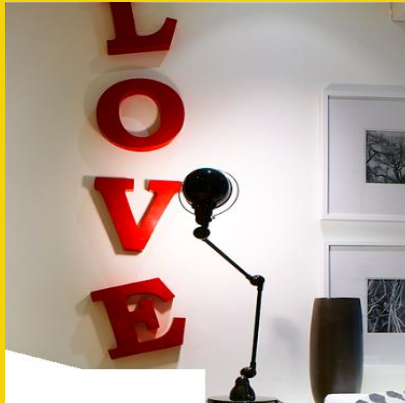


2016, Student Accommodation



Introduction

Univ Students is a leading contemporary student accommodation provider, focused on delivering the highest quality accommodation and sector-leading service to students, working closely with major Universities in Malaysia. We work alongside industry leading and award winning architect, using research gathered from students to put our resident's needs at the forefront of every decision. Each room is designed to maximise space and light, whilst delivering the best in modern living and fresh design concepts on the market.

Challenges for International Students

One of the biggest challenge for international students is to look for a suitable student accommodation, in a convenient location with the right housemates, and all these may take tremendous amount of time. Some factors will influence your final decision, including deciding your budget, length of stay and whether to live alone or sharing with others.

The Value of Managed Student Accommodation

We at Univ Students encourage International Students coming to Malaysia for the first time to consider living in a managed student accommodation. By choosing to live in a managed student accommodation, students are given the opportunities to focus on their academic programme. Students from all over the world will experience the vibrant spirit of student culture, making friends and valuable connections. Students will have the opportunity to explore and discover the city, and most importantly, free from all the unnecessary distractions and burdens that may appear in any other private student accommodation.



Safety and Security

Having invested in the security and safety of a managed student accommodation environment, students tend to have a better transition from a supported home environment to university life in a new city, without access to family and friends. Most importantly we have a fully trained team on-site all day, every day, 24/7 where high level of security and safety are well maintained.

Competitive Rental Rates

To be an inclusive student accommodation for all, the rental is very affordable compare with other options. In addition to the attractive low rental, there are "added value" Univ managed student accommodation offers, such as fully furnished, pastoral care and onsite management. The rental fees are inclusive (fully furnished) comforted by the flexibility of paying the rental to the Univ Student Accommodation Service, over 4 instalments (February, May, August, November), during the course of the year.

Bring “Like Minded” Students Together

One of the greatest strengths of managed student accommodation is to bring “like minded” students together, in a shared residential environment where students can forged friendships and share life experiences together. Students can be assured that they will live with housemates with the same gender. In Univ Students Accommodation Service, there is a commitment to deliver and enhance the values of student experience through:

- **Student Ambassador Programme** – through student volunteers and senior students program to provide pastoral care and support for the junior residents
- **Multicultural Environment** – Focusing on the growth of international cultural exposure and broaden your knowledge horizon, where Univ Student Accommodation is a World Village.
- **Network of Friends** – With the support of students and friends to share University experience together
- **Industry Network** – Fostered through the growth of friendship with senior students
- **Learn from different cultures** – The world is now more connected than ever before, Univ Student Accommodation presents opportunities for students to learn from each other, share experiences, language and culture.
- **Supported Learning Environment** – Residents would have access from other students to receive study support and share ideas in a safe environment.
- **Environment suitable for academic success** – Univ Student Accommodation Services is committed to provide every level of support we can, to provide an environment for students to study, free from distraction and noise at any time of the day or night. We believe in enhancing the best academic experience for our residents.



Univ Students Accommodation

Univ360 Place is located within the established Serdang Jaya area. It is only **5 minutes'** drive away from University Putra Malaysia (UPM).

Univ 360 place is strategically located within close proximity of restaurants, mini market, banks and clinics. For students who opt to walk, it is 30 minutes walking distance away from UPM.

When it comes to shopping, we are near to two major shopping malls, The Mines and IOI City Mall.

We are very connected to the highway, making us easily accessible via North-South Expressway, South Klang Valley Expressway (SKVE), Lebuhraya Sungai Besi (BERRAYA), Sistem Lingkaran-Lebuhraya Kajang (SILK), Lebuhraya Damansara-Puchong (LDP), New Klang Valley Expressway (NKVE), Maju Expressway (MEX) and Serdang-Kinrara-Putrajaya (SKIP).

Within close proximity to **MRT SSP line S28 Seri Kembangan Station**, which schedule to complete by year 2022.



Your New Home

Our Facilities



Reception

Students can go to property management reception for all enquiries, staff are available to assist on their operation hours



Outdoor courtyard area

An ideal place to both study & socialise with other students



High Speed Internet

Inclusive high speed internet for every room.



Sauna and Steam

An exclusive & state of the art facility



On-site maintenance

Our skilled team takes care of everything



On-site gym and fitness suite

Easy access to on-site gym to fit in with your schedule & live a healthy lifestyle



Swimming Pool

A custom designed swimming pool suitable for swimming & recreation



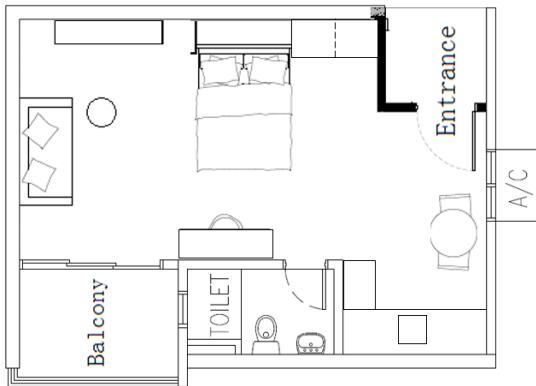
Children Playground

An outdoor area for your children and toddlers to play

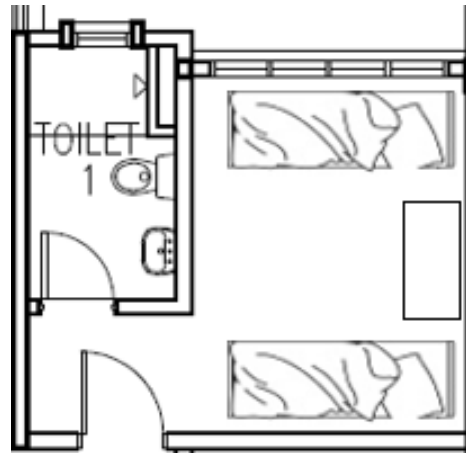
5 Type of Facilities Provided: -

Your unit and study bedroom can be summarized as follows:-

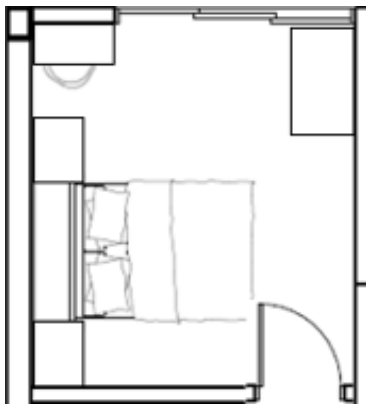
- ✓ A unit is organized into rooms for groups of two to five students
- ✓ Residents share an open kitchen and lounge area
- ✓ All accommodations are based on self-catering basis
- ✓ On-site maintenance service



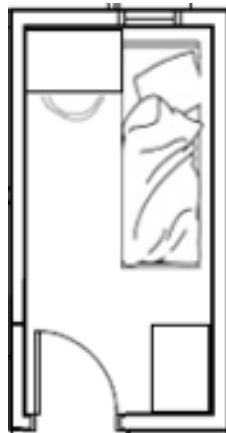
Premier Family Studio



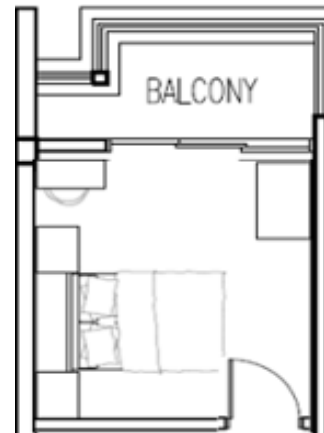
Sharing Room with toilet



Standard Room



Private Room



Standard Room with balcony

✓ Air Conditioning

✓ Water Heater

✓ Study Table and Chair

✓ Kitchen Cabinet

✓ Dining Table

Rental Process

Room Type	Accommodation Fees Per Student(RM)	General Deposit	3 Months Advance Rental	Admin and Service Charge	Total Payment
Sharing Room (With Toilet)	490	1,470	1,470	500	3,440
Private Room	600	1,800	1,800	500	4,100
Standard Room	750	2,250	2,250	500	5,000
Standard Room (with balcony)	850	2,550	2,550	500	5,600
Premier Family Studio	1,500	4,500	4,500	500	9,500

We believe in making room reservation easy for International Students, because we understand that you have to organize your travel arrangement before you coming to Malaysia.

How to Book a Room ?

1. Fill up the **Online Application Form** "<http://goo.gl/forms/SIO40M6hy3>" or Email us a request to **accommodation.upmholdings@gmail.com** with your full name, university programme, intended arrival date, preferred room type.
2. We will respond within 24 hours (except Saturdays and Sundays) with an Offer of Accommodation (Tenancy Agreement)
3. Once you accept our Offer of Accommodation (by Signing the Tenancy Agreement), email us the copy and we will send you a request for payment with our bank details
4. Your accommodation will only be confirmed after receipt of your payment. We will reserve your room for 5 working days as international payments can be slow.
5. We will send you full details of your reservation 10 days before you arrive and details on how to collect your keys on arrival.



Contact us today

All of our staff are based on site and you can make an appointment to see them or email us to discuss the next steps for further enquires.

For booking:

ACCOMMODATION MANAGEMENT UNIT

UPM Consultancy & Services Sdn. Bhd.

(Subsidiary of **UPMHOLDINGS**)

Tel : +603-8947 1614/1934

Fax: +603-8947 1165

Email: accommodation.upmholdings@gmail.com

1st Floor, Banquet Hall
Universiti Putra Malaysia
43400 Serdang
Selangor, MALAYSIA.

SECTION A: PERSONAL DETAILS

FULL NAME :

IC/ PASSPORT NO:

GENDER:

☐

MALE

☐

FEMALE

RELIGION:

NATIONALITY:

STUDENT ID NO:

COURSE NAME:

YEAR OF STUDY:

GOING INTO

☐

1ST YEAR

☐

2ND YEAR

☐

3RD YEAR

☐

POSTGRADUATE

MOBILE NO:

HOUSE NO:

HOME ADDRESS:

POSTCODE:

CITY/ TOWN:

COUNTRY:

EMAIL:

RELATIONSHIP:

☐

SINGLE

☐

IN A RELATIONSHIP

☐

MARRIED

SECTION B: EMERGENCY CONTACT/ GUARDIAN DETAILS

NAME:

NATIONALITY:

RELATIONSHIP:

EMAIL:

MOBILE NO:

HOUSE NO:

SECTION C: MEDICAL HISTORY

ARE YOU A SMOKER:

☐

NO

☐

YES

(Please note that all our properties are non-smoking.)

IF YOU ARE PHYSICALLY DISABLED, PLEASE STATE THE NATURE OF THE DISABILITY. IF NOT, PLEASE WRITE "NIL".

ANY MEDICAL CONDITION WHICH MAY BE OF CONCERN

SECTION D: TYPE OF ACCOMMODATION

1. PLEASE SELECT (v) TYPE OF ROOMS IN ORDER OF PREFERENCE:-

- | | |
|--|--|
| <input type="checkbox"/> SHARING ROOM WITH TOILET, RM 3,440 (Type 1) | <input type="checkbox"/> PRIVATE ROOM, RM 4,100 (Type 2) |
| <input type="checkbox"/> STANDARD ROOM, RM 5,000 (Type 3) | <input type="checkbox"/> PRIVATE ROOM WITH BALCONY, RM5,600 (Type 4) |
| <input type="checkbox"/> PREMIER FAMILY STUDIO, RM 9,500 (Type 5) | |

2. EXPECTED ARRIVAL DATE: _____ (DD/MM/YY)

3. HOW WOULD YOU LIKE TO PAY?

- ☐ INSTALMENTS (EVERY QUARTER/ HALF YEAR)
- ☐ PAY IN FULL

4. PAYMENT METHOD

- ☐ DEBIT/ CREDIT CARDS
- ☐ VIA CHEQUE, BANK DRAFT & ELECTRONIC BANK TRANSFER

REMARK: _____

TERMS & CONDITIONS

1. Applicant is required to pay First Month Rental as a deposit to the UPM CONSULTANCY & SERVICES SDN BHD to hold it as a stakeholder to apply for the accommodation.
2. Allocation of room are subject to availability and based on first-come-first-serve basis.
3. The management will do our best to fulfill the applicant's preferred choice of accommodation. In the event, your preferred choice is not available an alternative arrangement will placed for your consideration.
4. The tenancy shall be minimum one (1) year commencing from the date of check-in.
5. The first payment shall be paid before the date of check-in.
6. Proof of payment must be sent via email or provide a copy of the payment slip to the **UNIV STUDENT ACCOMMODATION MANAGEMENT OFFICE** for the record purpose.
7. Monthly Utilities is to be "Pay As You Use" basis.
8. Quarter Rental is to be paid before 7th of May, August, November and February (If Tenancy Renewal).

Applicant's Signature:

Name:

Date:

PAYMENT DETAIL

Room Type		First Month Rental payable to UPM		Advance, Rental & Deposit payable to Nexcap Venture	Total Amount
Type 1	Sharing Room (With Toilet)	RM	490.00	RM 2,950.00	RM 3,440.00
Type 2	Private Room	RM	600.00	RM 3,500.00	RM 4,100.00
Type 3	Standard Room	RM	750.00	RM 4,250.00	RM 5,000.00
Type 4	Standard Room (with balcony)	RM	850.00	RM 4,750.00	RM 5,600.00
Type 5	Premier Family Studio	RM	1,500.00	RM 8,000.00	RM 9,500.00

First Month Rental must be made payable to **UPM CONSULTANCY & SERVICES SDN BHD**

Bank Name:	CIMB BANK BERHAD
Account No.:	1212-0000344-10-4 (OLD) 86-0043295-8 (NEW)
Company Name:	UPM CONSULTANCY & SERVICES SDN BHD
Swift Code:	CIBBMYKL
Bank Address:	CIMB BANK BERHAD, UPM Branch, Ground Floor, Block B, Bangunan Pentadbiran, Universiti Putra Malaysia, 43400 UPM Serdang, Selangor Darul Ehsan, Malaysia.
Tel:	+603-8947 1934
Fax:	+603-8947 1165
Email:	accommodation.upmholdings@gmail.com

Rental payment made payable to **Nexcap Venture Sdn Bhd**

Bank Name:	Malayan Banking Berhad
Account No.:	5626-8320-4625
Company Name:	Nexcap Venture Sdn Bhd
Swift Code:	MBBEMYKL
Bank Address:	No. 65 & 67, Jalan SS 22/19, Damansara Jaya, 47400 Petaling Jaya, Selangor.
Tel:	Tel: 03-7725 3037
Fax:	Fax: 03-7725 3037
Email:	univ.students.accommodation@gmail.com

Note:

1. Payment can be made via cheque, bank draft, electronic bank transfer to the above bank account detail.
2. Proof of payment must be sent via email or provide a copy of the payment slip to the UNIV STUDENT ACCOMMODATION MANAGEMENT OFFICE for the record purpose.
3. Applicant is required to pay First Month Rental as a deposit to the **UPM CONSULTANCY & SERVICES SDN BHD** to hold it as a stakeholder to apply for the accommodation.