



Residents Guide

A Freehold Development
By Aspen Group



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Congratulations on
being a proud owner of
Vertu Resort

01

Vertu's Community App: Engage Plus

In line with Aspen Group's vision to 'Redefine Living', the Engage Plus mobile app was created for the convenience of VERTU RESORT Residents. Engage Plus consists of innovative features and functions that connect the entire development of VERTU RESORT seamlessly.

With the Engage Plus mobile app, Residents have the freedom and convenience at their fingertips to :

- Interact with the Management and Security
- Organise events
- Enjoy the many services offered
- Ensure the security of their homes
- Communicate with the community
- And many more effortless and hassle-free conveniences that will enhance your living experience at VERTU RESORT.

So, go ahead and explore the Engage Plus mobile app and enjoy life to the fullest:



Terms & Conditions Apply

Disclaimer:

The content and user interface of the Community App may vary due to enhancements from time to time.

Introduction



I. Services

- a. Voice Call Intercom
- b. Community Event Engagement & Management
- d. Promotions



II. Safety & Security

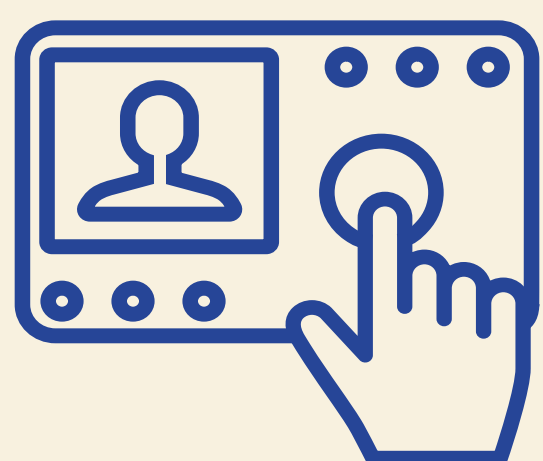
- a. Emergency Alert
- b. Smart Visitor Management



III. Management

- a. Facilities Booking
- b. Real-Time Notice Board
- c. Billing
- d. Feedback & Suggestions

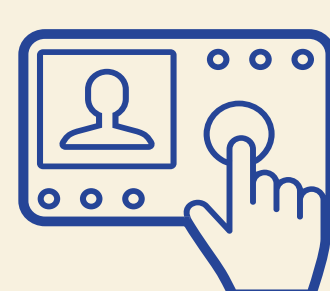
I. Services



A. Voice Call Intercom

Multiple parties within the premises are connected seamlessly and can be contacted conveniently.

Owner/Resident



Press call for intercom



Security Personnel



B. Community Event Engagement & Management

Residents are at the liberty to hold/organise functions after obtaining approval from the Management. They will also be able to view upcoming events and join in the fun.

STEP 1

Owner/Resident

Owner/Resident submit and view events on the calendar

STEP 2

Management

Receive submission & give approval



C. Promotions

A platform to advertise, which will be accessible by all owners, updated with exciting promotions offered by merchants after being approved by the Management.

STEP 1

Merchant

Submit request to publish advertisements/promotions offered

STEP 2

Management

To approve merchant's request

STEP 3

Owner / Resident

Can view, search, sort and filter the ads to engage their preferred services

II. Safety & Security



A. Emergency Alert

We provide real-time safety and security services to ensure that you and the community stay safe at all times.

STEP 1

OWNER / RESIDENT

Press & hold to trigger alarm

STEP 2

SECURITY PERSONNEL

Immediate proactive action upon alert



B. Smart Visitor Management

Pre-register and receive real-time notifications upon your guest's arrival and enjoy the convenience of having them appear right at the doorstep via QR code scanning.

STEP 1

OWNER / RESIDENT

Register visitor's details and send QR code

STEP 2

VISITOR

Receive QR code from owner/resident

STEP 3

SECURITY PERSONNEL

Scan QR code to send notification to owner/Resident upon visitor's arrival

III. Management



A. Facilities Booking

Availability of common facilities and spaces for Resident's booking can be viewed and requested, which will be submitted for Management approval.

STEP 1

OWNER / RESIDENT

Book facilities via app

STEP 2

MANAGEMENT

Receive submission & give approval

STEP 3

OWNER / RESIDENT

Receive confirmation from the Management and make payment (if required)



B. Real-Time Notice Board

You will be notified on the latest updates with regards to the ongoing/upcoming maintenance works or events going on at your premises, to ease your planning.

STEP 1

MANAGEMENT

Immediate updates and push notifications to the app

STEP 2

OWNER / RESIDENT

Receive real-time updates from the Management

C. Billings



Payment of maintenance and facilities booking can be made online with a complete record of transaction history for you to view at any time.

STEP 1
MANAGEMENT

Issue Payment Invoice to Resident

STEP 2
OWNER / RESIDENT

Make online payment via app

STEP 3
MANAGEMENT

Issue receipt to Resident

D. Feedback & Suggestions

Residents may provide feedback, suggestions and input to the Management on improvements that can be made and for the Management to acknowledge and act proactively.

STEP 1
OWNER / RESIDENT

Provide feedback and/or suggestions

STEP 2
MANAGEMENT

Receive real-time notification for feedback or suggestions



02 Security

A. Security Personnel

Security personnel will be stationed at strategic locations, where they will be carrying out their patrolling duties within the premises of VERTU RESORT around the clock.

There will be approximately 12 rounds of daily patrol by the security team every two (2) hours. There are two (2) shifts allocated per day. The first shift commences at 7.00am and ends at 7.00pm, followed by the second shift, which starts from 7.00pm till 7.00am the next day.

4-TIER SECURITY

VERTU RESORT provides ultimate safety and security, where authorised individuals are allowed safe and secure access in and out of specific areas within the building, while unauthorised people are kept out. Residents in VERTU RESORT can be assured that the premises employs a 4-tier access control system all the way from the entrance of the premises, right up to the lift that transports the Residents to their respective floors, complemented by a 24-hour CCTV surveillance system at all common areas.

I FIRST-TIER – LPR Vehicle Access

All entry and exit points into VERTU RESORT are equipped with License-Plate Recognition (LPR) cameras that allow a seamless drive for Residents in and out of the premises on a day-to-day basis, while unauthorised vehicles and individuals will not be allowed entry into the premises. Meanwhile, motorcyclists will be allowed to enter and exit using the key fobs issued to them, where they are required to tap them at the designated Card Readers at the barrier.

II SECOND-TIER – Lift Lobby

Access to lift lobbies are controlled through the use of access cards, whereby Residents are required to tap their access cards to gain access to respective Tower lift lobbies.

III THIRD-TIER – Lifts

In addition to the lift lobbies, access to the lifts is also controlled via card access. The system allows Residents to gain access to their respective unit floors only, and to the facilities floors as well. This ensures that only authorised individuals shall have access to the resident floors, therefore providing an additional sense of security for the Residents here.

IV FOURTH-TIER – CCTV Surveillance

There are multiple CCTVs carefully planned and located throughout VERTU RESORT, all of which are in constant surveillance by the security personnel at the control room. All these surveillance systems serve to provide additional sense of security and safe living environment for all Residents.

B. Communication with Security

Communication with the Security Personnel can be easily done through the Intercom button in Vertu's Community App - Engage Plus, which was designed to cater for the convenience of VERTU RESORT Residents.

C. Guard House

There is a total of two (2) Guard Houses established for VERTU RESORT.

The main Guard House 1 is situated at the main entrance of the development providing security and safety for the whole residence. Guard House 1 is facing the main road of Persiaran Cassia Barat 6 near to Tower A.

Meanwhile, Guard House 2 is located adjacent to Tower C, which is facing the main road of Persiaran Cassia Barat 5.

D. Visitors

Pre-Registered Visitors

VERTU RESORT unit owners/Residents grant access to their visitors, by pre-registering them via the Community App. Upon registration, a one-off QR code will be sent to the Resident, which he/she can share to his/her visitor(s). This QR code is required for validation at the Guard House upon the visitor's arrival, plus it also enables the visitor to gain access to the Resident's floor, by scanning the QR code at designated QR Readers located at lift lobbies and even in the lifts.

Unannounced Visitors

Meanwhile for unannounced visitors, the Residents will be informed about the visitors arrival upon their registration at the Guard House. Once their visit is registered and approved by the Residents, the visitor will receive a one-off QR code.

Residents

At times, when Residents accidentally lock themselves out or forget to bring along their access card, they will also be issued a one-off QR code to gain access to their homes, upon verification at the Guard House.

Deliveries

However, deliveries of goods or food will require a manual registration of the deliveryman at the Guard House and upon registering, the deliveryman can enter the premises to the respective drop-off areas. Residents are required to come down to the respective drop-off areas to collect the goods or food due to safety purposes.



03

Car Wash

A. Semi-Automated System And Manual Car Wash

The car wash services at VERTU RESORT consist of three (3) car wash bays, one semi-automated and the other two (2) manual. The manual car wash bays are equipped with one (1) water tap.



Semi-Automated Car Wash System

04

Car Park

Car park for the five Towers are located from the Ground Floor (Level G) to Level 7. There are a total of 2,595 car parks in the overall development.

I. Visitors Car Park

The visitors car park bays are available on Level G and Level 7.

II. OKU Car Park

A total of 5 OKU car park bays are conveniently located near the lifts for easy access on Level 1 of every Tower.

III. Motorcycle Bays

Located on Level G, there are a total of 233 motorcycle bays to cater to Residents with motorcycles.

IV. Electrical Vehicle Car Park

Located on Level G, the electrical vehicle parking bays are catered for Residents with electrical vehicles.

V. Motorcycle Access Information

Residents with motorcycles can purchase a unique key fob from the Management Office, which shall be used to scan at the card reader located at the entry and exit lanes.



05 Lifts

A. Passenger Lifts

Residents of VERTU RESORT have three (3) passenger lifts respectively in each Tower. The lifts are accessible on every floor of each Tower from the Ground Level onwards.

The passenger lifts at VERTU RESORT are unique as they are powered by the PORT technology (from Schindler), whereby a touch screen terminal is located on every floor outside the lifts and Residents are required to tap their access cards at the terminal to gain access to their destination floor(s). The PORT system will then assign a lift to take the Resident to his/her destination floor in the most efficient manner. There will be no buttons inside the lift cars.

B. Service/Bomba Lift

There is a total of five (5) of these lifts throughout Tower A, B, C, D and E (i.e. one in each Tower). Unlike the passenger lifts, the Service/Bomba lifts use the conventional lift system, with floor buttons available inside the lift car, plus a card reader to control floor access. All contractors shall use the Service Lift and not the Passenger Lifts.

The background is a solid dark blue. In the top-left corner, there is a light blue circular shape. In the bottom-right corner, there are several overlapping shapes: a dark blue circle, a red circle, and an orange shape. The text '06' is positioned on the left side of the page.

06

Assembly Point

Assembly Point



There are two (2) Assembly Points, both located on the Ground Floor of VERTU RESORT.

The first Assembly Point is at the open area opposite the Landscape Reflective Pool between Tower A and Tower B.

Meanwhile, the other Assembly Point is behind the drop-off porch between Tower D and Tower E.

The location of assembly points can be found in the Management Office.

07 Facilities

As the first residential development in Aspen Vision City, VERTU RESORT boasts extravagant facilities and amenities that promise unending fun-filled pleasure for everyone in the family.

Vertu Infinite Leisure on Level 8

Vertu Infinite Leisure on Level 8 is an astounding 200,000 sq. ft. of space exclusively allocated for relaxation, entertainment and indulgence. Residents are privileged to enjoy themselves in any of the following ways: -

- Take leisurely laps in the 100-metre Infinity Pool
- Play their favourite instrument(s) in the Music Room
- Exercise in the Aerobics & Yoga Room or Aqua Gym
- Rejuvenate in the Spa & Wellness Centre with a relaxing massage or a refreshing dip in the Jacuzzi
- Curl up with their favourite book in the Library & Reading Lounge
- Workout in the Indoor & Outdoor Gyms or the Aqua Gym
- Sing their hearts out in the Karaoke Room
- Challenge their skills in the Virtual Games & Games Room
- Allow their kids to enjoy themselves in the Kids Pool & Play Area

Social Kitchen

The Social Kitchen on level 34 of Vertu Sky Splendour is the perfect place for Residents to throw a party or have a family gathering. It is well-equipped with cooking utensils and other facilities that a host would need to impress their guests and make them feel right at home.

Little Conveniences That Bring Big Impacts

- Designated trolley lane and trolley parking on each floor
- Guest Suites for rental
- Music room with a range of musical instruments
- DIY Tools Room with extensive tools
- Urban Gardening at the rooftop
- NFC Bracelet for keeping track of children
- Buggy safety patrol
- Panic Buttons in the car park
- Rainwater harvesting
- Planting of herb pocket gardens
- EV Charger in the car park
- Smoke-free common areas

On Demand Services

To ease the household chores of Residents we have a range of On-Demand Services on the Ground Floor that includes :

- Vending Machine with snacks and/or beverages
- Convenience store for grocery and other daily items
- Laundry Services at the self-service laundry area
- Kindergarten
- Smart Parcel Locker for goods to be delivered and stored

Terms & Conditions Apply.



Social Kitchen



Pool Bar

A. Floor Plan

Ground Floor (Level G) Facilities

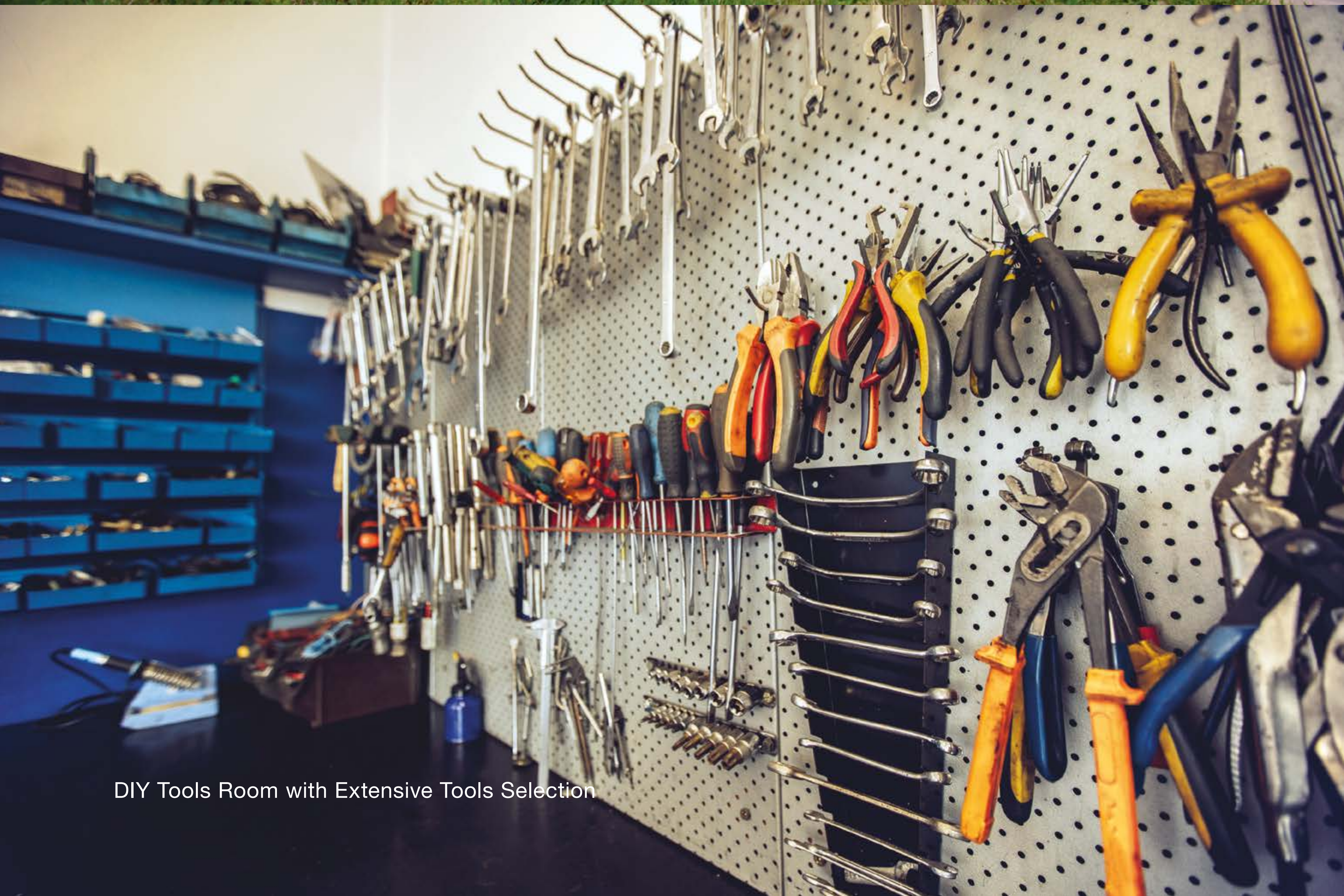


- | | | | |
|--------------------------|------------------------|--|--|
| 1 Surau (Male) 男士祈祷室 | 7 Recycling Room 资源回收室 | 13 Cycling Track 自行车径 | 19 DIY Tools Room DIY 工具室 |
| 2 Surau (Female) 女士祈祷室 | 8 Security Room 保安室 | 14 Bicycle Parking 自行车停放处 | 20 Kindergarten 幼儿园 |
| 3 Lift Lobby 电梯大堂 | 9 Loading Area 装卸区 | 15 Convenience Store 便利商店 | Multi Egress & Ingress Points 多个出口和入口点 |
| 4 Mail Box 邮箱 | 10 Guard House 保安亭 | 16 Smart Parcel Locker & Vending Machine 智能包裹寄放室和自助售卖机 | |
| 5 Lobby Lounge 休息厅 | 11 Washroom 卫生间 | 17 Launderette 自助洗衣房 | |
| 6 Drop Off Porch 接送区 | 12 Car Wash 汽车清洗区 | 18 Landscape Reflective Pool 倒映池 | |

* Guard House 1 for Egress and Ingress; Guard House 2 for Ingress only;
The Emergency entrance is open for emergency only.



Pick Up & Drop-Off Buggy Service



DIY Tools Room with Extensive Tools Selection

The maps below show the facilities VERTU RESORT Residents are privileged to enjoy:

Vertu Infinite Leisure (Level 8)



- | | | | | | |
|-------------------------------|---------|------------------------------|--------------|---|---------------|
| 1 Lift Lobby | 电梯大堂 | 20 Outdoor Games Lawn | 户外游戏草坪区 | 39 Lagoon Pool | 湖湾泳池 |
| 2 Guest Suite | 宾客套房 | 21 Outdoor Gym | 户外健身区 | 40 Pool Lounge | 泳池休息台 |
| 3 Tranquil Garden | 碧绿花园 | 22 Spa & Wellness Centre | 水疗养生馆 | 41 Yoga Deck | 瑜伽甲板 |
| 4 Water Feature | 喷泉水景 | 23 Washroom | 卫生间 | 42 Pool Bar | 池畔酒吧 |
| 5 Herb Garden | 药草园 | 24 Aerobics & Yoga Room | 健美操及瑜伽室 | 43 Kids Adventure Playground | 儿童探险游乐区 |
| 6 Tuition Room | 补习室 | 25 Reflexology Corner | 脚底按摩区 | 44 Washroom, Sauna, Steam & Changing Room | 卫生间·桑拿蒸汽房和更衣室 |
| 7 Study Room | 学习室 | 26 Meditation Lawn | 禅修草坪区 | 45 Hanging Net & Climbing Playroom | 编织吊网和攀爬游戏室 |
| 8 Reading Deck | 阅读区 | 27 Sunset Deck (Above Gym) | 日光甲板 (健身房顶部) | 46 Hanging Swing Garden | 秋千花园 |
| 9 Shaded Garden | 遮阴花园 | 28 Indoor Gym | 室内健身房 | 47 Kids Classic Playground | 儿童游乐园 |
| 10 Library & Reading Lounge | 图书馆及阅读室 | 29 Tree Boulevard | 树荫走道 | 48 Toddler Playground | 幼儿游乐园 |
| 11 BBQ Lawn | 烧烤草坪区 | 30 Water Swing | 水上秋千 | 49 Kids Roll & Tumble Play Area | 儿童爬滚游戏区 |
| 12 Forest Staircase Court | 阶梯林园 | 31 Chill Out Pool | 游乐池 | 50 Sandbox Playground | 沙盘游乐区 |
| 13 Smoking Room | 吸烟休息室 | 32 Fun & Aqua Play Pool | 水上玩乐区 | 51 Sculpture Staircase Courtyard | 雕塑阶梯林园 |
| 14 Chill Out Lounge | 休息室 | 33 Sun Lounge | 日光休息区 | 52 Picnic Lawn with Cabana | 野餐草坪和凉亭 |
| 15 Games Room | 游戏室 | 34 Dining Pavilion | 餐饮亭 | 53 Music Room | 音乐室 |
| 16 Table Tennis | 乒乓球区 | 35 Event Pavilion | 活动亭 | 54 Karaoke & Virtual Games Room | 卡拉OK及虚拟游戏室 |
| 17 Management Lounge & Office | 管理办公室 | 36 Jacuzzi | 按摩浴缸 | 55 Alfresco Area | 露天休闲区 |
| 18 Outdoor Shower | 户外淋浴区 | 37 Aqua Gym | 水上健身区 | 56 Cocktail & Event Deck | 活动和酒会区 |
| 19 Hammock Garden | 吊床花园 | 38 Lap Pool | 泳池 | 57 Cigar Lounge | 雪茄室 |

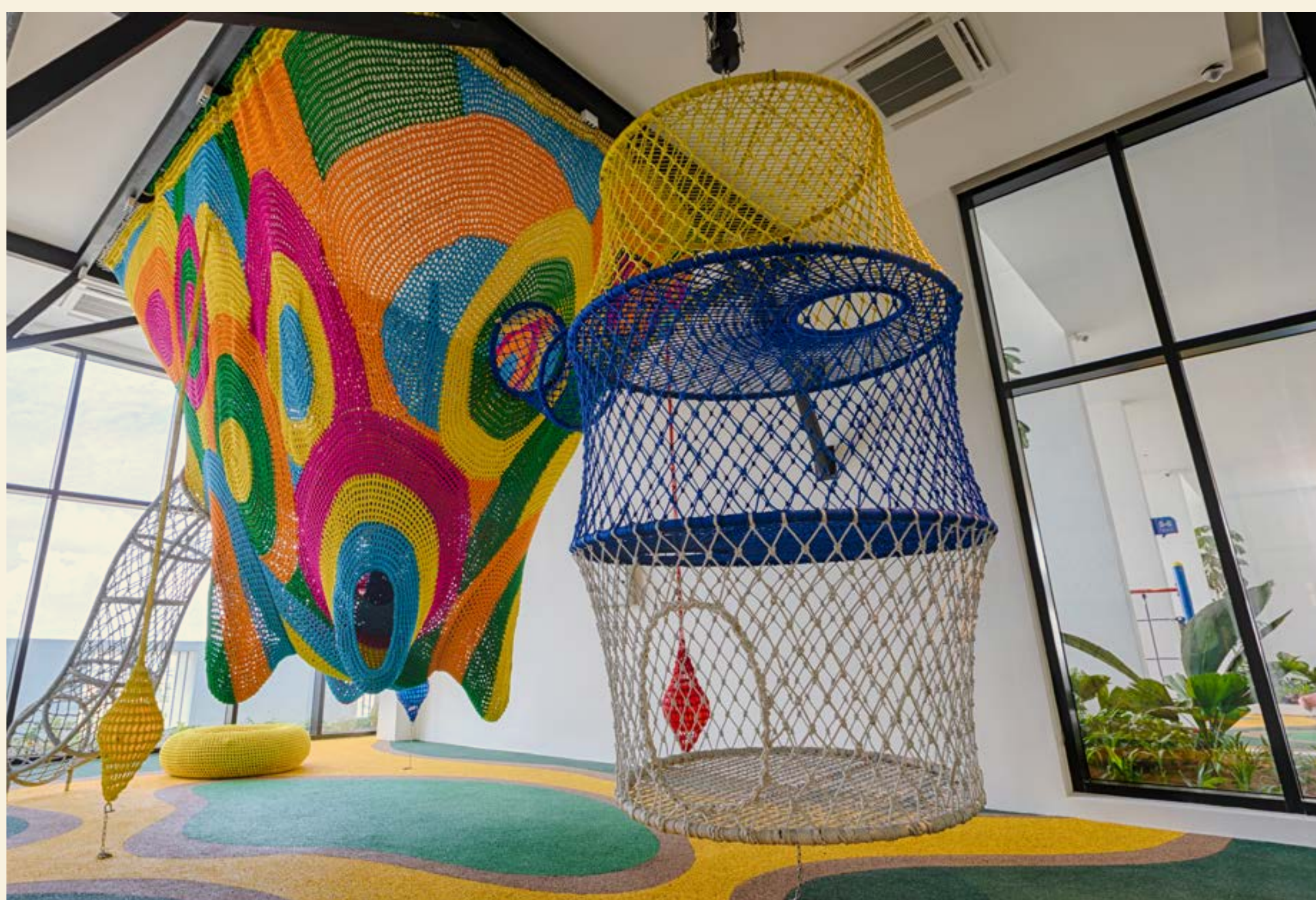
Engaging Play Area Equipment on Vertu Infinite Leisure on Level 8



Climbing Play Features



Climbing Playroom



Hanging Net



Sandbox Playground



Toddlers Playground



Water Swing at Chill Out Pool



Water Arch, Water Cone Bucket, Floral Water Slide, Water Seesaw

Vertu Sky Splendour (Level 34, Tower B)



- | | | | | | |
|-------------------|--------|-------------------|------|------------------|-------|
| 1 Urban Farming | 空中绿色园艺 | 3 Hang Out Garden | 聚会园林 | 5 Kids Playroom | 儿童游戏室 |
| 2 Family BBQ Area | 烧烤区 | 4 Washroom | 卫生间 | 6 Social Kitchen | 社交厨房 |
| | | | | 7 Lift Lobby | 电梯大堂 |

B. Mail Box

The mail boxes are located on Level G in the Lift Lobby of the respective Towers A, B, C, D and E.

C. Surau Location

The Male and Female Prayer's Rooms (surau) are situated at Tower E on Level G opposite the Car Wash Bay.

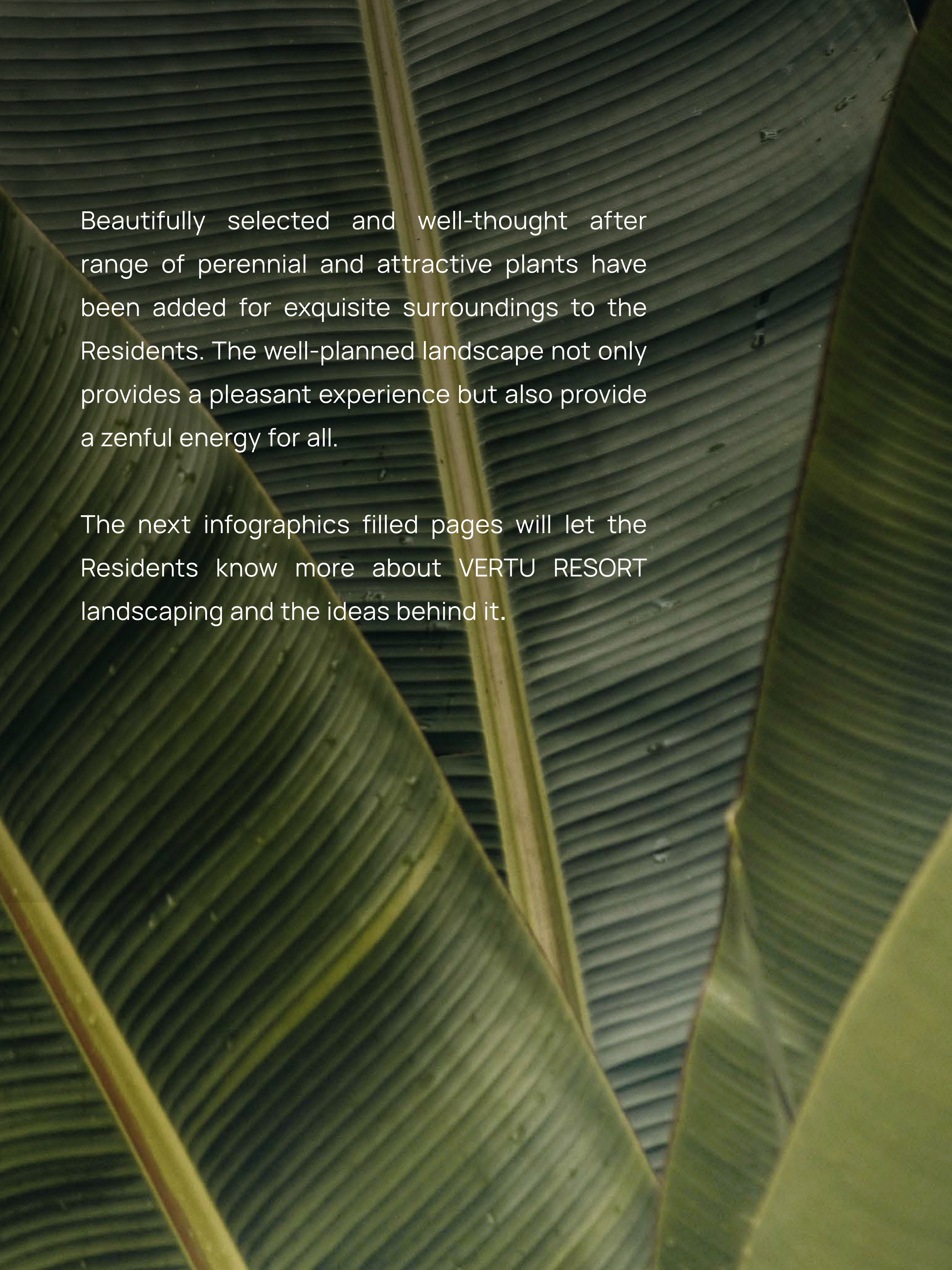
D. Common Toilet Location

Common toilets are located on Level G as well as on the Facilities Floor at Vertu Infinite Leisure on Level 8 and Vertu Sky Splendour on Level 34 to serve the Residents and visitors.

E. Recycling Room Location

A main Recycling Room is located on Level G of Tower C that serves all the 5 Towers. In addition, there is a streamlined Waste System provided on every level of each Tower.

08 Landscaping



Beautifully selected and well-thought after range of perennial and attractive plants have been added for exquisite surroundings to the Residents. The well-planned landscape not only provides a pleasant experience but also provide a zenful energy for all.

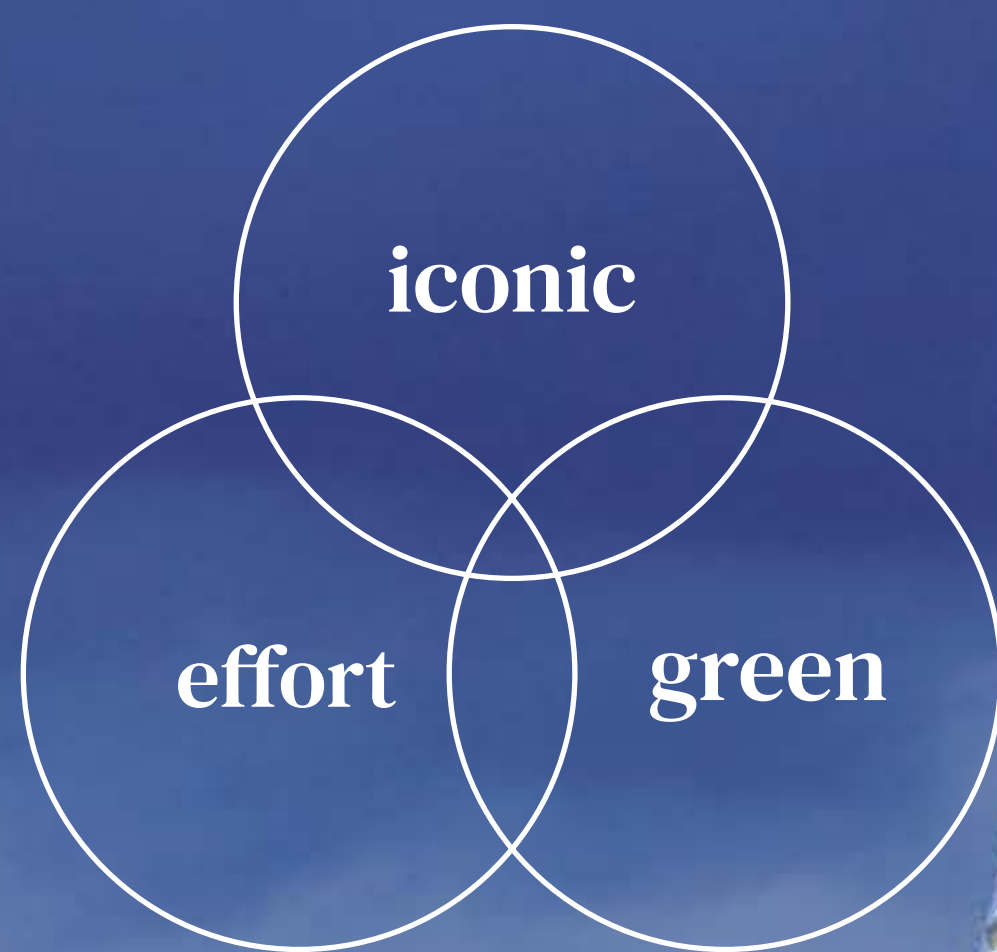
The next infographics filled pages will let the Residents know more about VERTU RESORT landscaping and the ideas behind it.

Vertu Resort Design Vision

The vision applied for VERTU RESORT integrates three main elements - ICONIC, EFFORT & GREEN. The landscape design addresses the site's ICONIC prominence and orientation as the development is strategically located at the entry and exit point of Second Penang Bridge.

The development also showcases the 'hill village' inspired form, which is strong, iconic and angular. The EFFORT element contrasts with and softens the angularity to bring a human scale to green spaces.

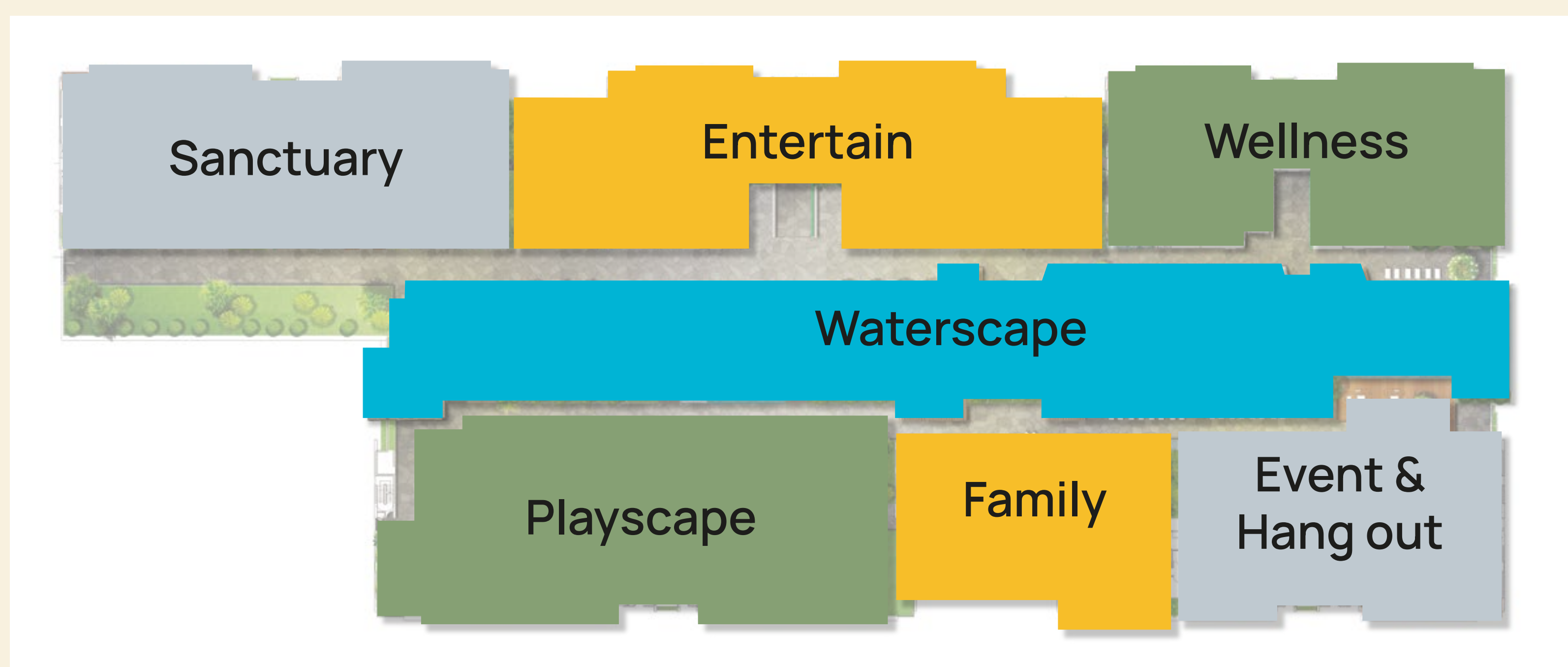
Meanwhile, the masterplan contains a central park and has a three-line boulevard and other GREEN typology.



Landscape Concept

VERTU RESORT is established on a Hill Forest Resort Concept - where the facilities on Level 8 of Vertu Infinite Leisure is well divided based on several concepts.

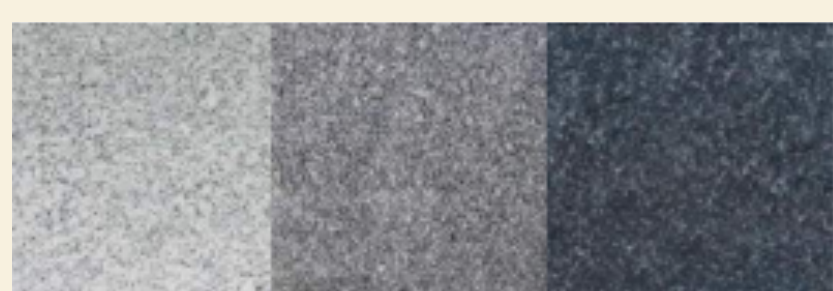
Vertu Infinite Leisure on Level 8 Landscape Deck



Hardscape Selection



Grey solnhofen stone paving evokes the texture of natural rocks and ties in the hill forest landscape concept. The hardscape is also a reference to the angularity of the building form.



Rectangular paving gives a simple orderly yet sophisticated look.

Planting Palette

Tropical Hill Forest Resort

08. LANDSCAPING



VERTU RESIDENTS GUIDE

Trees & Shrub Planting

Ground Level : Trees Planting



Lagerstroemia floribunda 'Red'

Tropical Grape Myrtle

The tree is often harvested from the wild for its attractive wood, which is used locally and also traded. It is commonly grown as an ornamental in parks and gardens. The heartwood is pale red-brown darkening upon exposure to red-brown.



Dalbergia latifolia

Indian rosewood

The tree produces a hard, durable, heavy wood that, when properly cured, is durable and resistant to rot and insects. Wood from the tree is used in premium furniture making and cabinetry, guitar bodies and fretboards, exotic veneers, carvings, boats, skis, and for reforestation.



Gnetum gnemon

Paddy Oats

A multipurpose tree, widely used by the local population for food, medicine, fibre and various other commodities. The plant is gathered from the wild and commonly planted in or near gardens. The seeds are commonly sold in local markets.



Ptychosperma macarthurii

Macarthur palm

This attractive small palm is noted for its multiple, slim, ringed grey trunks which are topped with soft green, feathery leaves. It makes a striking lighted nighttime specimen, and is ideal for accenting shaded, sheltered locations, such as entranceways and patios.



Carallia brachiata 'Honiara'

Freshwater mangrove/Cockwood

In tropical Asia the leaves and bark are used in local medicine to treat septic poisoning and itch. The tree is sometimes planted as an ornamental, especially a cultivar with a narrow columnar habit and pendulous branches.



Schefflera arboricola

Dwarf umbrella tree

The leaves, stem and roots are used in herbal preparations. According to the concepts of traditional Chinese medicine, schefflera has bitter, sweet and warm properties, and is associated with the Liver meridian. Its main functions are to promote the circulation of the blood and to alleviate pain.

Ground Level : Shrubs Planting



Piper sarmentosum

Kadok

Herbaceous plant familiar in the Southeast Asian region. It has long been used traditionally as an herbal medicine to treat diabetes, hypertension, and joint aches toothache, coughing, pleurisy, fever, headache, feet dermatomycoses, and indigestion.



Chlorophytum capense

Spider Plant

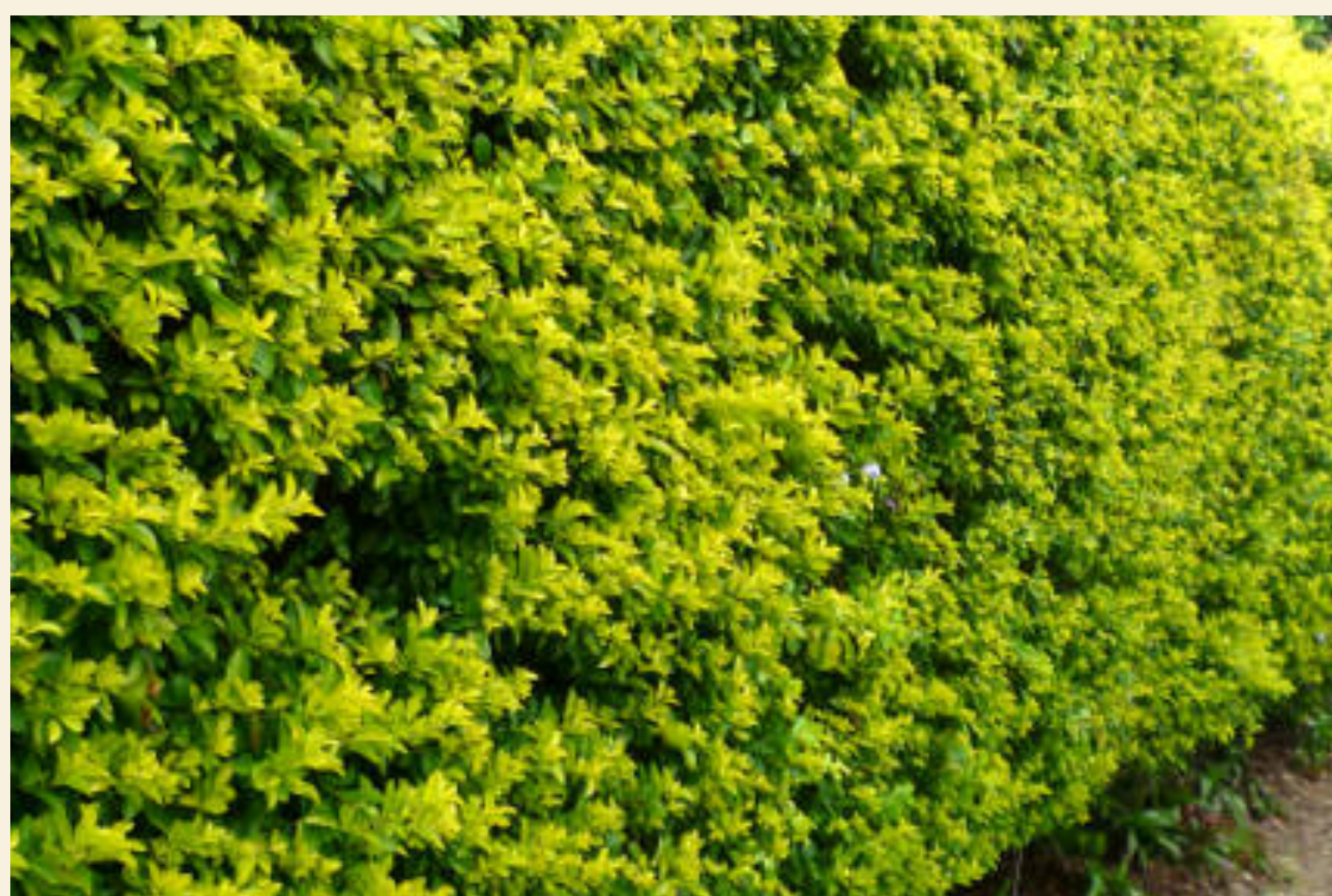
Spider Plant is an easy to grow indoor plant, which is quite popular because of its air purifying capacity and medicinal properties. It has long, thin and arched leaves that are solid green in color or variegated with white.



Spathiphyllum sp

Peace lily

Spathiphyllum excels in the removal of alcohols, acetone, trichloroethylene, benzene and formaldehyde. Its ability to remove indoor air pollutants and its high transpiration rate make it one of the most valuable indoor plants.



Golden dewdrop

Duranta repens 'Gold'

The plant is harvested from the wild for local use as a medicine and insect repellent. It is widely grown as an ornamental in the subtropical and tropical zones, there are some named varieties. Commonly grown as an ornamental, the plant has often escaped from cultivation and become naturalized as a weed.



Neomarica longifolia

Yellow Walking Iris

Yellow iris blooms with brown markings are borne on tall stems practically all year, where protected from frost. Upright sword-like foliage of medium green grows to 30". Produces young plants on spent bloom stems and at the ends of mature foliage.



Orthosiphon aristatus

Misai kucing

This plant has a long history of medicinal use and is considered to be anti-hypertensive, diuretic, anti-fungal, anti-bacterial, and anti-inflammatory. It has been used for urinary tract infections, nephritis, kidney stones, gout, rheumatism, jaundice and diabetes.

Vertu Infinite Leisure on Level 8 : Shrub Planting



Murraya paniculata

Orange jessamine

It is cultivated in India for medicinal use, is often grown as a hedge and is widely planted in the tropics and subtropics as an ornamental, where it is valued especially for the intense orange-blossom fragrance of its flowers and its small red fruits



Phyllanthus cochinchinensis

Vietnam Leaf-Flower

Shrub able to grow up to 3 m tall. Leaves are spirally arranged on short branches, obovate to oblong-obovate in shape, measuring about 1 - 2 cm long and 0.6 - 1.3 cm wide, stipules are reddish-brown and ovate-triangular in shape, petiole measuring about 0.1 - 0.2 cm long.



Calathea makoyana

Peacock plant

Mostly used for sub-tropical patio planting or as container plants. They look best when grouped with other foliage plants. Also, as these plants need high humidity and are relatively small in size, they can be used in a bottle garden or terrarium.



Rhapis excelsa

Lady palm

An evergreen fan palm that forms a dense clump of slender, upright, bamboo-like canes clad with palmate, deep green foliage consisting of deeply divided, fan-shaped leaves each of which divide into 5-8 finger-like, narrow-lanceolate segments



Xiphidium caeruleum

Caribbean lily

An evergreen perennial herbaceous species, 0,3-1 m tall, with cylindrical rhizome, 4-20 cm long and of about 1 cm of diameter, subterranean, horizontal, creeping, with reddish sap, and semi-erect stem, 10-30 cm long, compressed



Hymenocallis speciosa

Spider Lily

Hymenocallis speciosa is a bulb-forming perennial. Stipe can attain a height of up to 50 cm. Leaves are lanceolate, up to 50 cm long and 10 cm across, narrowing to a petiole below. One umbel can produce as many as 20 flowers.

Vertu Infinite Leisure on Level 8 : Trees Planting



Ficus lyrata

Fiddle-leaf fig

Ficus has some health benefits that are not known to many people. The leaves serve as an air purifier. It helps to eliminate dust and controls humidity. It prevents health problems like sore throats, coughs, and cold.



Plumeria spp

Frangipani

Frangipani contains a number of medically active constituents and has been shown to be uterine stimulant, antifungal, antibacterial, antitumor, antiviral, analgesic, antispasmodic, and hypoglycaemic. The plant contains fulvoplumierin, which has antibiotic activity and inhibits the growth of Mycobacterium tuberculosis.



Barringtonia asiatica

Sea Putat

The tree is harvested from the wild for local use as a food, medicine and source of wood. It is often planted for shade along boulevards and avenues by the sea.



Leptospermum brachyandrum

Tea tree

Great for screening and hedging or can be left to grow into a small tree. Perfect for native and bush gardens. The leaves are linear-lanceolate in shape and reach approximately 5cm in length. The white flowers have a diameter of 7mm and cluster around the ends of the branches.



Licuala grandis

Vanuatu fan palm

This palm belongs under good growing conditions, and it will flower frequently and set berry-like fruits that ripened to a bright red, further enhancing its beauty with that eye-catching red radiance against its glossy green-coloured foliage.



Eurycoma longifolia

Longjack

The root and bark of Eurycoma longifolia are used for treating erectile dysfunction (ED), male infertility, boosting athletic performance, body building, and reducing body fat. Eurycoma longifolia is also used for fever, malaria, ulcers, high blood pressure, tuberculosis, bone pain, cough, diarrhea, headache, syphilis, and cancer.

Vertu Infinite Leisure at Level 8 : Shrubs Planting (Herbs)



Tradescantia spathacea

Boat Lily

A fleshy or succulent perennial garden herb. It is utilized for ornamental purposes in many tropical and subtropical climates. Medicinally, the plant is used for colds, sore throat, whooping cough, nasal bleeding, and also as an anti-inflammatory.



Justicia gendarussa

Daun Rusa

The leaves are also used in preparations to treat gonorrhoea, amenorrhoea and malaria. The leaf juice is applied topically in the treatment of earache. The fresh leaves are applied topically as a treatment for oedema and swellings due to beriberi and rheumatism; to relieve headaches and pains.



Pandanus amaryllifolius

Pandan

Fragrant pandan is an evergreen tree with fragrantly-scented leaves. A small growth form that grows from sucker shoots with slender stems 1 - 1.6 metres tall and 2 - 5 cm in diameter. The leaves are widely used as a flavouring throughout southeast Asia, where they are commonly available in local markets.



Sauropus spatulifolius

Dragon's tongue

It is a kind of rare and unusual Chinese herbal medicine with anti-inflammatory and analgesic activities. The leaves used in popular medicine mainly for treating coughs, sore throat, acute bronchitis, and bronchi ailments



Curcuma longa

Turmeric

Turmeric and especially its most active compound curcumin have many scientifically-proven health benefits, such as the potential to prevent heart disease, Alzheimer's and cancer. It's a potent anti-inflammatory and antioxidant and may also help improve symptoms of depression and arthritis.



Ocimum basilicum

Basil

Ocimum basilicum has been used as a traditional medicinal plant for the treatment of headaches, coughs, diarrhea, constipation, warts, worms, and kidney malfunctions.

09

Management Office

Management Office

The Management Office is located on Level 8 of Vertu Infinite Leisure, as indicated in Vertu Infinite Leisure facility plan on page 28.

Operating hours are:

9.00am - 5.00pm on Monday - Friday

9.00am - 1.00pm on Saturdays

Closed on Sundays and Public Holidays.

In the event of an emergency, Residents may use **Vertu's Community App - Engage Plus** intercom services or Emergency Alert function. Otherwise, Residents may contact:

Security:

Yogeswaran A/L Subramaniam : +6017-578 5305

Jagmeet Singh A/L Hindaji Singh : +6018-957 7680

Property Management Office:

Email : vertu.mgmt@gmail.com

Tel : +6011-5422 5800

10 Condolife App

Condolife App

The Condolife App is designed to support Residents in facilitating their productivity. This Application is introduced to ease Residents in lodging the defects in their units immediately, where the issues raised will reach the Management team.

Introduction

Condolife App is designed to make lodging of defects during the Defect Liability Period much simpler and convenient. Attached is the manual to guide you through the steps of lodging a defect.

System Requirements

Available on IOS version 11.2 and above or Android 6.0 and above. Download Condolife App on Play or App Store in your mobile device(s).

To Download



Lodge a Defect

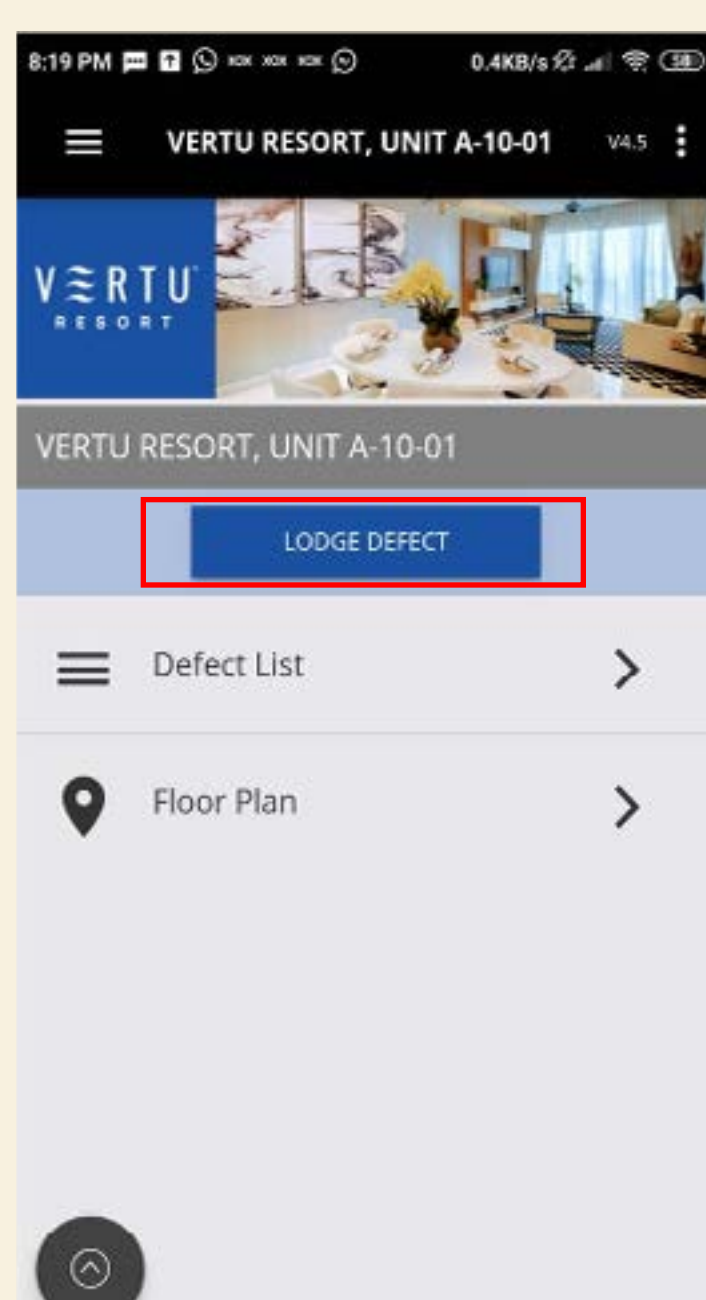
Download Condolife App from Play/App Store thereafter click the "Scan" button to scan the QR Code (For First-Time Users Only)





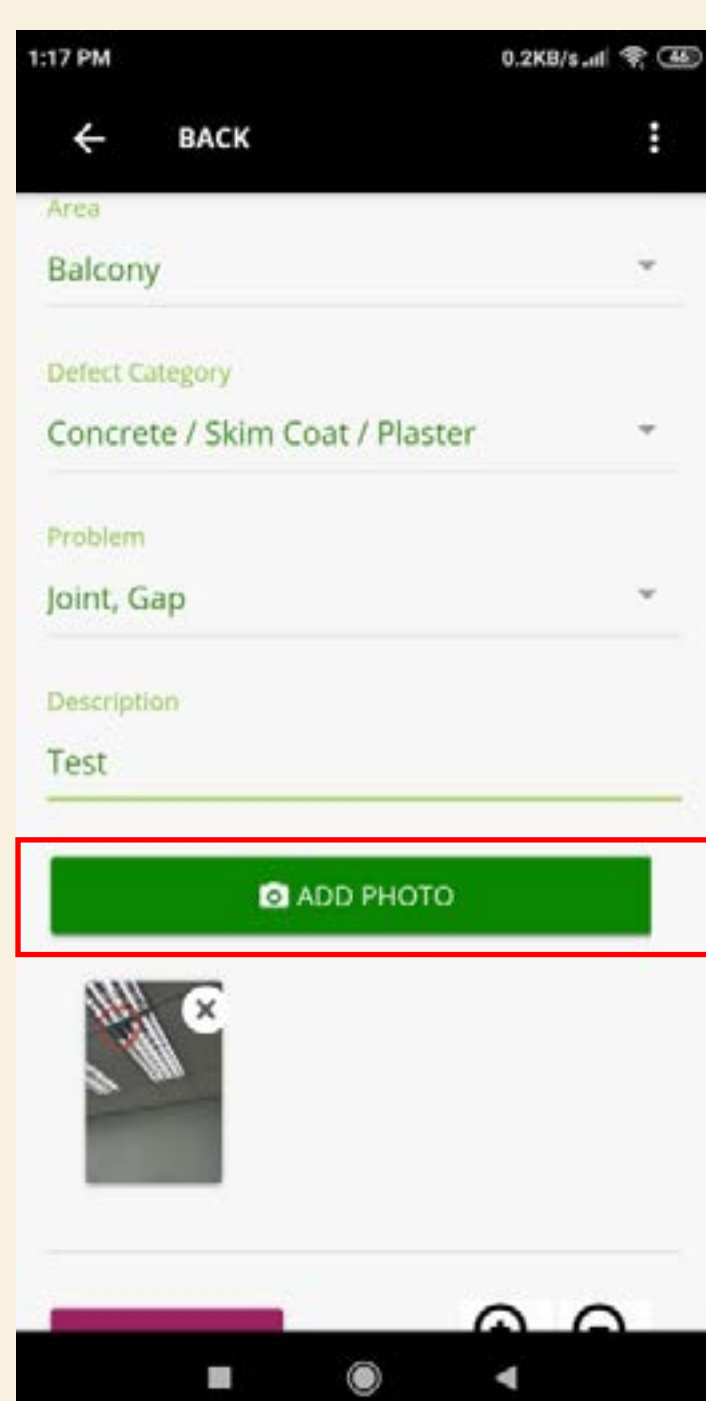
1. Login

- Enter the Login ID along with the password provided by your Customer Relations Consultant.
- Click “Login”.



2. Lodge a Defect

- Click on “Lodge Defect” for every new case.



3. Defect Description

- Describe the defect in the following columns provided and choose the suitable selection:
 - Area
 - Defect Category
 - Problem
 - Description
- Click “Add Photo” to attach defect photo for reference.



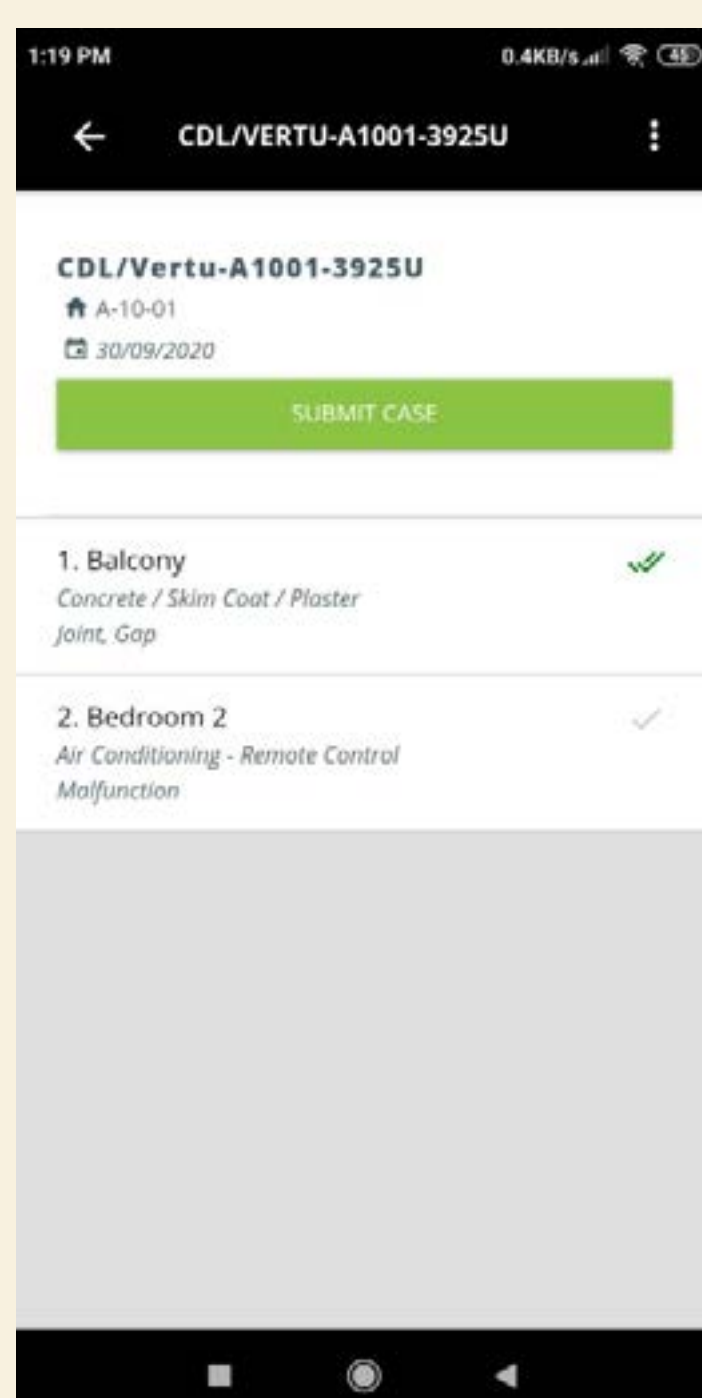
4. Add Photo

- Use your camera and snap a photo of the defect or upload the photo from your photo gallery.
- In the photo, mark the defect area and save it.



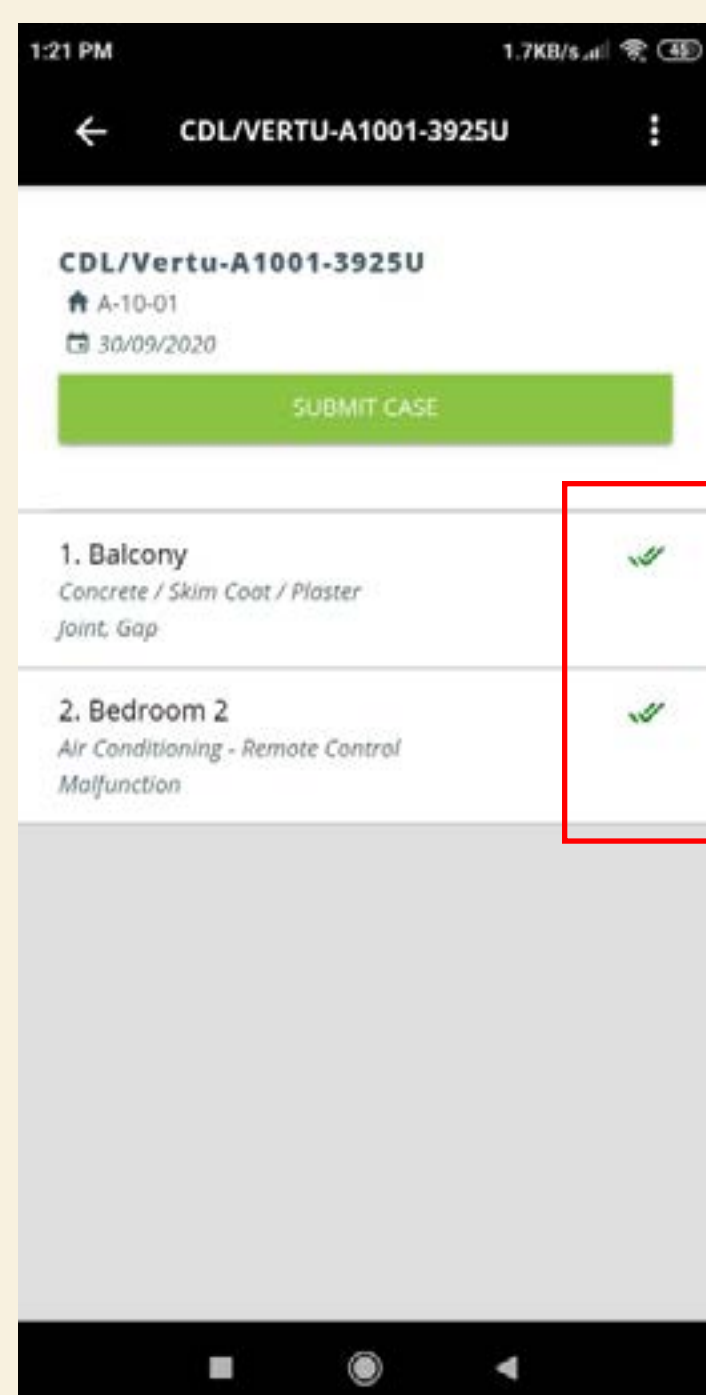
5. Area Marking

- Mark the area for defect location.
- Click on “Mark Area”.
- Click “Save” once you are done marking the area.



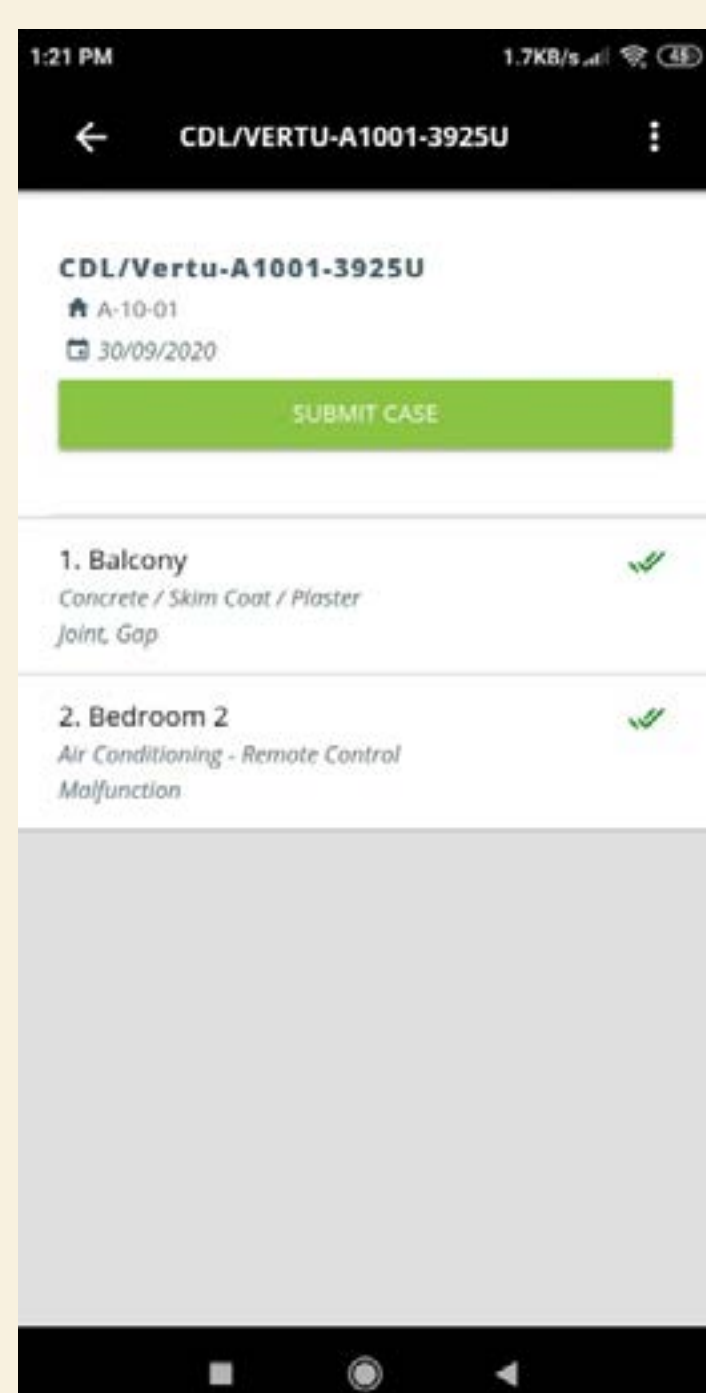
6. Defects Compilations

- Accumulate all the defects under one case before submission.



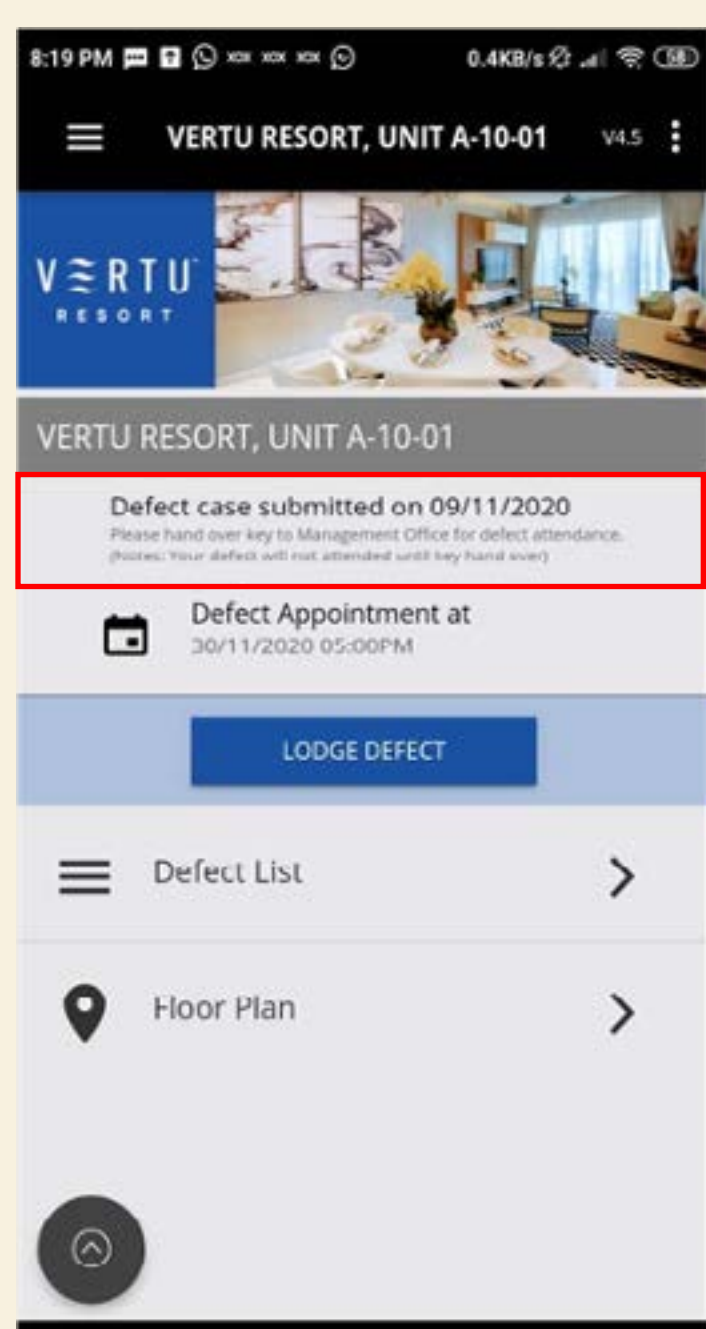
7. Defects Submission

- Once all the defects have been compiled, please wait for the defect files to be synchronised.
- Make sure all the cases submitted have green double ticks.



8. Complete Defect Submission

- After the synchronisation is done, click “Submit Case”.

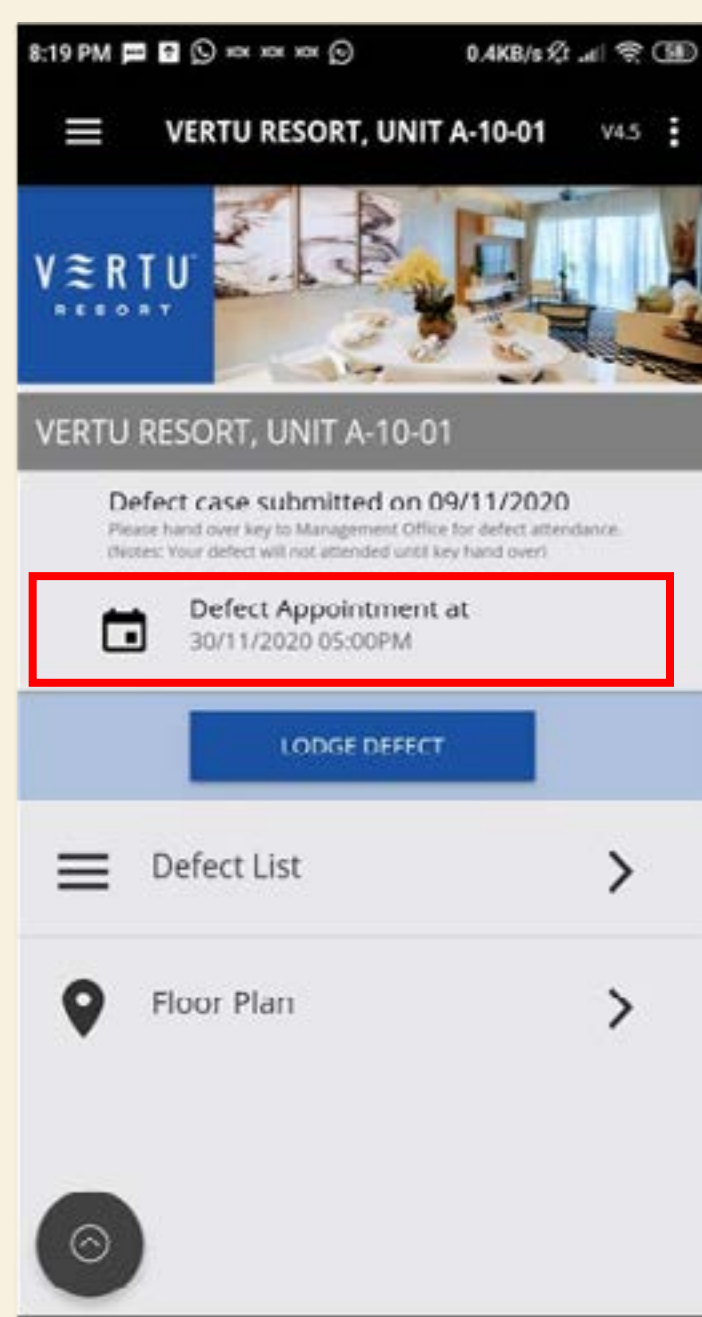


9. Check Status

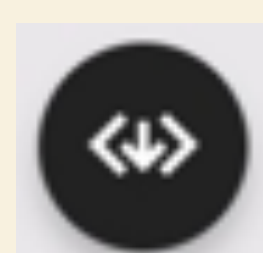
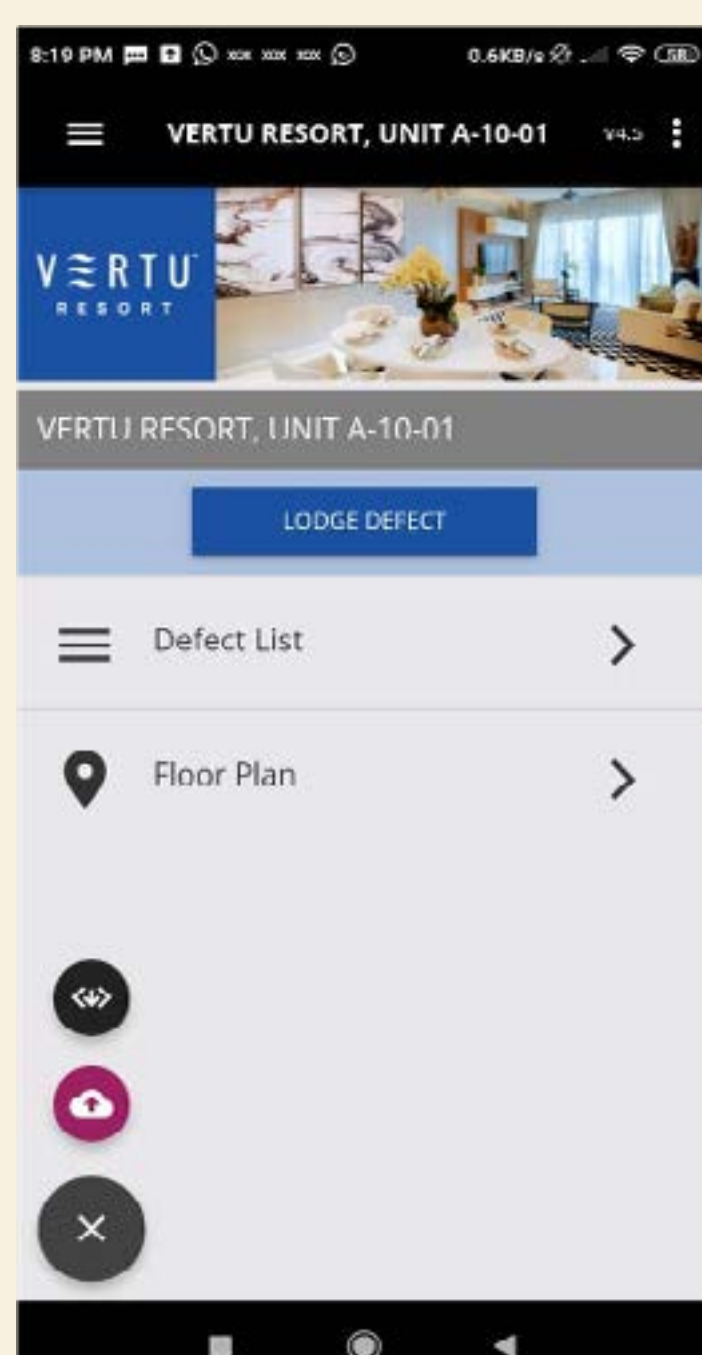
- You will be able to check on the defect case submitted at Home Screen.

10. Joint Inspection Appointment

- You will also be able to view the joint inspection appointment date on your Home Screen.



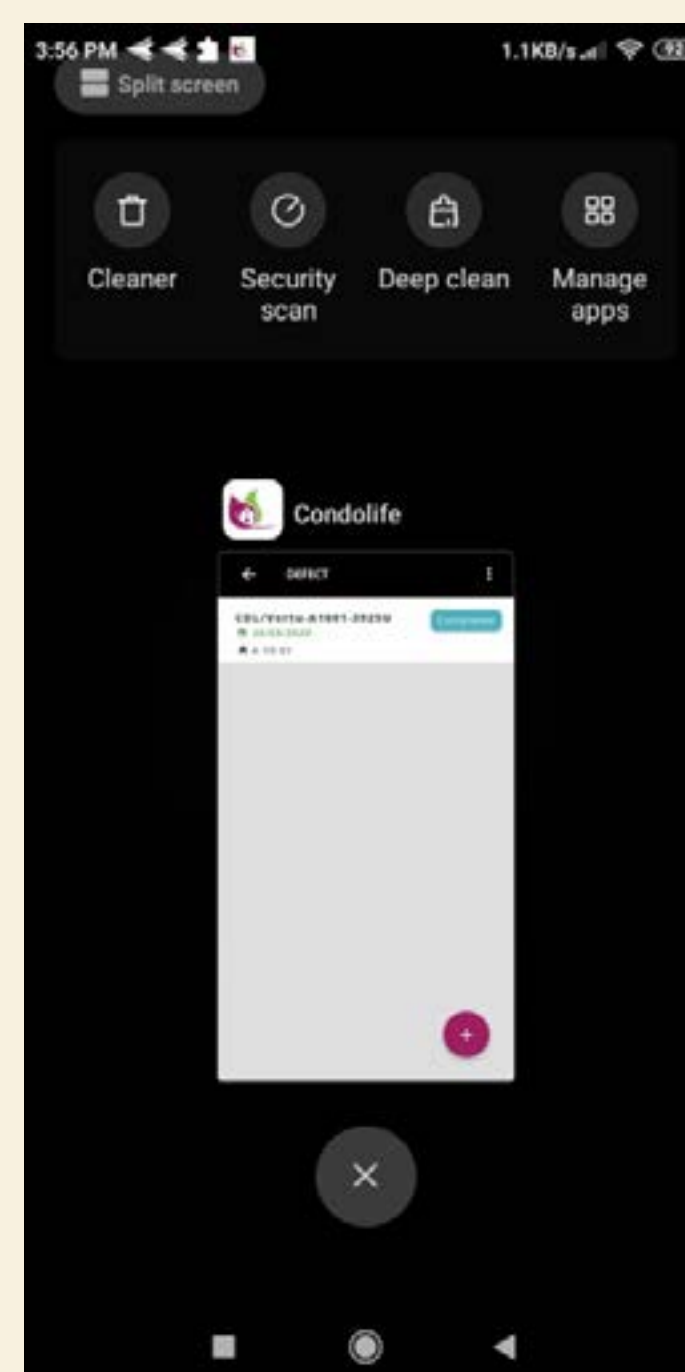
Other Info about the Application



Download data for offline use



Prepare to upload defect to cloud



While there is a defect still under synchronisation to cloud, please do not close the App.

11

List of Professionals

ARCHITECT



LLA Architect

22, Gerbang Midlands,
10250 Penang, Malaysia.

T : +604 227 0076

E : arkiteklla@lla.com.my

M&E Engineer



I-Consultancy

40, Lebuh Bawal,
Taman Kimsar, 13700

Prai, Penang.

T : +604 398 5933 / +604 390 9911

Surveyor



Jurukur Alam

79A, Jalan Perai Jaya 5, Bandar Perai Jaya
13600 Perai, Pulau Pinang.

T : +604 397 1431 F : +604 397 1459

E : singtiek1@yahoo.com

Design Landscape Architect



DP Green Landscape & Arboriculture Consultancy

6 Raffles Boulevard, #02-249 Marina Square
Singapore 039594

T : +65 6338 3988 F : +65 6337 9989

E : dpgreen@dpg.com.sg

C&S Engineer



Sna Consult Sdn Bhd

Headquates

Unit C313, 3rd Floor, Block C, Damansara Intan,
No.1, Jalan SS20/27 47400 Petaling Jaya
Selangor Darul Ehsan, Malaysia.

T : +603 7729 2299 F : +603 7729 2599

E : snacslt@gmail.com

Submission Landscape Architect



Urban Garden Design

7, Bangkok Lane, 10250 Penang, Malaysia.

T : +604 226 5536 F : +604 226 2536



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