



TTDI SECURITY PATROLLING AGREEMENT

BETWEEN

SRI LARA JOINT SECURITY SERVICES SDN. BHD.

AND

PERSATUAN PENDUDUK TAMAN TUN DR. ISMAIL

AN AGREEMENT made on the day of 2006 between **SRI LARA JOINT SECURITY SERVICES SDN BHD.** (CO. No. 51533-H) a company incorporated in Malaysia and having its registered office at No. 5A, 1st Floor, Jalan Emas 41100 Klang, Selangor (hereinafter called "the Company") of the one part and **Persatuan Penduduk Taman Tun Dr. Ismail**, with its official address at Tingkat Satu, Pusat Komuniti TTDI, Jalan Athinahapan, 60000 Kuala Lumpur (hereinafter called "TTDI RA") of the other part.

(A) WHEREAS:-

- (1) The Company has the necessary expertise and experience and is duly licensed to provide the security services including but not limited to the services contemplated under this Agreement;
- (2) The Company has agreed at the request of the TTDI RA to provide the said Service upon the terms and conditions hereinafter contained in and as per Appendices A, B & C attached hereto.

(B) NOW IT IS HEREBY AGREED AS FOLLOWS: -

- (1) The Company shall provide the six (6) zones under the TTDI RA with the said Service as described herein and more particularly set out in Appendices A, B & C attached hereto in accordance to a mutually agreed schedule between the two parties.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands the day and year first above written.

SIGNED by)
for and on behalf of)
the Company)
in the presence of)

.....
Director

.....
Witness

Date:

SIGNED by)
for and on behalf of)
TTDI RA)
in the presence of)

.....
Chairman

.....
Witness

Date:

APPENDIX A

Terms and Conditions for
AREA SECURITY SERVICES WITHIN TAMAN TUN DR. ISMAIL

1.0 BACKGROUND

Taman Tun Dr. Ismail (TTDI) is a residential housing area covering approximately 286 hectares with about a total of 5,200 residential houses and commercial units.

The TTDI RA proposes to arrange for private security services to assist the local Police to improve and enhance security in the area in the light of reports of crime including burglaries, snatch thefts and robberies. To this end the TTDI RA has called qualified and registered security service providers to quote for this service in line with the terms outlined below.

2.0 OBJECTIVE OF SERVICES TO BE PROVIDED

In view of the fact that TTDI is a large housing estate, it is proposed that the security patrolling be arranged in six (6) different zones as indicated in APPENDIX C attached herewith.

The ultimate objective is to arrange for 24-hour security patrol services for all the six (6) zones. The scheme could be implemented in stages depending on the response from residents in each zone. The scheme can commence with one zone on only one 8-hour night shift, where the minimum number had responded positively for this service.

While it is the general intention of the TTDI RA to award all six (6) zones to one security service provider, there is a possibility that under certain circumstances, more than one security services provider might be engaged to cover all six (6) zones.

3.0 SCOPE OF SERVICES

3.1 PROPOSED SHIFT SCHEDULE AND RATES PER ZONE

The schedule of service and the monthly rates payable by participating households within Taman Tun Dr. Ismail shall be as listed in APPENDIX B attached.

The monthly charge shall be all-inclusive and shall include all government taxes and service charges, if any.

When the number of participants per zone increases to over 300, the security services provided will be enhanced further such as the provision of canine patrol, site security officer and additional security guards, all subject to mutual agreement.

3.2 GENERAL DUTIES OF GUARDS

The security guards on patrol duty will perform the following duties:

- Undertake patrol duty of the relevant zone on motorcycle to be provided by the security services firm at 2-hour intervals, following non-standard pattern;

- Operate the watchman clock at pre-determined key stations;
- Record all unusual security-related events/happenings in a logbook to be maintained at the individual zone security bases;
- In each zone the appointed security services provider shall establish at least one security base at their own cost, subject to the approval of the TTDI RA, from the commencement of the security services; however the TTDI RA will make all endeavours for DBKL's approval on its location, etc.
- The appointed security officer will co-ordinate with the TTDI Police Station at least once each day.
- When a report is received from "registered resident" on security related incidents, the guards on duty as well as guards from other zones shall respond immediately to the scene of the incident and provide all necessary assistance to the "registered resident", investigate the incident, and accompany the affected resident to the TTDI Police Station to lodge a formal report, if the affected resident so desires.
- To take other follow-up action as deemed necessary.

3.3 SECURITY CHECK AT SECURITY AREA

The movement of non-residents' vehicles shall be closely monitored though allowed free movement in the security zone, and if necessary verified/checked on a selective basis if unusual movements are observed. These checks are to be carried out with due courtesy and in a non-offensive manner.

3.4 ESTABLISHMENT OF SECURITY CALL CENTRE

The Security Firm shall establish a twenty-four hour Call Centre and respond to calls to deal with matters of security breaches happening in the security zone. If necessary, additional security personnel shall be made available to deal with serious incidents of thefts and robberies are reported. Backup guards can also be made available from neighbouring areas.

3.5 MAINTENANCE OF RECORDS

The appointed security Company shall maintain an up-to-date record of the residents registered for the security services. All such records shall revert back to TTDI RA on completion/termination of each period of contract service by the security services company.

3.6 PROVISION OF CAR STICKERS

Up to a maximum of two (2) car stickers shall be provided free for cars belonging to family members and dependents of each registered household.

Additional or replacement car stickers will be made available at a rate of RM1.20 per piece for vehicles belonging to the registered households only.

3.7 HOME GUARD TAG AT GATE

Home guard tag with the Call Centre telephone number and Serial Number shall be provided by and attached at the gate of the registered resident's house by the appointed security services firm.

3.8 EMERGENCY MOBILE PHONE

In addition to the telephone number of the Call Centre, mobile phone numbers of an Area Security Officer will be provided to registered residents for easy contact during emergencies.

4.0 OTHER OBLIGATIONS OF SECURITY SERVICES PROVIDER

4.1 SIGNING-UP AND REGISTRATION OF RESIDENTS

The appointed security services company shall undertake to sign up residents for the security scheme and maintain an up-to-date record of registered residents.

4.2 COLLECTION OF MONTHLY FEE & OTHER APPROVED CHARGES

The appointed services company shall be solely responsible for the collection of the approved monthly fees and all other charges, if any, from registered residents. The TTDI RA shall not be liable for any non-payment of any such fees or charges by registered residents.

4.3 ATTIRE FOR SECURITY GUARDS ON DUTY:

Security guards on duty shall be smartly dressed in full approved uniform with cap and reflective home guard vest. Security patrol guards shall at all times carry with them flashlights, rotan, watchman clock, and mobile-phone as well as such other equipment deemed necessary for the effective discharge of the security services.

4.4 NECESSARY SECURITY EQUIPMENT

All such security equipment including motorcycles necessary for the effective performance of the security services shall be provided by the security services provider and deemed included in the rates quoted. However, when the target membership of 600 houses is achieved, a patrol car will be deployed. The security services provider shall be responsible to seek and obtain the permission of the relevant Govt. Agencies for the possession and use of all such security equipment.

4.5 LIABILITY OF SECURITY PROVIDER

The Company shall not be liable for:-

- i) Any loss suffered by the registered residents due to burglary, theft, fire or any other cause whatsoever except where such loss is caused by negligence, default or omission of the Company's employees' actions in their line of duty or responsibility.
- ii) Any failure by the Company to carry out the said Service by reason of strikes, lockout or other similar causes beyond the Company's control.

4.6 INSURANCE FOR REGISTERED RESIDENTS' PROPERTY

The Company is under no obligation whatsoever to affect or implement any insurance on behalf of the registered resident in respect of his/her property.

4.7 COORDINATION WITH OTHER ZONE SECURITY PROVIDERS

There must be coordination and interface with other security service companies which may be appointed for adjacent zones should there be any security incidents occurring in their zone of service.

4.8 SPECIAL CHECKS OF VACANT HOUSES

Should the registered resident be away on holiday, and if the security guard on duty has been notified, the security guard on patrol shall pay special attention to the vacant house of the registered resident. A minimum of one check a day will be carried out and a slip placed in the letter box.

5.0 SERVICE AGREEMENT WITH TTDI RA.

This general agreement shall be entered into between the security services provider and TTDI RA indicating the general terms of services to be provided to the residents and such other terms relevant to the security services to be provided.

This agreement contains clear provisions stating that the appointed security company takes full responsibility for all compliance with any such services provided under the agreement and that TTDI RA shall be indemnified against all liabilities resulting from the provision of the security service.

The appointed security services firm for any of the zones shall not enter into or make private arrangements for the provision of any security services for any resident of TTDI during the tenure of the Security Services Agreement without the knowledge and approval of TTDI RA.

6.0 INDIVIDUAL SERVICE AGREEMENT WITH REGISTERED RESIDENTS

The appointed security company shall arrange for separate service agreements with individual registered residents for the security services. The terms of such agreement shall be subject to prior approval by TTDI RA. The validity of such an agreement shall be for a period of not more than twelve (12) calendar months, thereby renewable on an annual basis subject to the service agreement between TTDI RA and the security services company being still in force.

The registered residents may terminate the service agreements by giving to the Company a day's termination notice in writing, whereas the company shall give one month's notice if it so desires to terminate the service agreement. Such termination shall however be based on just cause and with reason.

The Company reserves the right to terminate the service agreement and its services ninety days after payment from the registered resident becomes due and remains in default.

7.0 APPROVAL AND CO-ORDINATION WITH THE LOCAL POLICE

The security services provider:

- (i) shall seek and obtain at their own costs the approval of the local Police or such other Approving Authorities for the security services provided in TTDI.
- (ii) coordinate and work closely with the local Police and other security-related Authorities, in carrying out the security duties in TTDI. TTDI RA will assist where possible.

8.0 TERMINATION OF SECURITY AGREEMENT

Either party to this security services Agreement may terminate the agreement by giving three months written notice to the other party, without prejudice to any outstanding payments/charges which must still be settled.

Termination of the Security Services Agreement with TTDI RA shall automatically result in the termination of all individual security services agreements made with residents in TTDI.

9.0 NOTIFICATION TO TTDI RA

The security services firm shall notify and keep informed designated officers of TTDI RA all relevant information with regard to the operation of the security services and in particular, all unusual incidents. The security officer will carry out daily liaison.

The appointed firm shall submit a summary of registered participants and the fees collected at least once in every two months.

Authorised senior representatives of the appointed security services firm shall attend meetings with TTDI RA arranged at least once every month and brief the EXCO on the activities carried out by the security firm during the previous month.

10.0 SERVICE CHARGE PAYMENT TO TTDI RA.

The security services company shall pay an administrative service charge of RM 0.50 per month for each registered household to cover the TTDI RA's administrative expenses in respect to the security services scheme in force. This administrative charge, applicable to each zone, is due thirty days after the end of each monthly period, subject to the condition:

- i) at least one hundred (100) paying households have registered for the security scheme in that particular zone;
- ii) payment due shall be computed based only on the security services charges collected during the previous month.

APPENDIX B

SCHEDULE OF SERVICE

Number of Static Guards : As per table below
 Number of Shifts : As per table below
 Service Hours Per Shift : As per table below
 Distribution of Guards/Shifts : As per table below

Shift Duty	Min. No. of Participating Households	No. of Guards
Night Shift Only 11pm – 7am	100 130	2 3
24-Hour Service 7am – 3pm 3pm -11pm 11pm – 7am	215 300	5 (1+2+2) 7 (2+2+3)

Note: *The company will provide 24-hours Call Centre and an Area Manager to supervise the guards on duty.*

SERVICE RATE

Rate Per Household Per month : RM40.00
 5% Service Tax : Inclusive in rate above

CAR STICKERS

Every registered household will be eligible for two (2) FREE car stickers from the Company.

Replacement/Additional car stickers for cars belonging to members of the registered household can be purchased at RM1.20 per sticker.

APPENDIX C

