermal insulation coating as material)

AREA A,FRONT(5,100.00 sqft) RM25,176.00

AREA B, BACK (3,300.00 sqft) RM15,915.00

Proposal 3: Waiting quotation from LLT SPECIALIST SDN BHD

Proposal 3: Waiting quotation from Bro. Peter Leong

WORK DONE

1. Extension power plug are installed for Sunday school class room, pastor office, guard house and new wing' pantry.
2. Repaired Washing machine (replace the in-coming water valve)

NEW PROPOSAL

1. The is a total of 9 units emergency light is black out. Should be replaced by the wall type (le115@RM58) or wall type (LE-60@180)
2. Bro Joshua & Sis Alyssa had informed for they will be having church wedding on 22 Feb 2025. They will use our church facility (Details will be discuss later).
3. We have report regarding the sliding door issue (track) to the new wing's contractor, but they never take action on this, should we take any other action for this?
4. TNB RENTIS contractor are doing grass and tree cutting to the transmission line reserved, they not doing cleaning properly, as the result, some tree are falling to our compound, we will to report to the TNB CARELINE.

Rejoice Kitchen (Food Ministry)

1. Sis Reline and family will have thank giving lunch on 14 September 2024. We will order nasi lemak, fried mi hoon for this purpose.
2. Rejoice kitchen wish to organize a gospel talk regarding on the attitude, behavior and some food preparation knowledge for member. Proposed pastor is Pastor Peter, he has experiences in f&b.

Church Van (Transport Ministry)

We start our transport ministry and adding our new duty to escort member to parking they vehicle during Sunday worship. Now we temporary have 1 admin and 12 transport wardens. Each section of duty is form by 3 members. We have bought 5 set of safety equipment for this ministry (Safety vest, Safety Light Bar, Raincoat)

1. Sis. Jenny Law (Admin)
2. Bro. Foo Chee Yong
3. Bro. Alex Lim
4. Bro. Joshua Heng
5. Bro. Ha
6. Bro. Kuan Eng Hin
7. Bro. Loh
8. Bro. Wing Chee Kit
9. Bro. Peter Leong
10. Bro. Thomas
11. Bro. Fong Kin Mun
12. Bro. Ng
13. Bro. Alan
14. Bro Chang.



KS ROOFING ENTERPRISE (SA0382679 - H)

No. 123, Lebuah Sungai Keramat 3, Taman Klang Utama, 42100 Klang, Selangor.
Tel : 603-3292 9759 Email : samliew.ws@gmail.com

Company : **SHAH ALAM CHINESE METHODIST CHURCH (CAC)**

Attention : Mr. FOO

Tel : 012-281 9844

Fax :

Email :

Quotation

Date : 08/08/2024

Ref No : SL/2408-09/Foo

Re : QUOTATION FOR SUPPLY, FIX, & COMPLETION OF STEEL ROOF TRUSS AND ROOF ACCESSORIES FOR LOT NO. 7, PERSIARAN ANGGERIK VANILLA, SEKSYEN 31, 40460 SHAH ALAM, SELANGOR.

Thank you very much for the opportunity to work with you on the above mentioned subject. We pleased to submit our quotation for your kind consideration as follows :

No	Description	Quantity	Uom	U/Price	Amount
1	Steel Roof Truss System 8° dregee G I - C" Truss 75(H) x 0.75 mm thk And Batten 0.45 mm thk				
2	Supply And Install Metal Deck- 762 x 0.47mm thk (Astino)				
3	Supply And Install (Transparent) Metal Deck- 915 x 762 x 2.0mm thk				
4	Supply And Install Metal Capping- 450 x 0.47mm thk				
5	Supply And Install Metal Flashing- 450 x 0.47mm thk				
6	Supply And Install G.I Rain Gutter- 610 x 0.7mm thk	1	not	L/sum	15,200.00

- Main roof trusses spacing 1000 mm±

- Roof batten spacing 300 mm±

Net total (RM) : 15,200.00

Note : All roof areas on which this quotation is based are approximated figure only and it is based on the drawings available at time of quotation and subject to final measurement. If the final measurement is exceeding the amount quoted above, the exceeding amount will then charge according to the rate quoted above.

The followings shall be provided to us during the construction period :

- All cost to supply install and dismantle of the scaffoldings.
- Crane for unloading & lifting labour and materials.
- Supply water and electricity.

Mode of payment - 30% for deposit, 30% for work in progress, 30% for work done & 10% for retention in two week.

Validity : - 7 days from the here of date.

- We shall reserve the right to review our pricing and / or terms and conditions thereafter.

We hope that our quotation meets your requirement and looking forward for your positive reply soon.

Yours faithfully,

KS Roofing Enterprise

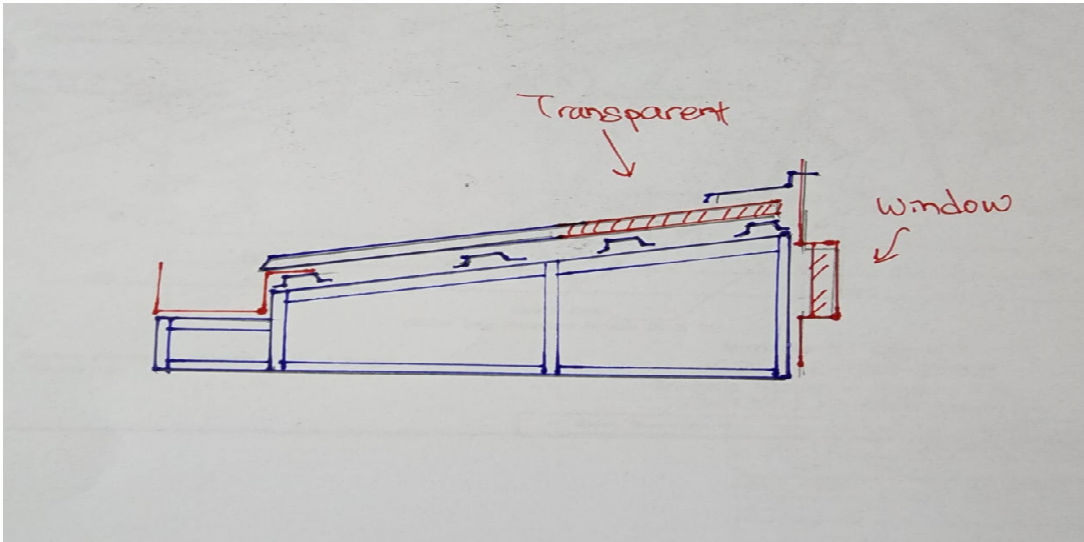
Confirmed & accepted by,

Sam Liew

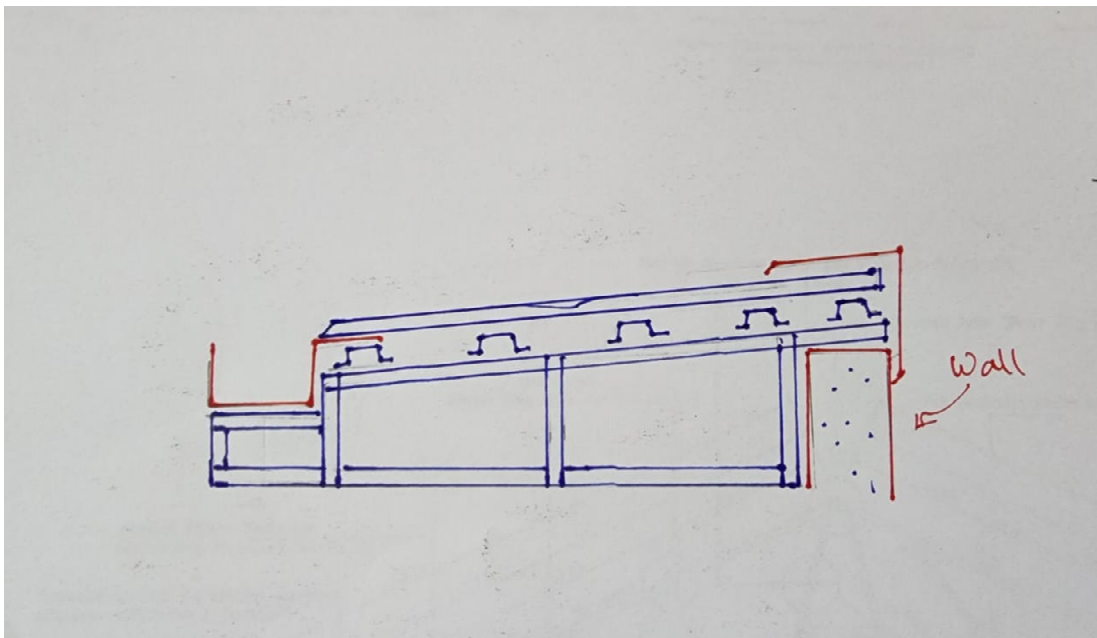


Mr. Sam (016-563 1666)

Chop & Sign



PROPOSAL FOR METAL DECK ROOF



PROPOSAL FOR METAL DECK ROOF (Window Area)

SHAH ALAM CHINESE METHODIST CHURCH

QUOTATION : QT-00302

Our Ref. : ERIC082411

Date : 16/8/2024

Validity : C.O.D.

Page : 1 of 1

Attn : MR. FOO

Tel : Mobile : +60122819844

Email :

Title : QUOTATION FOR SUPPLY & LAY NEW ELASTORMETIC THERMAL INSULATION COATING AT SHAH ALAM CHINESE METHODIST CHURCH (AREA B)

Thank you very much for the opportunity to work with you. We are pleased to submit our quotation for your consideration as follows :

Item	Description	Qty	Unit Price	Amount
1	To clean up all the metal roof surface			
2	To supply & lay 1 layer WANNA WPP3 water proofing primer			
3	To supply & lay 2 layers WANNA WPP321 thermal insulation coating	3,300.00 sqft	4.20	13,860.00
4	To supply & replace new screw at the flashing & capping area	1.00 L/S	900.00	900.00
5	To supply & install new PPGIO.47mm thk 600mm girth wall capping	55.00 ft	21.00	1,155.00
6				
7	5 years warranty for thermal insulation coating			

Total 15,915.00

*The above measurement quoted in accordance to the construction drawing. Final measurement to be taken at site.

*All area shall be based on sloping area, measurement shall be taken from the center of ridges lines or apex to the roofs, not measured net on the drawing.

*Terms of payment - 30% for deposit , 50% for materials on site & 20% for work done.

*The above quoted price is only valid for the quantities stated. The price will be revised in accordance for any variation of the quantities.

*All payment shall be made payable to **TEEDE RESOURCES (CIMB 860-528-1873) /(RHB 2121-2500-1901-35)**

Yours faithfully,

Confirm & Accepted by,

eric

012-2909788

TEEDE RESOURCES

chop & sign

Person incharge :

Date :

SHAH ALAM CHINESE METHODIST CHURCH

QUOTATION : QT-00301

Our Ref. : ERIC082410

Date : 16/8/2024

Validity : C.O.D.

Page : 1 of 1

Attn : MR. FOO

Tel : Mobile : +60122819844

Email :

Title : QUOTATION FOR SUPPLY & LAY NEW ELASTORMETIC THERMAL INSULATION COATING AT SHAH ALAM CHINESE METHODIST CHURCH (AREA A)

Thank you very much for the opportunity to work with you. We are pleased to submit our quotation for your consideration as follows :

Item	Description	Qty	Unit Price	Amount
1	To clean up all the metal roof surface			
2	To supply & lay 1 layer WANNA WPP3 water proofing primer			
3	To supply & lay 2 layers WANNA WPP321 thermal insulation coating	5,100.00 sqft	4.20	21,420.00
4	To supply & replace new screw at the flashing & capping area	1.00 L/S	900.00	900.00
5	To supply & install new PPGIO.47mm thk 600mm girth wall capping	136.00 ft	21.00	2,856.00
6				
7	5 years warranty for thermal insulation coating			

Total 25,176.00

*The above measurement quoted in accordance to the construction drawing. Final measurement to be taken at site.

*All area shall be based on sloping area, measurement shall be taken from the center of ridges lines or apex to the roofs, not measured net on the drawing.

*Terms of payment - 30% for deposit , 50% for materials on site & 20% for work done.

*The above quoted price is only valid for the quantities stated. The price will be revised in accordance for any variation of the quantities.

*All payment shall be made payable to **TEEDE RESOURCES (CIMB 860-528-1873) /(RHB 2121-2500-1901-35)**

Yours faithfully,

Confirm & Accepted by,

eric

012-2909788

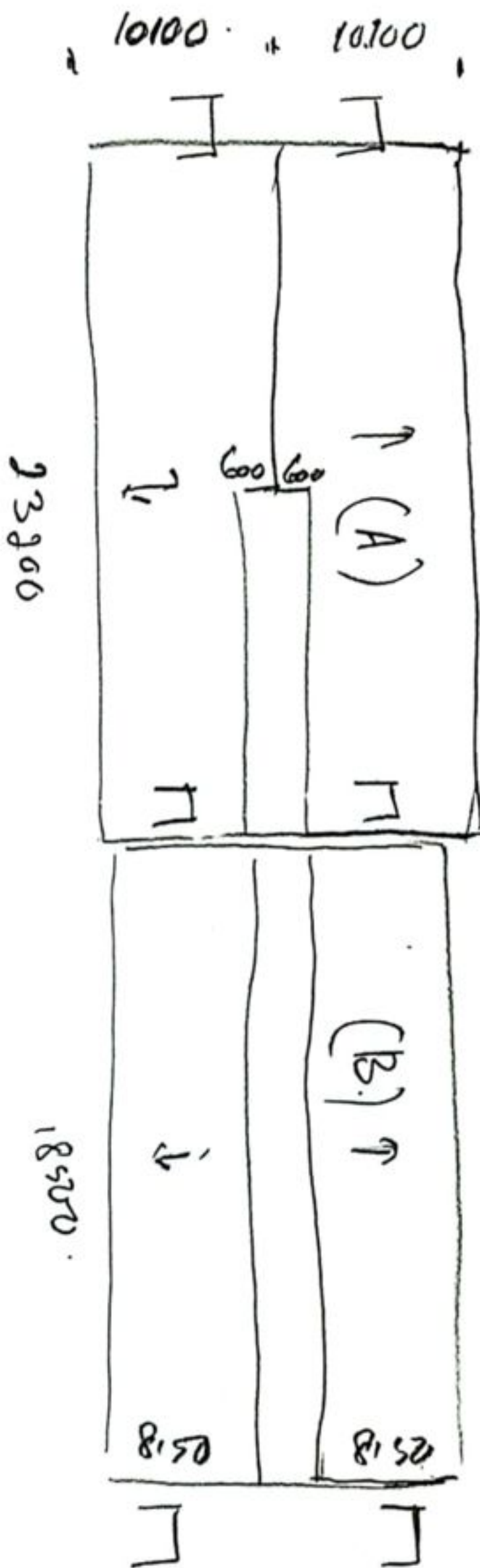
TEEDE RESOURCES

chop & sign

Person incharge :

Date :

Shah Alam.
Chinese Methodist Church.



REVISION: 02

Issued date: 30th May 2018

WANNA WPP 3



WANNA WPP 3 is water proofing acrylic based white primer. Due to its high cross linked and recovery properties, it imparts a constant low water absorption over long period time and has excellent adhesion to multi substrates (masonry, concrete, metal and wood). It able to withstand negative pressure, excellent crack bridging property and resistance to chemicals (acid, basic and chloride). WANNA WPP 3 is ideal for exterior and interior wall water proofing application to protect building from water seepage as well as from weather.

PHYSICAL PROPERTIES

Appearance/Colors	Milky white liquid
Non-volatile content (%)	72.0 ± 2.0
Viscosity at 30°C (cps) Brookfield RVT spindle 6 speed 10rpm	28 000 ± 4 000
pH	8.5 - 10.5
Shelf life (in closed container)	6 - 9 months

APPLICATON METHOD

Remarks: Handle with care. Stir well before use

Application method: By brush, roller, airless spray

Recommended film thickness per coat:

Dry film thickness: 50 - 75 microns (μm)

Wet film thickness: 71 - 107 microns (μm)

Film thickness will vary and is calculated as average.

Spreading rate

Spreading rate depends on film thickness applied, type of texture, surface porosity, imperfections, temperature, wastage during painting etc.

It is recommended to apply at least 2coats for optimum water proofing protection

Dilution

The paint is ready to use after proper stirring. If thinning is required, water may be added up to a maximum of 5%.

Thinner: Water

Surface preparation

The substrate must be sound, clean, dry and free from dust, oil, grease, laitance etc. All traces of form release agents/curing agents must be removed. A light sanding with suitable abrasive material is recommended before application. Any resulting dust/loose particles must be removed.

STORAGE AND HANDLING PRECAUTIONS

- Store in a cool, dry place and avoiding direct sunlight.
- Keep the container tightly closed and protect from frost.
- Wash the tools with water before the glue dry.
- Operators should put on gloves during work. Be sure to wash thoroughly with water when the bond sticks to skin or clothes.
- Stir well before use.

PACKAGING

25kg/pail

IMPORTANT

- *All information, whether written or verbal regarding our products, their applications and uses is given in good faith and based upon tests made by us, results of our research work and practical experience.*
- *Although the reasonable care has been taken in the preparation of such information, we cannot be responsible for the results obtained in their use, since the conditions of use and working methods are beyond our control.*
- *We disclaim third part liability for results obtained using our products and recommend that tests should be carried out to determine the suitability of a particular product for a specific purpose before production is commenced. Otherwise the general terms of sale and delivery are valid.*

REVISION: 00

Issued date: 26th May 2022

WANNA WPP 321



WANNA WPP 321 is an elastomeric thermal insulation coating that specifically designed for roofs, wall, and surfaces that requires heat transfer reduction. WANNA WPP 321 can effectively reflect radiant heat ray and dissipating heat to keep building cool.

PHYSICAL PROPERTIES

Appearance/Colors	White liquid
Non-volatile content (%)	>54
Viscosity at 30°C (cps) Brookfield RVT spindle 4 speed 20rpm	5000 - 9000
pH	8.5 - 10.5
Shelf life (in closed container)	12 months

**Figures under "Physical properties" are intended as a guide and should not be used in preparing specifications.*

WANNA WPP 321

FEATURES:

- Matt white finish
- Excellent thermal insulation
- High cross linked and recovery properties
- Excellent adhesion to multi substrates (masonry, concrete, metal and wood)
- Able to withstand negative water pressure, excellent crack bridging property and resistance to chemicals (acid, basic and chloride).
- Water proof
- Low VOC and non-flammable

TECHNICAL DATA

Drying time - Touch dry: 20-25 minutes (depend on Temperature & humidity)
- Hard dry: 50-60 minutes (depend on temperature & humidity)

Recoating time 2-4 hours (depend on temperature & humidity)

Wet film thickness 150-200 micron per coat (depend on substrate condition)

Coating system recommendation 1) **Wanna WPP3** (water proofing primer): **1X**
2) **Wanna WPP 321** (thermal insulation coating): **2X**

Typical coverage ~2-3m² per kg per coat (Actual coverage is dependent on substrate condition, application method, application condition and finishing appearance)

Dilution The paint is ready to use after proper stirring. If thinning is required, water may be added up to a maximum of 2%.

APPLICATION METHOD

By brush, roller or air-less spray

SURFACE PREPARATION

The substrate must be sound, clean, dry and free from dust, oil, grease, laitance etc. All traces of form release agents/curing agents must be removed. A light sanding with suitable abrasive material is recommended before application. Any resulting dust/loose particles must be removed.

STORAGE AND HANDLING PRECAUTIONS

- Store in a cool, dry place and avoiding direct sunlight.
- Keep the container tightly closed and protect from frost.
- Wash the tools with water before the glue dry.
- Operators should put on gloves during work. Be sure to wash thoroughly with water when the bond sticks to skin or clothes.
- Stir well before use.

PACKAGING

Please consult our sales representative for the packaging available.

IMPORTANT

- *All information, whether written or verbal regarding our products, their applications and uses is given in good faith and based upon tests made by us, results of our research work and practical experience.*

- *Although the reasonable care has been taken in the preparation of such information, we cannot be responsible for the results obtained in their use, since the conditions of use and working methods are beyond our control.*
- *We disclaim third part liability for results obtained using our products and recommend that tests should be carried out to determine the suitability of a particular product for a specific purpose before production is commenced. Otherwise, the general terms of sale and delivery are valid.*

Our Ref. : LLTS/Q/230-R2/24
Date : 29/08/2024

SHAH ALAM CHINESE METHODIST CHURCH
Attn. : Mr. Foo Chee Yong (012-281 9844)

Dear Sir,

**RE : REPAIR WORK ON WATER LEAKAGE AND SEEPAGE TO CHINESE METHODIST CHURCH
AT PERSIARAN ANGGERIK VANILLA, 40460 SHAH ALAM, SELANGOR.**

Thank you for your kind self-invitation and request for quotation on the above-mentioned matter.
Herewith, we are pleased to propose our prices quotation as follows:

No	Description	Area Size	Unit Rate (RM)	Total Rate (RM)
1)	- Surface preparation and clean to remove dust. - Supply and lay 1 layers of Mapethene TA torch on waterproofing membrane laid with 1 coat bitumen primer including angle fillet, skirting upturn 300mm height with termination aluminium flat bar and polyurethane sealant followed by 2 coats of Aquaflex Roof liquid apply waterproofing on top of the membrane surface by roller (colour grey and direct exposed to weather). a) RC gutter. b) RC roof slab facing main gate. c) Parapet wall on gable roof.	1,242.67 sqft 1,003.15 sqft 189.37 sqft	L.S. L.S. L.S.	22,000.00 17,600.00 4,000.00
2)	Mobilization & temporary protection. <u>Additional work (FOC):</u> - To repair visible defectives (e.g. external plaster wall groove panel joint, cracks, etc) with 3 coats of Aquaflex roof liquid apply waterproofing reinforce with 1 layer chopped strand mat (100mm wide) by roller (scaffolding provide by client). - To create new emergency outlet pipe at the RC gutter area (facing forest) to prevent water overflow (2 nos). - To lay an extra layer of Mapethene TA membrane (approx. 200 mm width) below the end of the metal roof, to prevent water dripping direct to the new Mapethene TA membrane. - To seal the surrounding air conditioner pipe protruding the wall with polyurethane sealant (facing forest).	-	L.S.	1,000.00
			Discount:	2,600.00
			Total Amount:	42,000.00

Warranty

- A standard **Five (5) years** warranty shall be provided upon completion of work.
- All damages by others (e.g. structural cracks due to settlement) are excluded in our standard warranty.
- Warranty is valid only upon full payment.

Free Goods Services Required From You

1. Provision of water and 3 phase electric, crane and sufficient lighting in case of night work.
2. Provision of all accessibility to working area.

Terms of Payment

- **40%** deposit upon confirmation of order.
- **60%** to be received in (2) two weeks after Tax Invoice.

Our Ref. : LLTS/Q/230-R2/24
Date : 29/08/2024

Validity of Quotation

This quotation is only valid for 30 days from the above date, otherwise the price will be having adjustment.

Mobilization

One week upon confirmation of official order.

We trust the above quotation meets your requirements and looking forward to the opportunity of serving you.

Thank you.

Your faithfully,
LLT SPECIALIST SDN BHD

Franco Tew

FRANCO TEW
Director
012-273 0388 & 016-206 0388

ACKNOWLEDGE

I, _____ I/C NO. : _____ on behalf of **SHAH ALAM CHINESE METHODIST CHURCH**, hereby accept the above quotation **LLTS/Q/230-R2/24** term and condition.

Signature :
Position :
Date :

Company Chop

Our Ref. : LLTS/Q/230-R2/24
Date : 29/08/2024

Parapet wall on gable roof.



RC gutter.



Our Ref. : LLTS/Q/230-R2/24
Date : 29/08/2024



RC roof slab facing main gate.

