DEVELOPER PARTNERSHIP PROGRAM

i-Neighbour
www.i-neighbour.com

i-Neighbour is a secure multi-functional cloud-based residential and visitor management system for high rise residential and gated guarded neighbourhood communities. Adoption of i-Neighbour system in any modern neighbourhood is beneficial for Developer in achieving the following:

Smooth Handover
Ensuring smooth handover of a strata-titled gated and guarded housing project from a developer to the homeowners

Instill the Sense of Belonging from the Get Go
Creating a sense of belonging from day 1 when the house buyers sign the S&P agreement

Easier Management of Strata Titled Housing Project
Making it easier for developers to manage strata titled housing project from launching through vacant possession up to the formation of JMB and later MC; and providing continuity by transferring the system to be adopted by JMB/MC.

Better Communication
Providing an efficient and effective communication platform between developer and homeowners.

Better Payment Collection
Providing a payment gateway for homeowners to pay maintenance fees, sinking fund, and any types of payments to developers before the takeover by JMB/MC.

Eradicate Costly Intercom System
The installation of i-Neighbour could eliminate the installation of intercom system and saving developer hundreds of thousands worth of investment.

Install Modern Visitor Management System
Providing contemporary visitor management system and do away with the conventional system, which has been proven ineffective.

Better Feature, Enhance Image and Branding
Providing developer and house buyers with value added features and creating better branding and image for the housing project.

Invaluable Features & Benefits for Developer

Easy Setup and Configuration
With i-Neighbour, developer only needs to set up the system once to make it ready and available in Web and App portals and it can be used immediately after the launch of the new housing project including the setting up of facilities.

Build Neighbourhood Community Immediately
Once they sign the S&P agreement, house buyers can join the neighbourhood straightaway and take part in taking care of it with i-Neighbour. As the house buyers inviting the family members into the system, the community expands and ties up nicely at the same time.

Readily Available Useful Information for House Buyers
i-Neighbour provides Info Zone for Developer to publish useful information to house buyers, making disbursement of information complete and inclusive.

- **Announcement:** To be received by all house buyers and their family members joined as i-neighbour members.
- **Message:** Personalized message to individual house buyers complete with document and photo attachment feature in various formats, plus fun emoji and etc.
- **Documents:** Developer can upload all documents such as various forms, meeting minutes and etc in pdf or doc formats.
- **Contacts:** Developer can publish relevant contacts including emails, phone numbers for house buyers to access easily.

Established Payment Gateway
Developer can integrate i-Neighbour solution with GHL payment gateway and SQL accounting system for house buyers to pay all kinds of payments to developers online or via a smartphone.

Report Submission Made Easy
After vacant possession, house buyers can use this feature to report defects in their units thru App along with photos. House buyers will be notified in the similar App with ticketing system built in the management module, when the developer has rectified the defects.

Modern Visitor Management System
When house buyers started to move in, i-Neighbour can immediately be implemented to handle visitor comings and goings. Use i-Neighbour to institute Visitor Management System from the very beginning to eliminate criminal cases that usually happen in the early period of any neighbourhood.

Enhance Security and Automation
i-Neighbour can integrate with IoT security products such as smart lock, vehicle number plate recognition system, ip camera and etc., and installation of the these optional security devices can enhance the security and automation at a neighbourhood without incurring bloated cost as well as complicated and separate installation.

Great Features & Benefits for Homeowners and Residents

The Good Things Continue
All benefits of i-Neighbour will be available for the homeowners and residents when the system is transferred from the developer. I-Neighbour is a cloud-based system and all features will be offered accordingly to its users.

Effective Facility Booking
i-Neighbour comes complete with Facility Booking feature that allows residents to book available facilities in the neighbourhood simply by using the i-Neighbour App or through the Web. There is no need to go to the management office for simple matter like facility booking.

Fair and Inclusive e-Polling
Eliminate discontentment for JMB/MC's decisions when houseowners can take part in the Polling exercise themselves. Gather residents' opinions effortlessly through i-Neighbour e-Polling feature.

Transfer of InfoZone Control
When the neighbourhood is transferred to the JMB/MC, the role of administrator for the InfoZone in i-Neighbour will be transferred along.

Transfer of Payment Gateway Control
Instead of paying the Developer, the payment gateway can be switched over to JMB/MC account and maintenance fees, sinking and etc from homeowners can be directed to the JMB/MC without any hassle.

Publish Events
Through i-Neighbour, the JMB/MC can publish their organized events for example lantern festival, Potluck Party, AGM and many more and the system can handle pre-registration, and event review for you.

Manage Visitor Management System
JMB/MC can set their own rules to manage visitors into their neighbourhood through i-Neighbour. Set the i-Neighbour to comply with the rules and apply it when the JMB/MC takes over from the Developer.

i-Merchant to Serve the Neighbourhood
i-Merchant can better the life of the residents when they can book, order, purchase and browse the nearby shops through i-Neighbour App.

Add IoT Security Easily
i-Neighbour solution allows the neighbourhood to add IoT security products that are suitable to their community and the residents can decide for any IoT security products that are good for their own units.

Pricing Structure

- Before issuance of VP, the Developer needs to pay TimeTec RM12 per parcel unit per year for total subscription fees based on total parcel units for any new housing project prior to its setup and use of i-Neighbour as its management platform.
- The subscription fees will be increased to RM24 per parcel unit per year upon issuance of VP.
- All subscription fees shall be paid and renewed by the Developer to TimeTec in full on a yearly basis 30 days before the expiry date.
- TimeTec suggests that after the two-year warranty period, the subscription of i-Neighbour shall be transferred and adopted by JMB/MC.
- Upon the agreed transfer date by the Developer to JMB/MC, TimeTec shall refund any unutilized subscription fees to the Developer.

Example: If a strata-titled housing project consists of 500 units household (irrespective of size), the total subscription fees for Developer would be:

Before issuance of VP: RM2.00 x 500 x 12-month x 50% developer discount = RM6,000 annually

After issuance of VP: RM2.00 x 500 x 12-month = RM12,000 annually

Note: The subscription price is not inclusive of any optional IoT security products mentioned above. The IoT security products are sold and installed separately.