
Condo renovation - Brickfields - Help needed

Posted by Edward Chen - 2008/06/16 17:52

Does anybody know any good contractors that can furnish/fixtures a new unit condo at Sri Impian Condo, Brickfields.

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Re:Condo renovation - Brickfields - Help needed

Posted by Belle G - 2008/06/27 14:22

you can try to contact this ID, she's quite good, try 012 7838012

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Re:Condo renovation - Brickfields - Help needed

Posted by Aermyn Alan - 2008/06/29 11:59

Edward,

Do u have the plan of your condo been ready for renovation? I can provide u d advice or opinion.

Cheers !!!

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Re:Condo renovation - Brickfields - Help needed

Posted by Edward Chen - 2008/07/07 15:57

Thanks folks! As soon as I get a green light from my lawyer I'll start calling people up for the work!

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Re:Condo renovation - Brickfields - Help needed

Posted by Brenda Wang - 2008/07/08 00:45

Hi Edward, do u managed to get any contractor? if not, i can help u on this.

thx

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Re:Condo renovation - Brickfields - Help needed

Posted by tun adnilzi - 2008/07/09 00:25

May I suggest Inai Sari Resources Sdn Bhd, Shahrul 012-9216887; or ID Consult Nizam Haizal 019-3792842. They are the Interior Designer cum contractor who can give you personalized service. Experienced with Putrajaya, NAHRIM, GUTHRIE, government & other residential facelift projects. All the best in your findings. From me: Izlin 019-3221207 TransAsia Property CSB.

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Re:Condo renovation - Brickfields - Help needed

Posted by watts watts - 2008/08/25 09:45

Dear Sir,

We are a registered JBE electrician.
We supply & install all wiring works.

Our speacialise areas are:

Electrical Domestic& industrial wiring
Electrical light installation
Electrical Appliances & repairs
Clearance of leakage & blockage
All plumbing works
Installation of water heater & water tank
TNB application approval

Any further queries on electrical wiring.pls do not hesitate to contact us at 03-7981 9889 or 012-2889014/012-3073114

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Re:Condo renovation - Brickfields - Help needed

Posted by Mat Tew WS - 2008/08/27 19:26

if you dont mind, we are a local Interior Design 1-stop company , design and build.
if you need any assistance kindly call me MAT TEW - 012 2163833 thanks

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Re:Condo renovation - Brickfields - Help needed

Posted by kok leong oon - 2008/10/07 13:55

you also can contact Mr Oon (The Jentz Renovation).
It's young and dedicated and responsibility contractor.
Tel: 012-2915168 Fax:03-80605168

Thanks

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Re:Condo renovation - Brickfields - Help needed

Posted by Asim Qureshi - 2008/10/07 14:00

Mr Oon - I assume that's you. Where are you based and what kind of renovations or development do you do?

I am looking for a contractor, but I'll let you answer what you do before I tell you what I need!

Asim

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Re:Condo renovation - Brickfields - Help needed

Posted by kok leong oon - 2008/10/07 14:08

Hi, Asim. Actually we are based at Klang valley and around malaysia (Commercial). we have experience in commercial retails renovation works than residential. We have doing planning as well. If you have interesting, we can meet up outside and i will show you my portfolio as well. nothing cost you also if we have a drink and also you can gain more experience for the renovation works. you also can not to choose me if i not honours. Right. you wont loose anything.... you can contact me as above contact...

Thanks

Oon K.L

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Re:Condo renovation - Brickfields - Help needed

Posted by Asim Qureshi - 2008/10/07 14:16

A colleague of mine will contact you soon.
Thanks
Asim

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Re:Condo renovation - Brickfields - Help needed

Posted by kok leong oon - 2008/10/07 14:35

Many thanks to you also..

Oon K.L

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Re:Condo renovation - Brickfields - Help needed

Posted by AL Tan - 2008/10/11 12:43

All gentlemen,

I have a problem my 20 years old apartment ceiling is leaking at 3 places in the kitchen, and also 2 others places at balcony. Of course this happened over 12 months ago. The one at balcony are new.

I have checked with the unit upstairs (the tenant have not being contribute on maintenance since day 1). Like the upstairs tenant, I am related our landlord and we stay for free. Now, is ceiling consider a common place for maintenance committee responsibility; or 2 tenants share the construction expenses.

The upstairs tenant not cooperation because says she has no problem on leaking and the units is original and not water piping has been altered before. She claims she is also just a tenant not landlord. Talk to to chairman of committee, they said this is house owner responsibility.

Please advise.

Leang Niu

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Re:Condo renovation - Brickfields - Help needed

Posted by kok leong oon - 2008/10/11 16:36

To: AL Alan

1. since your house is over than 20 years old, so can sure is the defect liability is over, so your development won't responsibility with this case.
2. Due to malaysia building goverment have no better law to monitor for highlise building issue (normally the law is to protect developer but not consumer or owner. so i think cannot blame to up stair owner if they wont contribute any cents to repair the problems. if you're up stair owner, i think you also surely not to pay any cents also, right?? So who should blame to... i think you also know what i mean.
3. So at the end, the downstairs owner will pay for up stair to repair all things and also thier up stair neighbour finishing like tile, painting and etc. Normally down stair will pay it to repair it becoz the downstairs owner facing the problem mah but not the up stair. (what can say is ur luck is not your)
4. The most bad scenario is the up stair not cooperate with the victim's, they even not allow the down stair owner to do any renovation/repairing even they no need to pay any.

Hope do you good luck in your case...

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Re:Condo renovation - Brickfields - Help needed

Posted by Asim Qureshi - 2008/10/11 21:32

Al Tan

I'm just going to take an educated guess here.

Whether the owner above pays their maintenance charges is irrelevant.

The tenant upstairs is not responsible for the leak, it is the owner. The owner has entered into a separate agreement with the tenant which not of much concern to you nor the condo management. The owner is responsible for any problems the property is creating, including any problems the tenant is creating.

The condo management is responsible for making sure there are no leaks into your condo. They are responsible for the maintenance of the building and so if there is anything entering your condo from any wall or ceiling they should resolve it,

not you. In this case to resolve the problem they should deal with the owner of the unit above yours.

So in my view, the condo management has to deal with this.

The problem is that the condo management will not even know what his own responsibilities are, and when that happens, things are always difficult to resolve.

Asim

Re:Condo renovation - Brickfields - Help needed

Posted by kok leong oon - 2008/10/11 22:08

Just to study this case,

Actually i also facing this case before. I have a property in Damansara. The problem is we have facing this case (leacking from floor above - both of 2 toilet) after the defect liability was end. So we have send a letter to the management office even the developer and also file into Tribunal also (government body), but we end up with the answer is they no need responsible with this due to the defect liability period was over. So we have to paid ourself to repair it. Currently I also facing the same problem on 2nd property in Puchong area also. But the problem is defect liability haven't passed, so i guess i have to fight the rights with the developer also.

Based on what Asim describe above, i know i you mean, but as i know, once the property is belong to your's (expecially highrise property), the floor area is sold to you and not under management to monitor it, coz this is consider private. And what the management to collect the maintenance fee and sinking fund is allocated for common area such lift, cleaning for common area, public facilities, common area electrical fee and etc what is the sharing by residents.

This is so call malaysia act for buyers..

Actually based on what i studies before is, Singapore and Hong kong have the better property act to cover the both parties but not single party.

Oon K.L

Re:Condo renovation - Brickfields - Help needed

Posted by Asim Qureshi - 2008/10/12 09:23

Al Tan

As Kok Leong Oon has a previous case like this, he is much more likely to be right.

It's a bit silly for neighbours to be having to sort these issues out when the management could so easily resolve the issue.

Asim

Re: Condo renovation - Brickfields - Help needed

Posted by kok leong oon - 2008/10/12 10:19

To: Asim

What i describe above is more on bad situation, but i also do hope if anyones have a similar case but is resolve by developer (i mean if defect liability is over), hope do can give some opinion and the way here.

2nd, i also urge the new buyer, do hope to discuss with your management office and tryto get the permission from the owner (floor above) to test the toilet area with water, this is becoz assume the defect liability period is about 1 to 2 years, sometimes the upper floor is empty without any resident, and they only move in about the defect liability is almost end, so you wil facing the case if the luck is not your's.

example:-

1. Defect liability is 12 months.

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2. So you must know the defect liability is start from vacant probition (VP stage) and not when the developer handed over key to you (it's mean when the project was completed, they already issue VP, and between this period, they are still applying and waiting for certificate of Fitness (CF), this period almost take time 1 to 2 months.)
 3. We assume the CF is 1 1/2 month.
 4. When get the CF, the developer only can release the key to owner. But you also must know, the key only can release if after the banker clear the last payment. So normally developer will ask the owner urge the banker to release the payment 1st and only can hand the key to owner. We just assume that the period is 2 weeks including small defect repairing by developer.
 5. once you get your key, you also have take some period to renovate our house, estimation is 2 to 3 months.
 6. Once completed renovation, find a good day to move in. estimation 1 week.
 7. So calculate all, almost is 4 months pass (by faster way). And your defect liability period actualy is gone with the 4 months because you must to know, when the property have no resident to moved in, you wont know the problems until your neighbour is moved in - especially upper floor resident to test the water leaking.

Regars,

Oon K.L

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