Welcome to UNIV360@Serdang South, Designer Suite

Accommodation Services
www.univ-students.com
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.

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.

High Speed Internet

Inclusive high speed internet for every room.

Swimming Pool

A custom designed swimming pool suitable for swimming & recreation.

Sauna and Steam

An exclusive & state of the art facility.

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

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 Siging 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.

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Accommodation Fees Per Student(RM)</th>
<th>General Deposit</th>
<th>3 Months Advance Rental</th>
<th>Admin and Service Charge</th>
<th>Total Payment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sharing Room (With Toilet)</td>
<td>490</td>
<td>1,470</td>
<td>1,470</td>
<td>500</td>
<td>3,440</td>
</tr>
<tr>
<td>Private Room</td>
<td>600</td>
<td>1,800</td>
<td>1,800</td>
<td>500</td>
<td>4,100</td>
</tr>
<tr>
<td>Standard Room</td>
<td>750</td>
<td>2,250</td>
<td>2,250</td>
<td>500</td>
<td>5,000</td>
</tr>
<tr>
<td>Standard Room (with balcony)</td>
<td>850</td>
<td>2,550</td>
<td>2,550</td>
<td>500</td>
<td>5,600</td>
</tr>
<tr>
<td>Premier Family Studio</td>
<td>1,500</td>
<td>4,500</td>
<td>4,500</td>
<td>500</td>
<td>9,500</td>
</tr>
</tbody>
</table>
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:
   ( ) SHARING ROOM WITH TOILET, RM 3,440 (Type 1)
   ( ) STANDARD ROOM, RM 5,000 (Type 3)
   ( ) PREMIER FAMILY STUDIO, RM 9,500 (Type 5)
   ( ) PRIVATE ROOM, RM 4,100 (Type 2)
   ( ) PRIVATE ROOM WITH BALCONY, RM5,600 (Type 4)

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

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

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

<table>
<thead>
<tr>
<th>Bank Name:</th>
<th>CIMB BANK BERHAD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Account No.:</td>
<td>1212-0000344-10-4 (OLD)</td>
</tr>
<tr>
<td></td>
<td>86-0043295-8 (NEW)</td>
</tr>
<tr>
<td>Company Name:</td>
<td>UPM CONSULTANCY &amp; SERVICES SDN BHD</td>
</tr>
<tr>
<td>Swift Code:</td>
<td>CIBBMYKL</td>
</tr>
<tr>
<td>Bank Address:</td>
<td>CIMB BANK BERHAD, UPM Branch, Ground Floor, Block B, Bangunan Pentadbiran, Universiti Putra Malaysia, 43400 UPM Serdang, Selangor Darul Ehsan, Malaysia.</td>
</tr>
<tr>
<td>Tel:</td>
<td>+603-8947 1934</td>
</tr>
<tr>
<td>Fax:</td>
<td>+603-8947 1165</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:accommodation.upmholdings@gmail.com">accommodation.upmholdings@gmail.com</a></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Bank Name:</th>
<th>Malayan Banking Berhad</th>
</tr>
</thead>
<tbody>
<tr>
<td>Account No.:</td>
<td>5626-8320-4625</td>
</tr>
<tr>
<td>Company Name:</td>
<td>Nexcap Venture Sdn Bhd</td>
</tr>
<tr>
<td>Swift Code:</td>
<td>MBBEMYKL</td>
</tr>
<tr>
<td>Bank Address:</td>
<td>No. 65 &amp; 67, Jalan SS 22/19, Damansara Jaya, 47400 Petaling Jaya, Selangor.</td>
</tr>
<tr>
<td>Tel:</td>
<td>Tel: 03-7725 3037</td>
</tr>
<tr>
<td>Fax:</td>
<td>Fax: 03-7725 3037</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:univ.students.accommodation@gmail.com">univ.students.accommodation@gmail.com</a></td>
</tr>
</tbody>
</table>

**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.