



## QUICK GLANCE

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## JMC CHAIRMAN'S STATEMENT

On behalf of the Elected Committee Members of Jaya One Management Corporation, I would like to thank all the collective owners in putting your faith and trust in empowering this Committee to represent and work closely with the appointed Managing Agent.

The key essence towards any successful relationship is in nurturing and fostering trust. As such, our goals are always to engage and educate this vast and diverse community's mindset towards progress, whilst harmonizing and humanizing this institution with respect to rationalization of laws to meet practical needs and public sentiments.

Our role as Committee Members is not to micro manage or scrutinize every detail of operational activities, but instead challenge our present policies and re-strategise new ways to champion community spirit growth.

Having served as Chairman, which is no different to being a public servant to any public community, I have learned that allocation of resources and funds to support this balance to fulfill different stakeholders needs, will forever remain a challenge. We are not an organization that can afford luxury and thus we must find new ways to manage our cost and sustain the financial balance against the inevitable threat of inflation.

Vision and policy making becomes fundamental in the role of committees in order to keep the macro aspect of progress in perspectives. Innovations becomes key in ensuring our collective interest is preserved but yet enhanced. Thus the Vision and Success for Jaya One, is in the creation of an Eco system of Community Champions in order to make Big and Difficult Decisions, Balance the Allocation and Use of Resources and Finally Steer Policy to ensure the Vision is progressively met.

**Mr. Wong Chee Kooi**  
**Chairman of Jaya One Management Corporation**

## JMC TREASURER STATEMENT

The year of 2016 was a challenge, as the Budget prepared was overwhelmed by many unforeseen activities which took place.

In 2015 Block J (The Residence, 129 Office and The School) was completed, injecting approximately 1.3 million sq.ft of gross development area into Jaya One, thus the total Gross Build Up Area for the entire Jaya One reached 3.3 million sq.ft. Common areas and facilities expanded by 480,000 sq.ft (40%) during this period to reach 1.7 million sq.ft.

Much of the deficit which occurred in 2016, was a result of the stabilisation period which had already begun in 2015, and the sudden expansion of resources required to cope with explosive demand of services that was required.

We were taken by surprise, as we did not anticipate that the occupancy rate for the Residence and 129 offices will grow so rapidly during 2016, thus the budget for 2016 was not able to withstand.

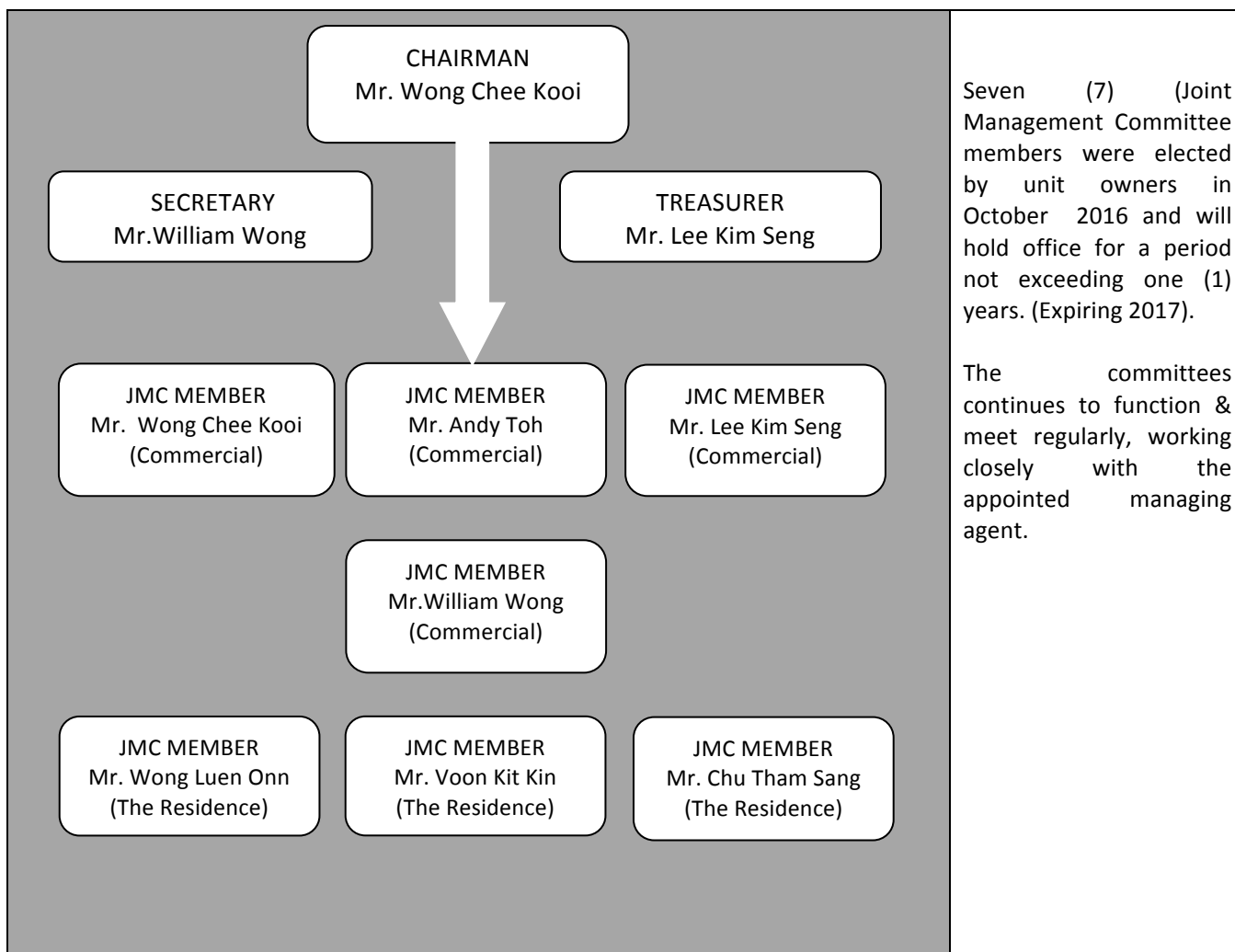
Having gone through the adversity in 2016, which enabled us to understand the behavior of cost in relation to building characteristics and specifications, we redesigned a new budget for the year 2017 which resulted in the increase of Service Charge contribution in 2017. Thank you to all unit owners whom supported this during the AGM held in end of 2016.

The substantial financial deficit is not recoverable through time as this institution is not for profit making and as such the budget for 2017 was designed to break-even. That leaves the question of how the accumulated deficit which occurred from 4<sup>th</sup> Quarter of 2015 and FYE 2016 be financed. In order to avoid the need to call for additional fund raising to finance these losses, it would be most logical to utilise the Sinking Fund to off set these losses.

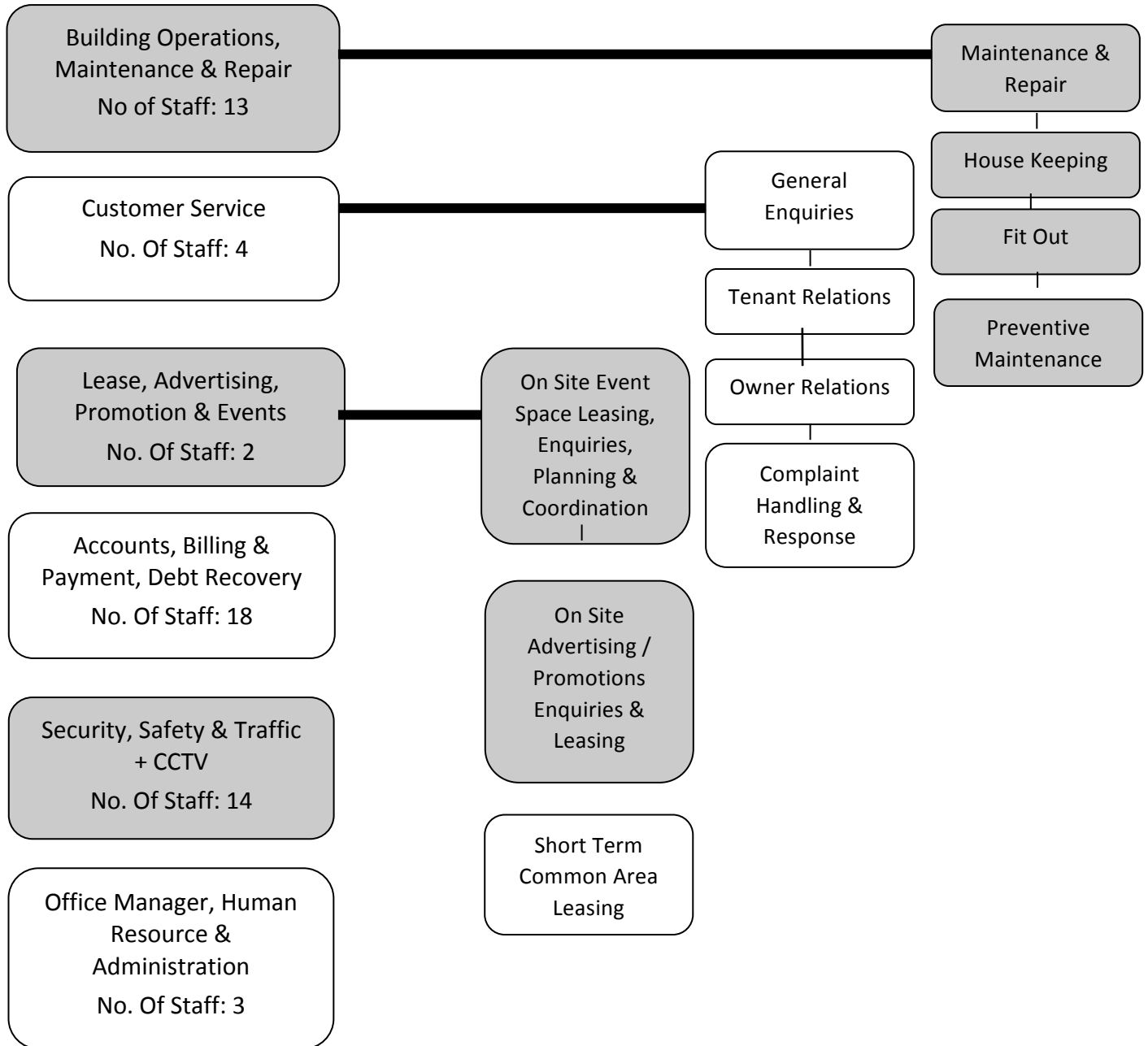
I urge our all owners to maintain a positive outlook and that despite the continuous inflationary pressure against us, we will strive to work with the fair resources allocated in order to maintain and grow Jaya One. Thank you.

**Mr. Lee Kim Seng**  
**Treasurer of Jaya One Management Corporation**

## JMC MEMBERS AND MANAGEMENT STRUCTURE



## JMC MEMBERS AND MANAGEMENT STRUCTURE (Cont'd)



## FINANCIAL HIGHLIGHTS

### Overview of Financial Highlights During the Financial Year 2016.

**RM 1,808,779**

Accumulated sinking fund as at 31 December 2016.

**RM8.99million**

Total income contributed by Service Charges of RM7,049,453 and Other Income of RM1,942,717 respectively.

**RM758,654**

**Adjusted Other Income Earned**

Adjusted other income is derived from short and long term rental of common area such as events, advertising, outdoor seating areas for restaurants.

This amount has been adjusted to exclude the reimbursed sums paid by tenants and owners of RM1.184 million for expenses incurred but paid in advance by JMB, such as Quit Rent, Insurance, Gas etc.

**91.1%**

**Successful collection of service charges.**

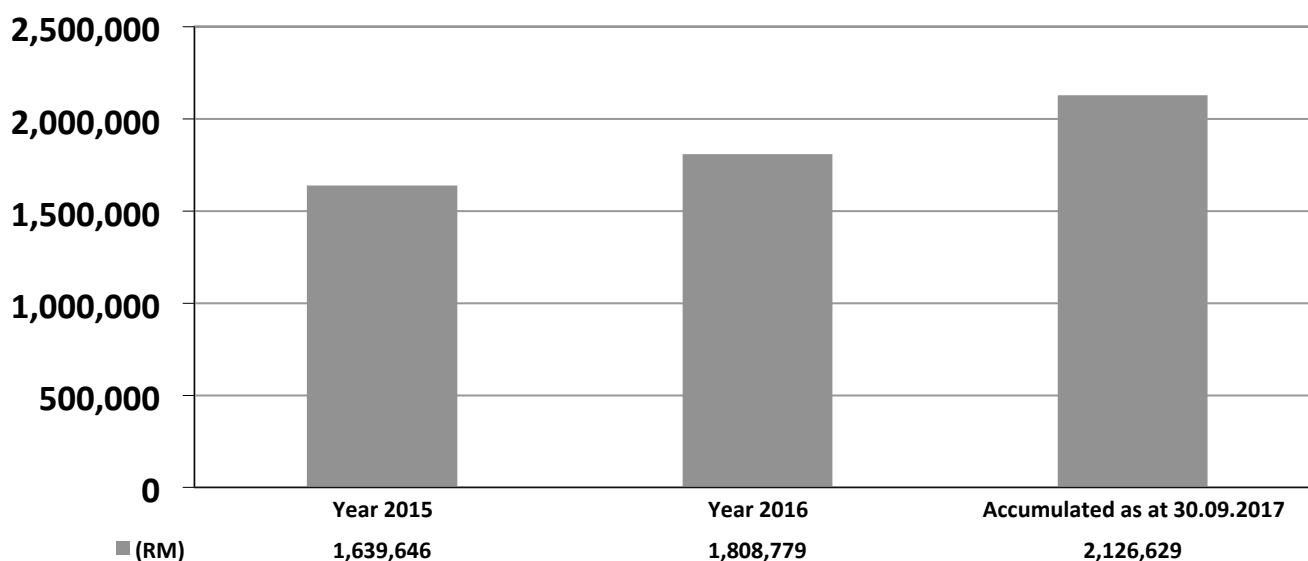
Total billing of service charges at RM 7.05 million vs total collection of RM 6.42 million for previous year.

**RM966,474**

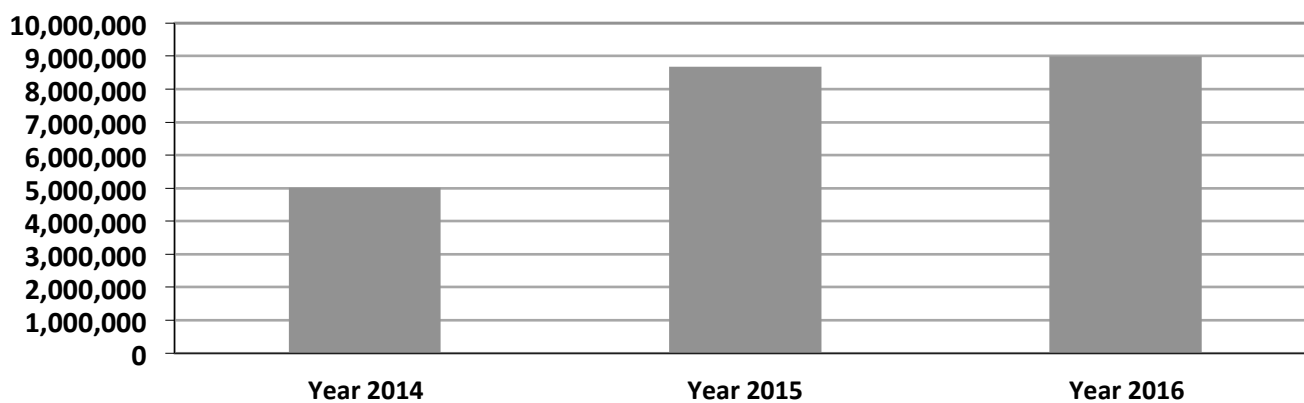
**Deficits for the financial year ended 2016**

FINANCIAL HIGHLIGHTS (Cont'd)

Sinking Fund Balance



Total Income

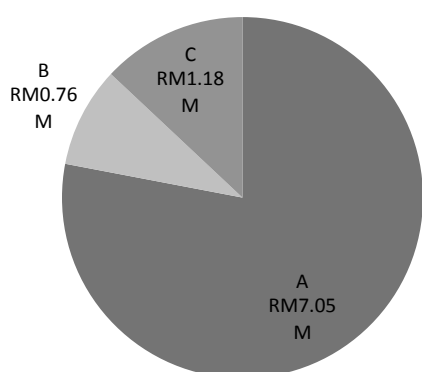


Source: Audited Reports and Financial Statements 31 December 2016

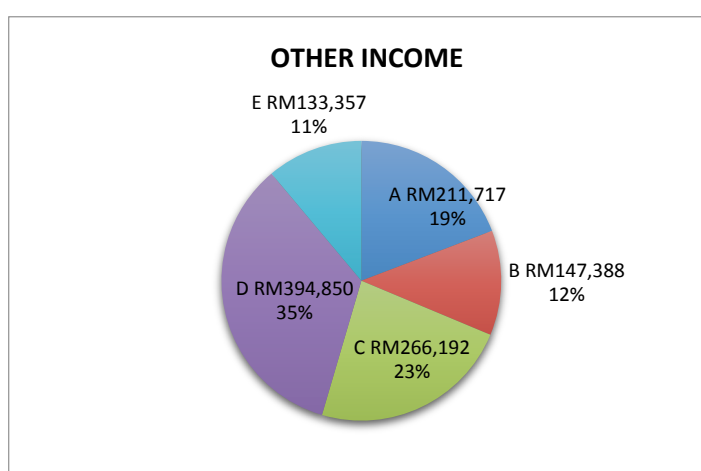


## FINANCIAL HIGHLIGHTS (Cont'd)

### Income Source



### Adjusted Other Income Source



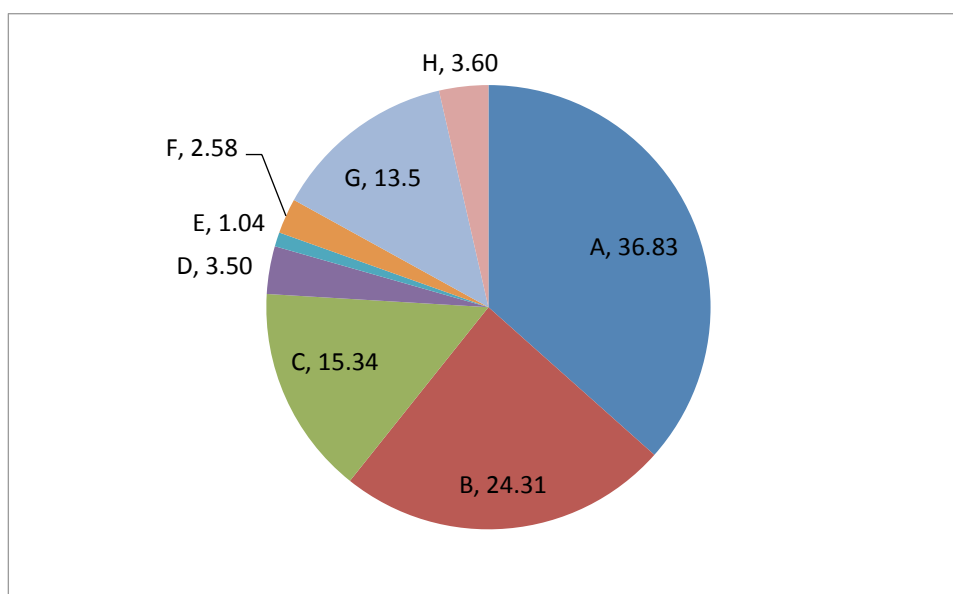
A	Service Charges	78%
B	Other Income	9%
C	Income/Charges billed to owner/tenant	13%

A	Events income	19%
B	Special Service Charges	12%
C	Rental Income	23%
D	Sewerage	35%
E	Others	11%

Source: Audited Reports and Financial Statements 31 December 2016

## FINANCIAL HIGHLIGHTS (Cont'd)

### Summary of Expenses for the Year 2016



		%	RM'000
A	<b>Utilities</b>	36.83%	3,116
B	Operations, Maintenance and Repair	24.31%	2,057
C	Salaries, Bonuses, EPF, SOCSO and Allowances	15.34%	1,534
D	Quit Rent, Assessment and Insurances	3.5%	298
E	Acquisition of Property, Plants and Equipment	1.04%	88
F	Admin and General Expenses	2.58%	218
G	Security	13.5%	1,149
H	Sewerage and O&G Plant	3.60%	293

Source: Audited Reports and Financial Statements 31 December 2016

# BUDGET 2018

## JAYA ONE MANAGEMENT CORPORATION

### BUDGETED PROFIT & LOSS ACCOUNTS AS AT 31 DEC 2018

	BUDGET			TOTAL 12/31/18 RM
	RETAIL & OFFICE RM	RESIDENCE RM	COMMON RM	
<b>INCOME</b>				
Service Charge	3,117,734	1,236,120	3,539,671	7,893,525
Other Income	14,136	5,922	941,151	961,209
<b>TOTAL INCOME</b>	<b>3,131,869</b>	<b>1,242,043</b>	<b>4,480,822</b>	<b>8,854,734</b>
<b>EXPENSES</b>				
<b>DIRECT OPERATING EXPENSES</b>				
Electricity	592,255	368,744	1,689,768	2,650,767
Water	11,944	2,000	6,166	20,111
Insurances			2,381	2,381
	604,199	370,744	1,698,316	2,673,259
Fixed Contract Maintenance				
Maintenance	369,514	50,689	530,831	951,034
Security	518,802	159,543	627,506	1,305,852
Housekeeping	433,038	237,967	369,084	1,040,089
Others	16,951	18,000	33,600	68,551
	1,338,306	466,200	1,561,021	3,365,526
<b>REPAIRS &amp; MAINTENANCE</b>				
Building & Maintenance	273,824	131,070	365,758	770,653
Security	13,000	5,000	71,750	89,750
Housekeeping	600	1,800	3,000	5,400
Signage & Directories	2,400	-	-	2,400
	289,824	137,870	440,508	868,203
<b>CONSUMABLES</b>				
Building & Maintenance	92,400	33,600	162,000	288,000
Customer Service Dept	7,200	-	10,500	17,700
Housekeeping	41,388	1,200	1,800	44,388
General Operations			15,611	15,611
	140,988	34,800	189,911	365,699
<b>TOTAL DIRECT OPERATING EXPENSES</b>	<b>2,373,317</b>	<b>1,009,614</b>	<b>3,889,756</b>	<b>7,272,687</b>
<b>ADMINISTRATIVE EXPENSES</b>				
Managing Agent Fees	316,307	96,000	67,693	480,000
Staff Salary	352,332	68,069	341,381	761,781
JMB Secretarial / professional fees			21,600	21,600
Medical / Insurances / Welfare Allow / OT	6,110	1,124	5,747	12,981
Bonus / Incentives	29,064	5,597	27,695	62,356
GST Expenses		35,000		35,000
Office Admin Expenses	42,525	22,591	122,423	187,539
	746,338	228,381	586,539	1,561,258
<b>NET SURPLUS / (DEFICIT)</b>	<b>12,214</b>	<b>4,048</b>	<b>4,527</b>	<b>20,789</b>

OPERATION HIGHLIGHTS

**Overview of Operational Highlights for the Year 2016**

**Formation of Management Corporation**

In 2016, Jaya One Joint Management Body transitioned towards formation of Management Corporation. Annual General Meeting was held on 8<sup>th</sup> October 2016 and the Management became known as Jaya One Management Corporation.

**Security**

**Repairs, maintenance and replacement of CCTV Monitoring Systems and Cameras.**

<b>Total Number of CCTV Cameras</b>	<b>:</b>	<b>145</b>
<b>Faulty Cameras Replaced</b>	<b>:</b>	<b>5</b>
<b>Faulty Cameras Repaired</b>	<b>:</b>	<b>29</b>

**TOTAL COST : RM18,700.00**

OPERATION HIGHLIGHTS

Overview of Operational Highlights for the Year 2016

**Repairs and Upgrade of Signages**

The Management had awarded contracts progressively during this period to improve, repair and replace signages in order to actively promote a better sense of directions for our customers and shoppers.

**TOTAL COST : RM 71,351.25**

**Repair, Maintenance & Replacement of Parts for Centralise Grease Interceptor Plant and Sewerage Treatment Plant**

As part and parcel of the Management’s goal to continuously minimise contamination water discharge and gas emission into our environment, we remained committed to maintain the Sewerage Treatment Plant and Centralise Grease Interceptor Plant. We awarded contracts to various specialist contractors to repair and maintain the facilities in order to meet Department Of Environment Standards.

**TOTAL COST : RM198,839.00**

OPERATION HIGHLIGHTS

Overview of Operational Highlights for the Year 2016

**Main Refuse Chamber & Recycling Chamber**

The Main Refuse Chamber represents the main facility to store refuse and waste, which makes this facility one of the most used facility in Jaya One. Refurbishments was needed in order to upgrade this facility as part and parcel of the need to manage the waste disposal more effectively. The amount spent was to enable easier access, cleaning and dewatering so that to ensure more efficient means to operate and maintain this facility. We also modified some of these spaces to accommodate contractors toilets as well as improve the holding / storage areas for recycling purposes.

**TOTAL COST : RM44,255.00**

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