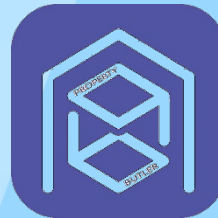




CORPORATE PROFILE



PROPERTY BUTLER



MANAGEMENT SOLUTIONS

FACT SHEET

- ITECH MANAGEMENT SOLUTIONS SDN BHD. Incorporated on 6th July 2017 in Kuala Lumpur Malaysia, with ICT Status recognition by the Government of Malaysia through the Multimedia Development Corporation (MDeC).
- Became one of the leading Windows and Cloud base solution provider for Strata Developments, by providing Property Butler (Building Management System [BMS]), Visitor Management System [VMS], Community Apps, Access Card Blocker [ACB] and many more under our own R&D team.
- Paid up capital : RM 250,000.00
- Products :-
 - Building Management System [BMS] (Cloud base)
 - Visitor Management System [VMS] (Windows base)
 - Access Card Blocker [ACB] (Linux, Windows and Cloud Base)
 - Virtual General Meeting with e-Voting (GM Master)
 - e-Pay (Cloud Base)
 - Passport & ID Card Scanner
 - RFID vehicle access system

2017

- Released Building Management System (BMS) V1.0 - Web apps (Software)

2018

- Released Building Management System (BMS) integrated with Mobile Apps (Software)
- Released Visitor Management System (VMS) integrated with Mobile Apps (Software)

2019

- Prototype released - Access Card Blocker V1.0 (Hardware)
- Prototype released - GSM module V1.0 (Hardware)
- Develop Accounting module in Building Management System (BMS) (Software) **On hold now**
- Released GMMaster, e-voting apps for AGM/EGM integrated with Building Management System (BMS) (Software)

2020

- Released e-Pay (QR Pay and In-Apps payment) integrated with Payment gateway (Software)
- Released RFID enabled Visitor Management System (VMS) integrated with RFID reader and DropBox (Software)
- Released Visitor Management System (VMS) integrated with GSM Module V2.0 (Software)
- Released Visitor Management System (VMS) integrated with Sync server Online platform with Building Management System (BMS) and Mobile Apps (Software)
- Released Visitor Management System (VMS) Assembled in All In One KIOSK (Hardware)
- Released LED Panel integrated with Access Card Blocker (ACB) to display blocked card & warning Messages (Hardware)
- Develop Search for Services & Marketplace (Software) **On hold now**

2021

- Released (IoT) Access Card Blocker V2.0 integrated with Raspberrypi & ARM Processor using high end technology (Hardware)
- Released Access Card Blocker V2.0 Software integrated with Building Management System (BMS) (Software)
- Released LED Panel display controller board In House Development (Hardware)
- To develop Overnight Parking module with SMS trigger to visitor once the overnight limit is reached in VMS
- To develop prototype custom made DropBox (Hardware)
- To Develop prototype Semi-Automated Kiosk for contactless visitor registration and dispense RFID visitor card (Hardware)
- To Develop IOT device for Gym room or any other rooms to automatically turn ON lights and Airconditioner when resident scan and enter into the room and automatically turn Off when the last person exit the room As well as counter to limit number of users that can be use the facility. (Hardware)



MILESTONES

PRODUCT LISTINGS

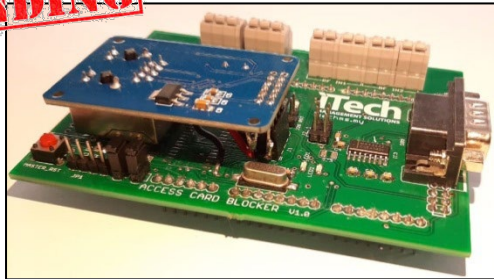


STATE-OF-THE ART TECHNOLOGY

- Our own research and development team designed and produce Access card Blocker (ACB) and GSM module for Visitor Management System (VMS).
- Patent pending for Access Card Blocker Hardware (ACB).

**PATENT
PENDING**

Patent Filed
Application No.
PI2020004564

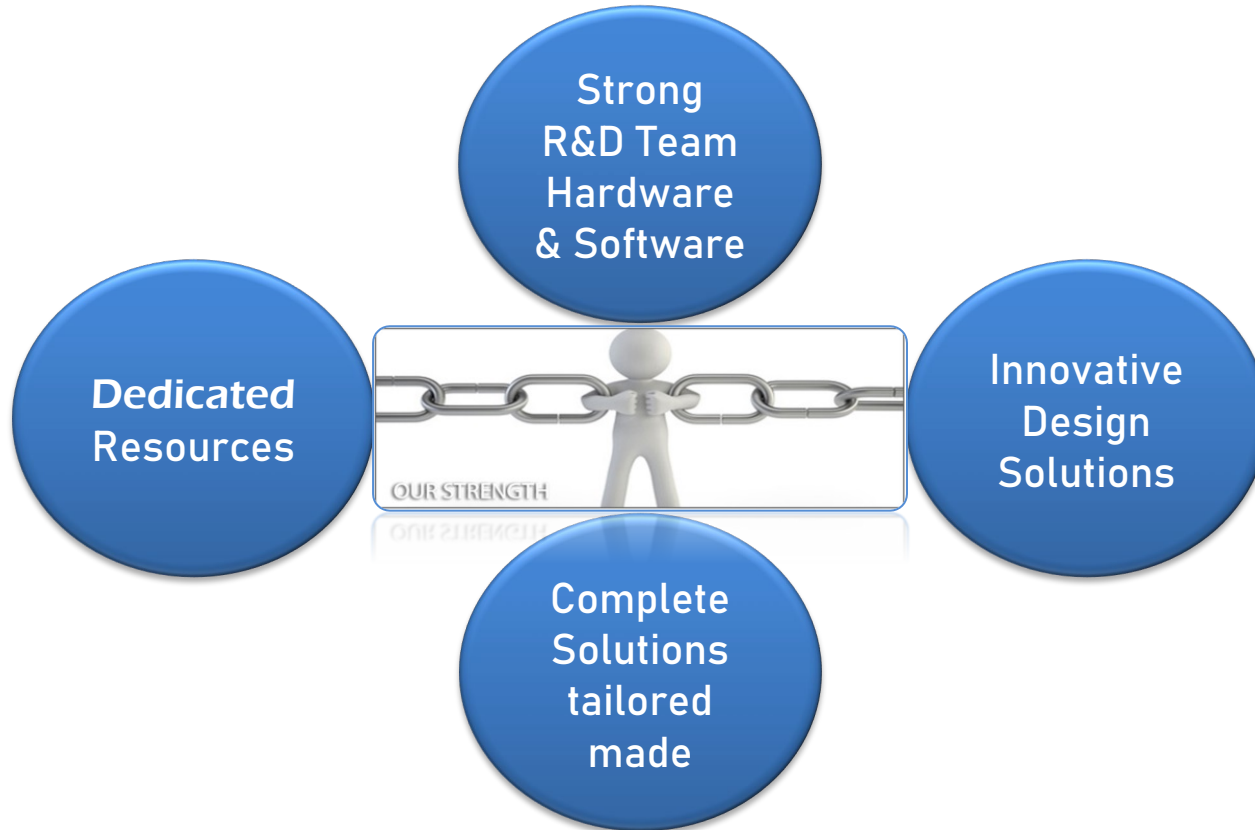


Access Card Blocker (ACB)



GSM Module

OUR STRENGTH



Why Choose Us?



Hundreds of Clients & Years of Experience

Since 2017, Property Butler's solutions has been used by hundreds of Stratified Properties, Managing Agents and Resident Associations. With over 5 years combined experience, we have developed a dynamic development methodology to identify the proper ingredients that is most suitable solutions for Stratified Properties. We use this knowledge and expertise to help our clients take their business to the next level with results-driven solutions.



Expertise

We have highly skilled engineers in both hardware and software with excellent technical knowledge and experience in using the latest technology. We have built a large pool of knowledge that we apply to deliver solutions which meet client's needs and expectations.



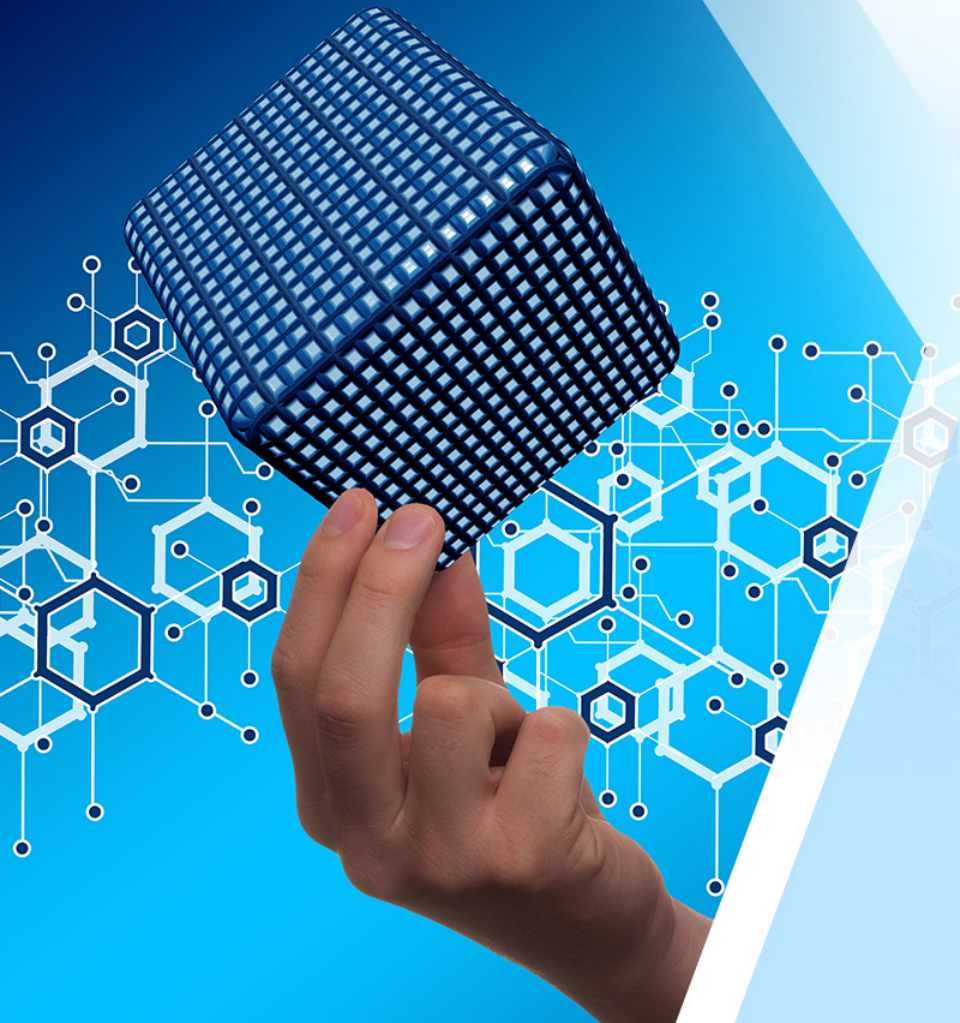
Technology

We're the only known company that offers end to end solution with fully integrated Hardware and software solutions with an uncompromising level of quality and decades of experience.



Creating Ideas with Passion and innovation

We provide uncomplicated business intelligence by bringing fresh ideas to the table every time with our expertise. The objective behind all of our ideas is client success and satisfaction at any time, anywhere.



Property Butler

Building Management System (BMS)

A complete Management
tool for Stratified Buildings

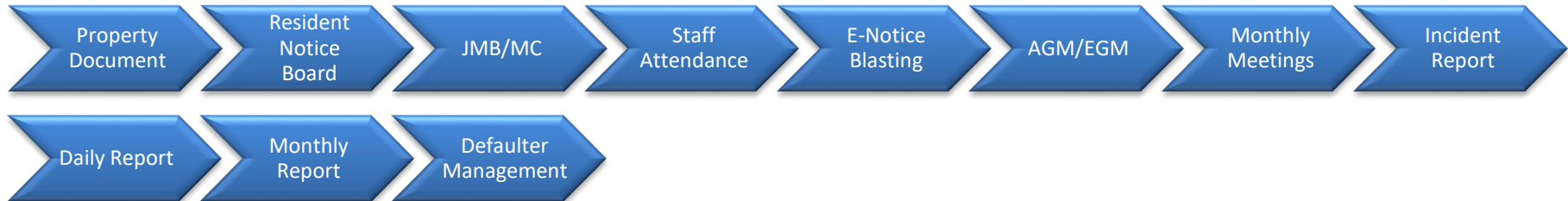


Modules in Property Butler Building Management System (BMS)

Operation



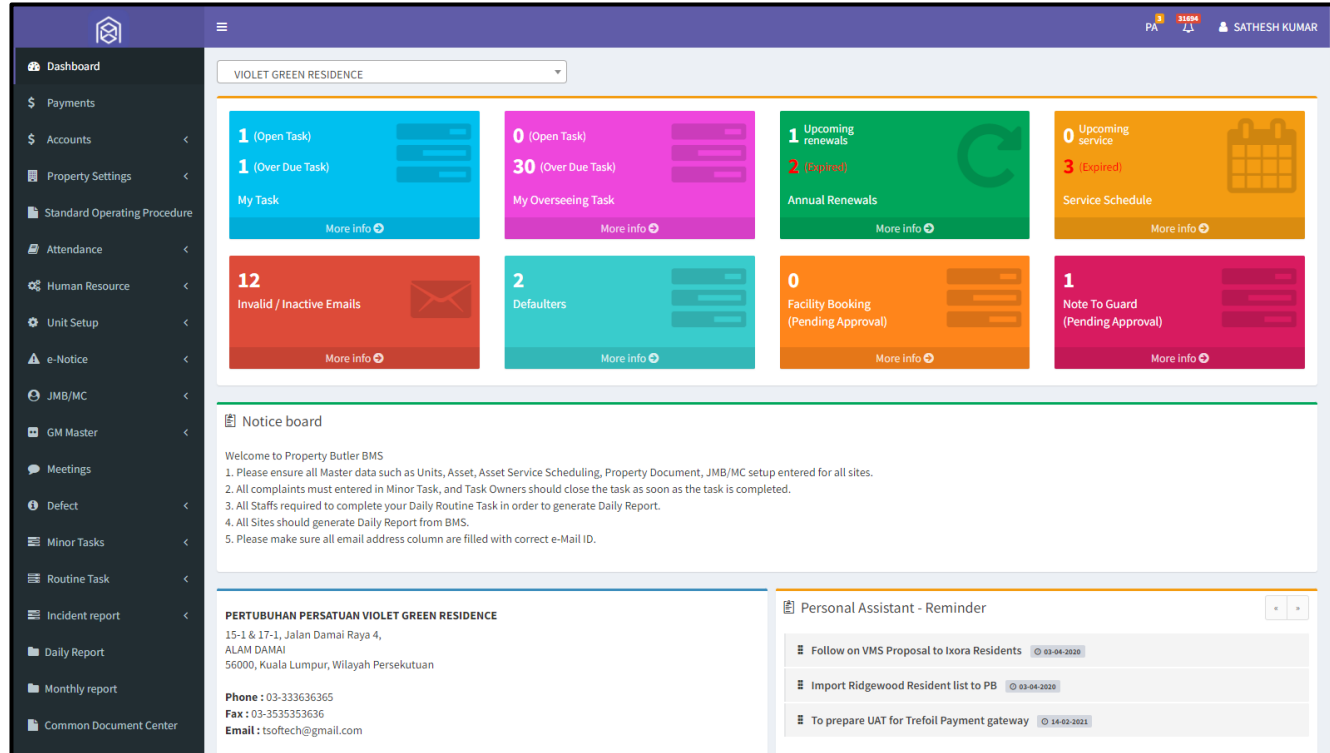
Management



Other



Dashboard



Visualizing All Data, At A Glance

Dashboard is an easy interpretation of summarizes events with easy-to-understand, real-time data visuals.

It simplifies the data into more manageable chunks of visual information that allows user to see what is happening and where you need to take action and improvement.

Property Asset

Property Asset » Edit Asset

Property Name *
VIOLET GREEN RESIDENCE

Asset Category
Machinery

Asset Name *
JACCUZI HOT PUMP (NO1)

Asset Brand
Enter Asset Make (Manufacturer)

Asset Description
JACCUZI PUMP

Asset Location
UNDER JACCUZI. NEAR GYM TOILET

Serial No.
244150

Purchase Date
[Calendar Icon]

Price (RM)
0.00

Warranty Start
[Calendar Icon]

Decommission Date
[Calendar Icon] 28-02-2019

Periodic Service Required?
☒ Yes ☐ No

Servicing Type
Service

Service Period
Six Month Once

* Required Fields.

Submit Reset

Asset Management

JMB/MC's assets are the centerpiece of your organization, there should not be a room for downtime, or poor maintenance.

Asset management is related to managing investments throughout its entire lifecycle, in the most cost-effective manner

With Building Management System (BMS) – Asset Management module able to keep record of Serviceable Asset and Non-Serviceable Asset.

Asset Service Schedule enable users enter the pre-schedule dates for servicing and manage the servicing and Asset Service entry after the service is done.

Annual Renewals

Dashboard

\$ Payments

\$ Accounts

Property Settings

Properties List

Property Assets

Asset Service Schedule

Asset Service Entry

Annual Renewals

Service Provider

Facility for Booking

Resident Notice Board

Property Documents

Standard Operating Procedure

Attendance

Human Resource

Unit Setup

e-Notice

JMB/MC

GM Master

Meetings

Defect

Annual Renewal » Edit Annual Renewal

Property Name *

VIOLET GREEN RESIDENCE

Item Description *

JKKP INSPECTION

Serial No.

SL/ML/21/60301

Location

ALL LIFT

License No *

SL/ML/21/60301

License Start Date *

10-11-2021

License Expiry Date *

09-11-2022

Supplier Name

HITACHI ELEVATOR

Address

DUTAMASA SDN BHD PT207, PT208 DAN LOT73, JALAN S5 21/60, DAMANSARA UTAMA, MUKIM SUNGAI BULOH, DAERAH PETALING, PETALING JAYA 47180 SELANGOR

Office Phone No.

Enter Office Phone No.

Person Incharge Name

MR POON ENG SEONG

Person Incharge Mobile No.

Enter Person Incharge Mobile No.

Email Address

Enter Email Address

Remind Before (Days)

2 Months

Upload Attachment

Choose files to upload

Choose Files

* Required Fields.

You will never forget to renew

Annual renewal module keep tract of all renewals and generate automated email reminder to users.

Able to attached contracts, agreements, certificates and so forth for easy retrieval when ever required any time, any where.

Property Units

Dashboard

\$ Payments

\$ Accounts

Property Settings

Standard Operating Procedure

Attendance

Human Resource

Unit Setup

Unit(s)

Invalid / Inactive Emails

Defaulter(s)

e-Notice

JMB/MC

GM Master

Meetings

Defect

Minor Tasks

Routine Task

Incident report

Daily Report

Unit » Edit Unit

Unit Details

Property Name *

VIOLET GREEN RESIDENCE

Block/Street *

A

Unit No *

1-FF-16

Unit Status *

Occupied Owner

Floor/Level

Enter Floor

Tier Name *

Select

Share Unit

120

Unit Type *

Individual

No Of Owners *

1

Save

Reset

Owners

Tenants

VMS Contacts & Logins

Parking

Access Card

Current Owner

Owner Name	Defaulter Resident	Identity No	Gender	Nationality	Contact No	Action
Norhana Suad Bt. Abdul Razak	No	-	-	-	60172328337	

History Of Owners

Owner Name	Identity No	Gender	Nationality	Contact No	Action
No record found!					

Need to know your residents

Property Unit module allows user to keep the record of Owners / Tenants and maintain old owners and Tenants after new owner or tenant's record is updated.

Defect

The screenshot displays the 'Defect Details' page within the Property Butler's Defect module. The interface features a dark purple sidebar on the left with a navigation menu including Dashboard, Payments, Accounts, Property Settings, Standard Operating Procedure, Attendance, Human Resource, Unit Setup, e-Notice, JMB/MC, GM Master, Meetings, Defect (selected), Defect List, Add Defect, Minor Tasks, Routine Task, Incident report, Daily Report, and Monthly report. The main content area has a purple header with a home icon, a menu icon, and user information (PA, 3104, SATHESH KUMAR). Below the header, the 'Defect Details' section includes a 'Print' button and two columns of information: Defect ID: 00072, Defect Title: Wall crack, Defect Location: Living room, Created Date: 01-11-2021, Status: Open, and Close Remarks: -. The right column lists Block/Street: A, Unit No: 1-FG-5, Unit Status: Occupied Owner, Resident Name: Leng, Resident Contact: 60163090737, and Resident Email: mc.fychua@gmail.com. An 'Images' section shows a photo of a wall crack with a 'Close' button. At the bottom, the 'Defect Forum' section shows a message from a Resident on 01-11-2021 at 04:40:53 pm stating 'Defect is created', with a text input field, a 'Choose File...' button, and a 'Send' button.

Dashboard

Payments

Accounts

<

Property Settings

<

Standard Operating Procedure

<

Attendance

<

Human Resource

<

Unit Setup

<

e-Notice

<

JMB/MC

<

GM Master

<

Meetings

<

Defect

>

Defect List

<

Add Defect

<

Minor Tasks

<

Routine Task

<

Incident report

<

Daily Report

<

Monthly report

<

Defect Details

Print

Defect ID: 00072

Defect Title : Wall crack

Defect Location: Living room

Created Date : 01-11-2021

Status : Open

Close Remarks : -

Block/Street: A

Unit No: 1-FG-5

Unit Status: Occupied Owner

Resident Name: Leng

Resident Contact: 60163090737

Resident Email: mc.fychua@gmail.com

Images :

Close

Defect Forum:

Resident on 01-11-2021 04:40:53 pm
Defect is created

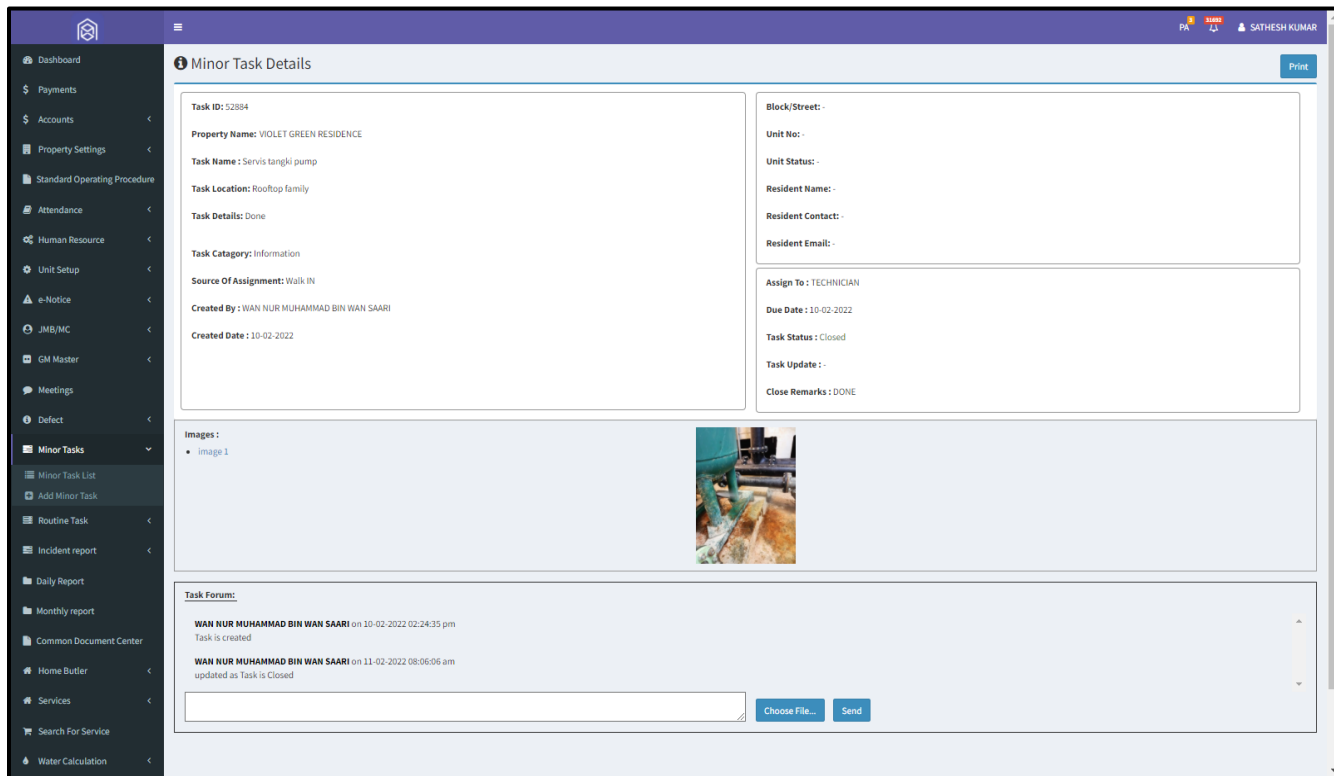
Choose File... Send

Defect Module for defect liability period (DLP)

Manage your Property's defect using Property Butler's Defect module.

We create a bridge between the owners, developer and Management office to manage all the reported defects efficiently with no manual forms or paper.

Minor Task / Complaint



Minor Task Details [Print](#)

Task ID: 52884

Property Name: VIOLET GREEN RESIDENCE

Task Name: Servis tangki pump

Task Location: Rooftop family

Task Details: Done

Task Category: Information

Source Of Assignment: Walk IN

Created By: WAN NUR MUHAMMAD BIN WAN SAARI

Created Date: 10-02-2022

Block/Street: -

Unit No: -

Unit Status: -

Resident Name: -

Resident Contact: -

Resident Email: -

Assign To: TECHNICIAN

Due Date: 10-02-2022

Task Status: Closed

Task Update: -

Close Remarks: DONE

Images:

- image 1

Task Forum:

WAN NUR MUHAMMAD BIN WAN SAARI on 10-02-2022 02:24:35 pm
Task is created

WAN NUR MUHAMMAD BIN WAN SAARI on 11-02-2022 08:06:06 am
updated as Task is Closed

[Choose File...](#) [Send](#)

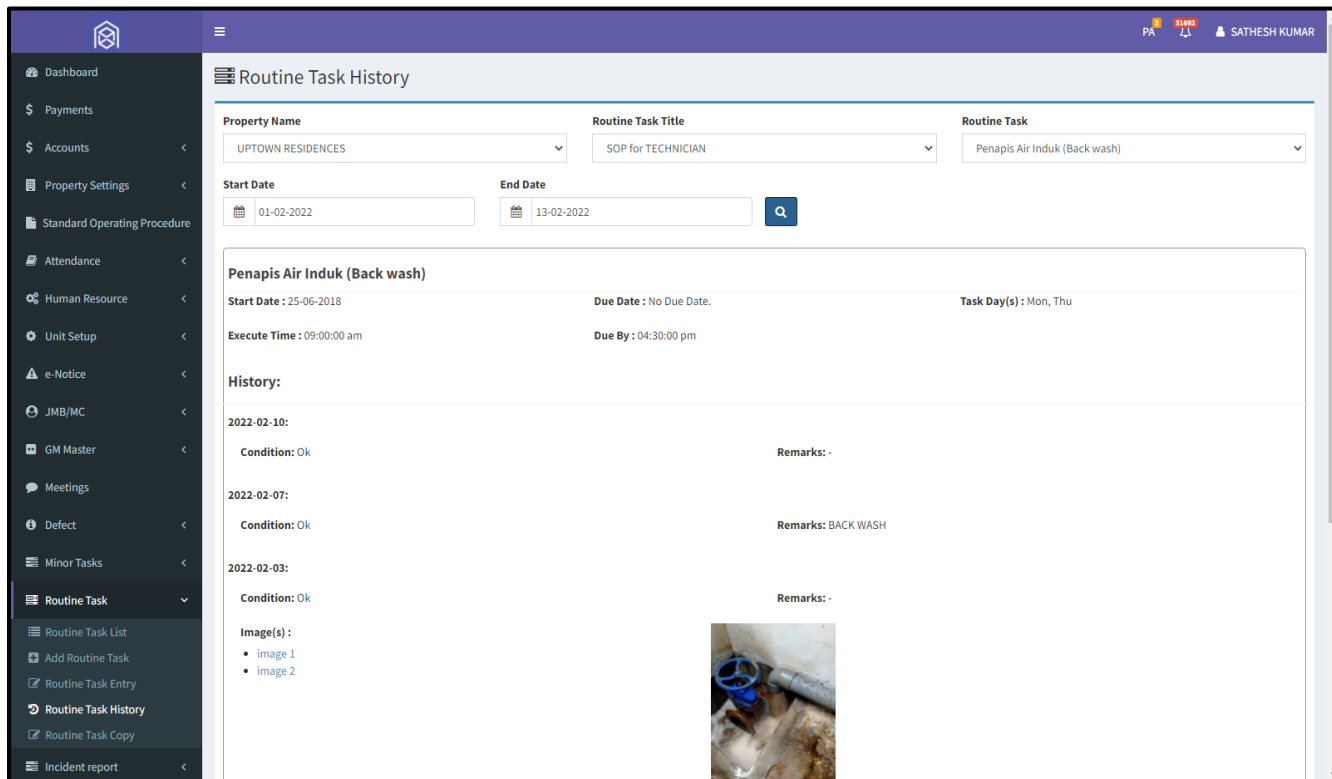
Complaints and Minor Task made easy for users to manage

With Property Butler's Minor task module users could create their complaints or Internal staff or MO Superiors could create Minor task for their staffs to carry out certain task.

All created task will be notified to complainant via email and once the task closed, another email will notify the complainant on the task is completed.

Easy monitor of all unclosed task in Dashboard and task overdue days indicates task haven't close yet. Task chat forum allow the user to communicate between complainant, MO staff and even the Management office HQ.

Routine Task



The screenshot displays the 'Routine Task History' module. The top navigation bar includes a home icon, a menu icon, and user information (PA, SATHESH KUMAR). The left sidebar lists various system modules: Dashboard, Payments, Accounts, Property Settings, Standard Operating Procedure, Attendance, Human Resource, Unit Setup, e-Notice, JMB/MC, GM Master, Meetings, Defect, Minor Tasks, and Routine Task (which is expanded to show sub-options: Routine Task List, Add Routine Task, Routine Task Entry, Routine Task History, Routine Task Copy, and Incident report).

The main content area is titled 'Routine Task History' and features three dropdown filters: 'Property Name' (set to 'UPTOWN RESIDENCES'), 'Routine Task Title' (set to 'SOP for TECHNICIAN'), and 'Routine Task' (set to 'Penapis Air Induk (Back wash)'). Below these are date pickers for 'Start Date' (01-02-2022) and 'End Date' (13-02-2022), followed by a search icon.

The task details for 'Penapis Air Induk (Back wash)' are as follows:

- Start Date:** 25-06-2018
- Due Date:** No Due Date.
- Task Day(s):** Mon, Thu
- Execute Time:** 09:00:00 am
- Due By:** 04:30:00 pm

The 'History' section shows a list of task entries with their respective conditions and remarks:

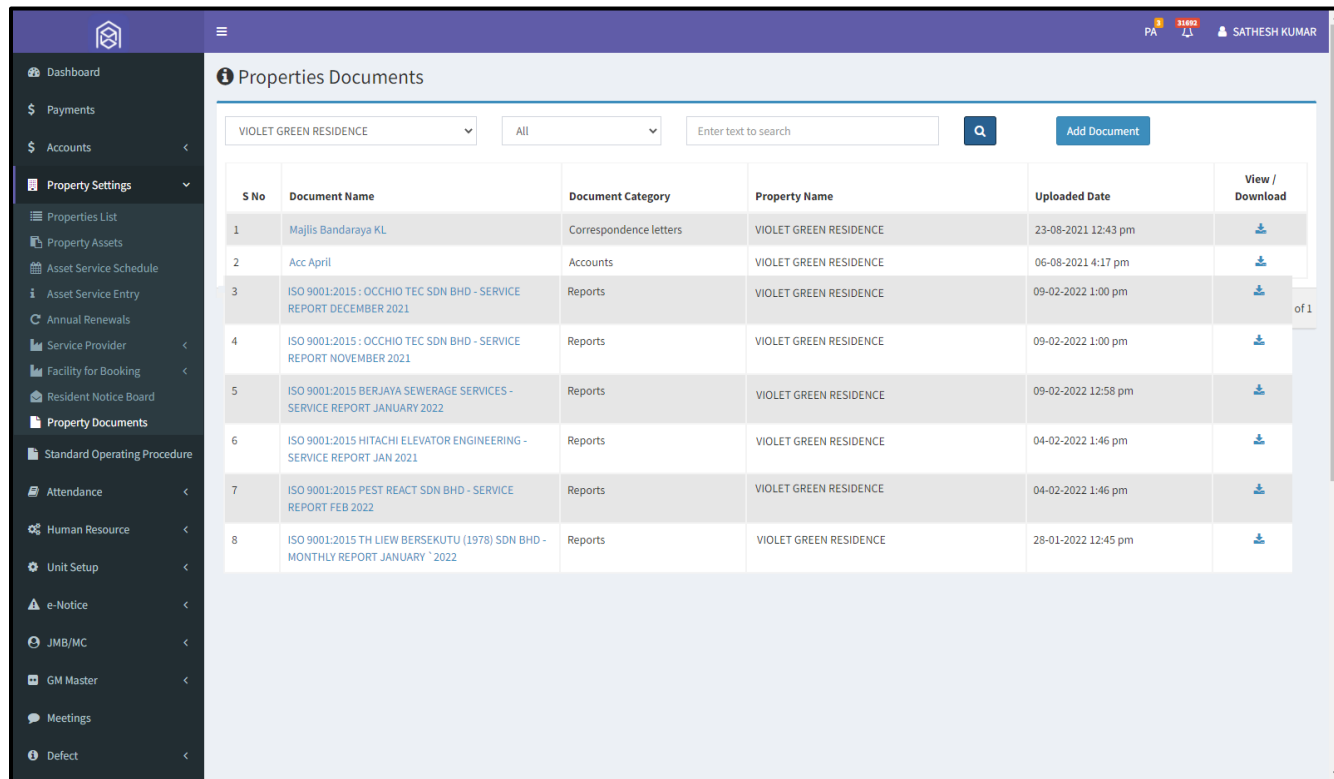
- 2022-02-10:** Condition: Ok, Remarks: -
- 2022-02-07:** Condition: Ok, Remarks: BACK WASH
- 2022-02-03:** Condition: Ok, Remarks: -

Below the history list, there is a section for 'Image(s):' with two entries: 'image 1' and 'image 2'. A thumbnail image of a blue valve is visible under 'image 2'.

Staff Routine task, no more manual excel updates or manual check list.

Routine Task module is a very powerful tool in Property Butler's Building Management System where all the staffs routine task can be programmed in the system and staff just need to carry out their job accordingly. So easy and efficient way to manage all staff's routines work.

Property Documents



Properties Documents

VIOLET GREEN RESIDENCE All Enter text to search [Add Document](#)

S No	Document Name	Document Category	Property Name	Uploaded Date	View / Download
1	Majlis Bandaraya KL	Correspondence letters	VIOLET GREEN RESIDENCE	23-08-2021 12:43 pm	Download
2	Acc April	Accounts	VIOLET GREEN RESIDENCE	06-08-2021 4:17 pm	Download
3	ISO 9001:2015 - OCCHIO TEC SDN BHD - SERVICE REPORT DECEMBER 2021	Reports	VIOLET GREEN RESIDENCE	09-02-2022 1:00 pm	Download
4	ISO 9001:2015 - OCCHIO TEC SDN BHD - SERVICE REPORT NOVEMBER 2021	Reports	VIOLET GREEN RESIDENCE	09-02-2022 1:00 pm	Download
5	ISO 9001:2015 BERJAYA SEWERAGE SERVICES - SERVICE REPORT JANUARY 2022	Reports	VIOLET GREEN RESIDENCE	09-02-2022 12:58 pm	Download
6	ISO 9001:2015 HITACHI ELEVATOR ENGINEERING - SERVICE REPORT JAN 2021	Reports	VIOLET GREEN RESIDENCE	04-02-2022 1:46 pm	Download
7	ISO 9001:2015 PEST REACT SDN BHD - SERVICE REPORT FEB 2022	Reports	VIOLET GREEN RESIDENCE	04-02-2022 1:46 pm	Download
8	ISO 9001:2015 TH LIEW BERSEKUTU (1978) SDN BHD - MONTHLY REPORT JANUARY ` 2022	Reports	VIOLET GREEN RESIDENCE	28-01-2022 12:45 pm	Download

You will not miss any documents

Property Document Module allow user to scan and upload all documents and easy retrieval any time and for anywhere.

Common problems at all other properties are miss placed of documents and files missing, now with these system all your document are archived and stored on cloud.

E-Notice

e-Notice » e-Notice List

VIOLET GREEN RESIDENCE [Create e-Notice](#)

S No	Property Name	Block / Street	Subject	Sent Date	View
1	VIOLET GREEN RESIDENCE	All	感谢您注册“GM Master Presentation to Country Garden Danga Bay”.	07-08-2021	i
2	VIOLET GREEN RESIDENCE	A	4TH ANNUAL GENERAL MEETING (“AGM”) OF BADAN PENGURUSAN BERSAMA EKOFLOLA 5 (“JMC”) TO BE CONDUCTED VIA VIRTUAL ONLINE MEETING	01-08-2021	i
3	VIOLET GREEN RESIDENCE	A	Test 27-07-21	27-07-2021	i
4	VIOLET GREEN RESIDENCE	A	Attachment Testing 26 Jul 21	26-07-2021	i
5	VIOLET GREEN RESIDENCE	All	BADAN PENGURUSAN BERSAMA SURIA JAYA, 3RD ANNUAL GENERAL MEETING @ 4th July 2021 - 10:00AM	28-06-2021	i
6	VIOLET GREEN RESIDENCE	All	this is bounce back email check #2	17-11-2020	i
7	VIOLET GREEN RESIDENCE	All	this is bounce back email check	17-11-2020	i
8	VIOLET GREEN RESIDENCE	A	Notice from KPKT	24-03-2020	i
9	VIOLET GREEN RESIDENCE	A	Notice from KPKT	24-03-2020	i
10	VIOLET GREEN RESIDENCE	All	Testing	20-03-2020	i
11	VIOLET GREEN RESIDENCE	All	Test Email Queue	19-03-2020	i
12	VIOLET GREEN	A	Notice - Budget 2020	28-02-	i

Go green with e-mail Blasting

With e-Notice module user could send bulk messages to residents via email messaging.

These module has a feature to send to all residents or only to a certain block/Street, or to a certain unit(s) only. And able to get the email is sent or bounced back.

Meeting

Meetings > Edit Meeting

Property Name *
VIOLET GREEN RESIDENCE

Meeting Description *
Meeting No5

Venue *
zoom

Date *
26-08-2021

Time *
04:15 PM

Agendas to be discussed *

1. Collection
2. Security Guards Issue
3. Upcoming AGM

Meeting Attendees

Building Staffs

- ☐ CHUA CHEE YONG - MARKETING MANAGER
- ☐ LYNDY LAW - HR EXECUTIVE
- ☐ MOHAMMAD ASIF - ACCOUNTANT
- ☐ Mohammad Hamizan - SENIOR SOFTWARE ENGINEER
- ☐ Mohd Mustaqim Abd Manaf - MARKETING MANAGER
- ☐ NAGARAJAN PERUMAL - SENIOR SOFTWARE ENGINEER
- ☐ SATHESH KUMAR - DIRECTOR
- ☐ SOHAIL RAZZAQ - ACCOUNTANT

JMB / MC Members

- ☐ TAN AI HWA - CHAIRPERSON
- ☐ RICHARD NG CHUNG HAAN - COMMITTEE MEMBER
- ☐ JONG CHZE XIN - COMMITTEE MEMBER

External(s)

Enter Company/Person Name Enter Email Address Enter Contact No. Enter Contact Person Name **+**

Manage Monthly meetings efficiently

Most of the time monthly meetings conducted without proper planning and always forget items to be discussed.

With these Meeting module, user could prepare agendas to be discussed for the upcoming meeting, not only that system will also display all unsolved task with status to be discussed in meeting.

Meeting minutes could update in these module and able to print or send the MOM via email to all members.

Incident

Add Incident

Property Name *
VIOLET GREEN RESIDENCE

Incident Date * 10-11-2021 **Incident Time** 06:45 PM

Incident location
Office

Incident detail
Break into office, found few items missing

☐ Solved

Remarks
Enter Remarks

Upload Image(s)
1 file was chosen **Choose Files**
WhatsApp Image 2021-12-30 at 10.58.27 AM.jpeg (46.1 KB)

* Required Fields.

Submit **Reset**

**Record all incident electronically,
no need notebook**

Record all incident electronically,
and easy to trace back any time
any where better management
with image attached for recording
purpose.

Daily Report

Adobe Acrobat | DR_64_2021-12-01

Daily Report
VIOLET GREEN
Date:- 01-12-2021 (Wednesday)

Management Attendance

1. ISKANDA BIN HAMID [TECHNICIAN] - Present
2. MABEL NIGEL BUTTLAR [BUILDING MANAGER (BM)] - Present
3. NOR HEIRDAYU BINTI ISAHAK [ADMIN CLERK] - Absent
4. NURUL ATIQA BINTI MOHD ZEZALI [ADMIN CLERK] - Present
5. VIJAYAN A/L MURUTI [CUSTOMER SERVICE MANAGER] - Present
6. WAN NUR MUHAMMAD BIN WAN SAARI [TECHNICIAN] - Present

5 of 6 staff(s) are present

Minor Task Created
No Minor Task Found!

Minor Task Closed
No Minor Task Found!

Routine Task(s)
Routine Task for ADMIN CLERK

Filing of all Documents Checklist
Condition: Ok
Remarks: -
Entered By: NURUL ATIQA BINTI MOHD ZEZALI On 01-12-2021 11:52:25 am

Proper Label With Name And Month Must Be Mentioned
Condition: Ok
Remarks: -

Tools

Sign in to access all tools with your Acrobat Pro DC subscription

Using these tools uploads your file to Adobe Document Cloud.

Convert

- PDF to Word
- PDF to JPG
- PDF to Excel
- PDF to PPT
- Compress PDF
- Convert to PDF

Edit

- Merge PDFs
- Reorder Pages
- Rotate Pages
- Delete Pages
- Split PDF

Sign & Protect

- Fill & Sign

Hassle free to generate report

Daily Report is for Property Management Company to review daily operations.

Monthly Report

Monthly Report

VIOLET GREEN RESIDENCE February 2022 [View](#)

☒ Select All

- ☒ Balance Sheet
- ☒ Income And Expenditure
- ☒ Account Summary
- ☒ Fixed Assets List
- ☒ Cash Flow Statement
- ☒ Bank Reconciliation - Maintenance Fund
- ☒ Bank Reconciliation - Sinking Fund Account
- ☒ Bank Statement
- ☒ Debtor Aging Report
- ☒ Creditor Aging Summary
- ☒ Payment Summary
- ☒ Utilities
- ☒ Management Team
- ☒ Staff Attendance
- ☒ Service Provider Assessment [\[Input data\]](#)
- ☒ Service Provider Attendance
- ☒ Annual Renewals
- ☒ Tasks / Complaints
- ☒ General Info [\[Input data\]](#)
- ☒ Incident Report
- ☒ Recommendation / Action Plan [\[Input data\]](#)
- ☒ Asset Service Schedule

Water mark

Prepared by

[Generate report](#)

Wow...monthly management report

Generate monthly management report within minutes. No more struggle for the staff to take a long time to prepare monthly management report, all these done instantly.

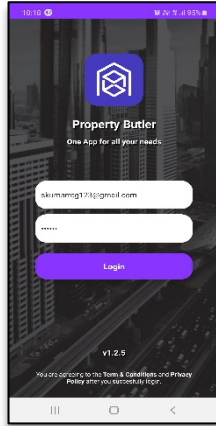
Choose what you need to add in the monthly report and prepare the report



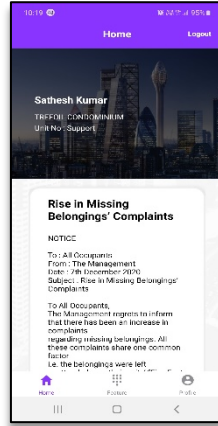
Property Butler

Resident Apps
(Community Mobile App)

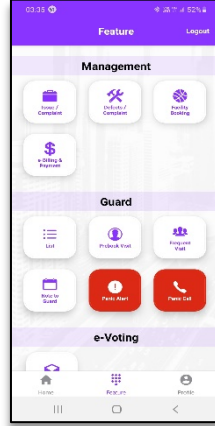
COMMUNITY APPS



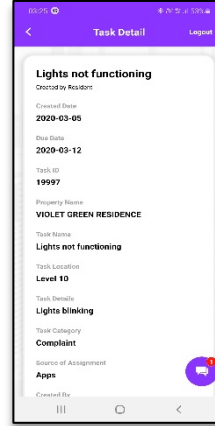
Login Screen



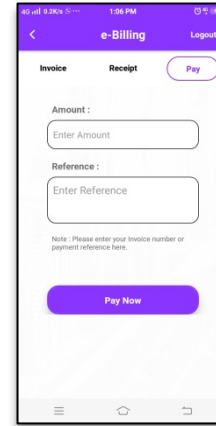
Dashboard



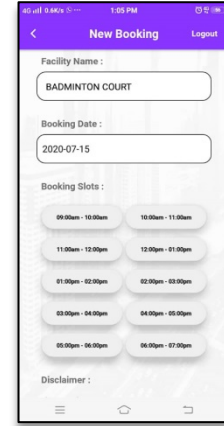
Feature tab



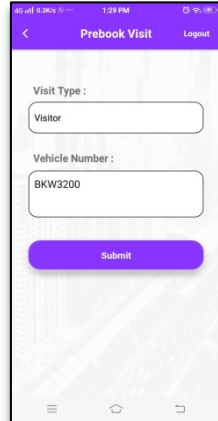
Issues/ Complaint



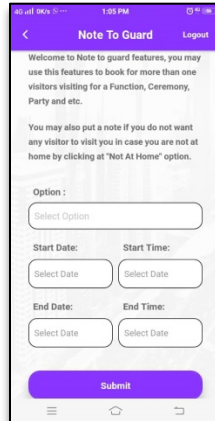
e-Pay



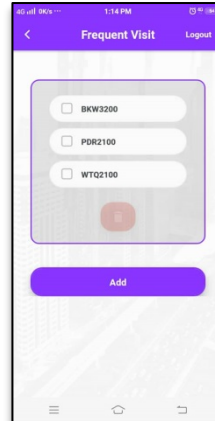
Facility Booking



Pre-book Visit



Note to Guard



Frequent Visit



Profile tab

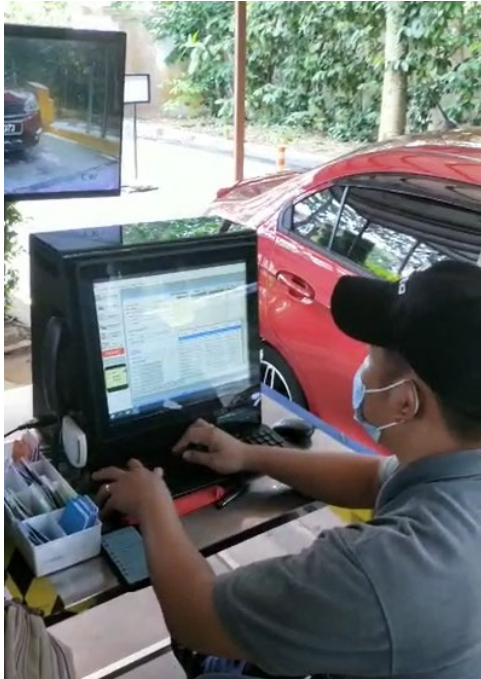


Property Butler

Visitor Management System (VMS)

www.propertybutler.my

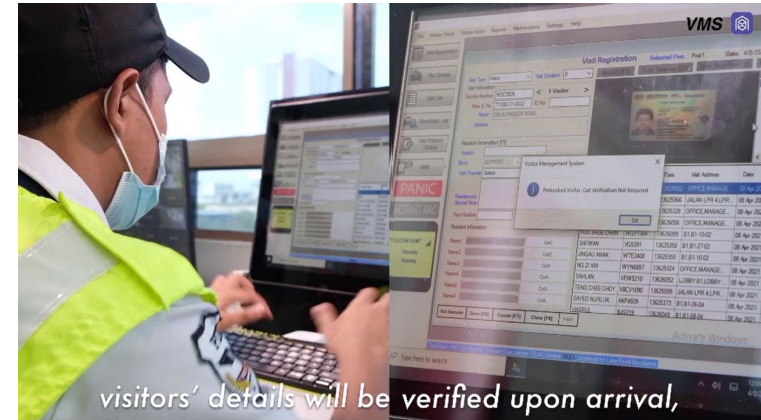
Visitor Management System (VMS)



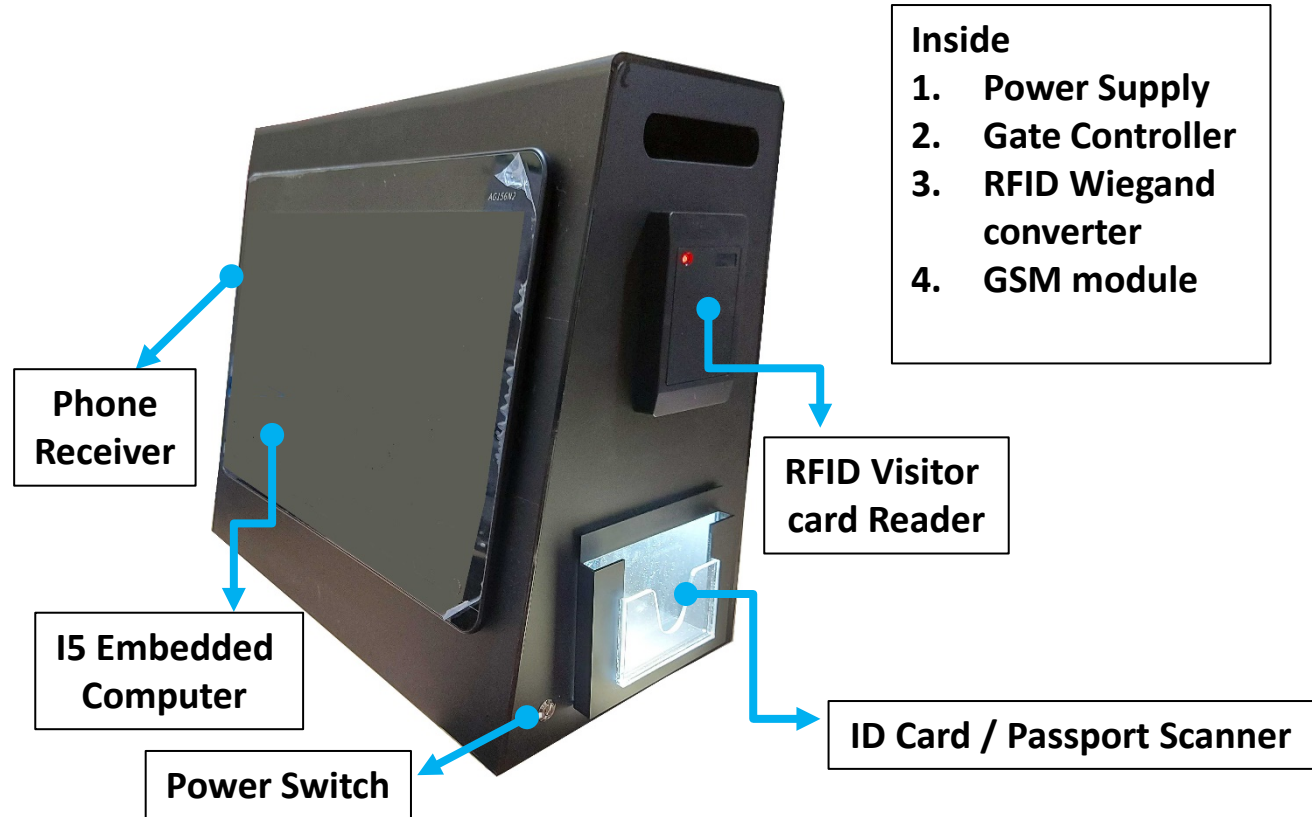
VMS is a complete turn key solution used to authenticate and provide temporary credential to visitors where the safety and security of the residential is a concern and to secure the weakest point in a gated and guarded community.

Objective

- Enhance Building or Gated community security
- Improve Productivity
- Reducing / zeroing crimes rate
- Enhance the property value
- Cost saving – eliminates unnecessary paperwork
- Efficiency Visitor, Contractor, E-hailing drivers In/Out Processing & monitoring
- Reporting Service.



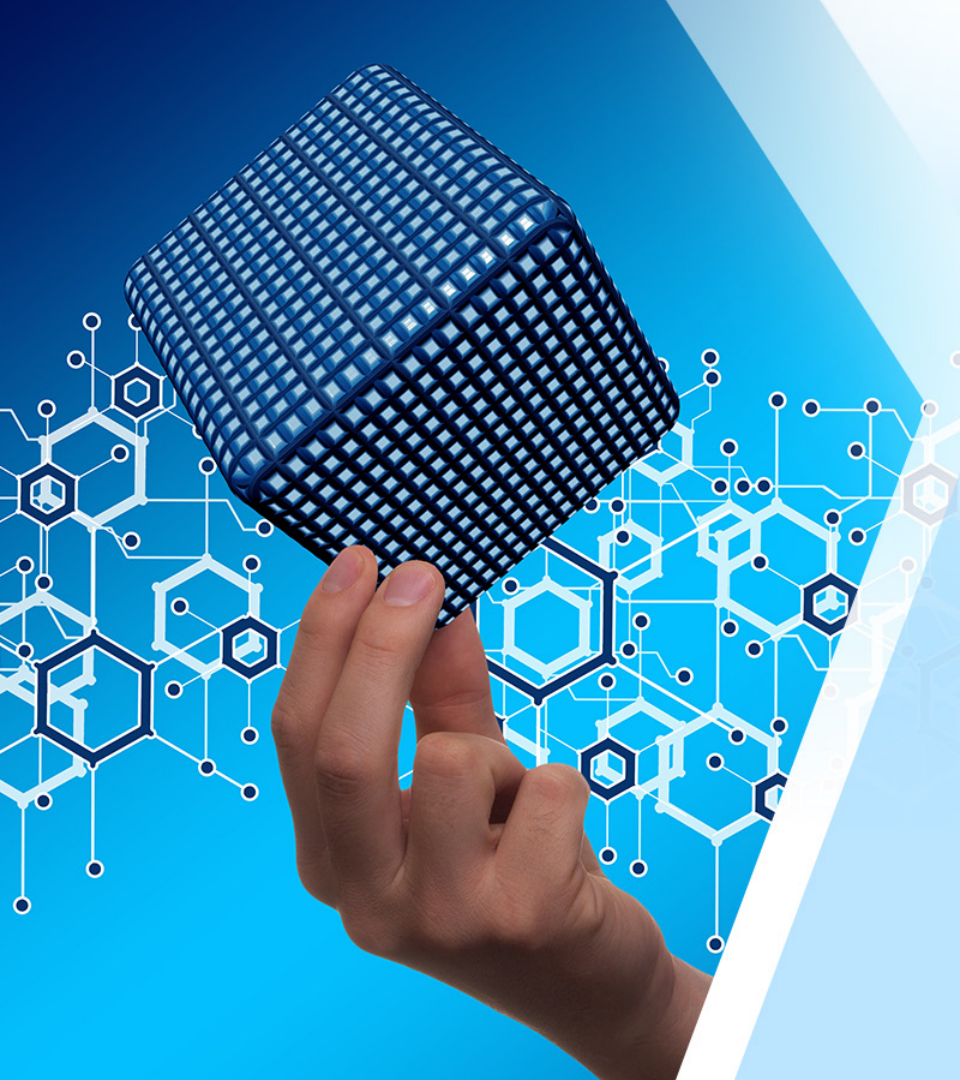
VMS Kiosk





Key Features

- ❑ 5MP webcam to Capture I/C, License, Passport or other ID card image and OCR during entry.
- ❑ Visitors entry/exit controlled by RFID card reader and gate manager.
- ❑ Call verification to residents done via GSM module with just a click before any entry is granted.
- ❑ Gate manager opens the barrier gate automatically upon successful visitor sign in and sign out.
- ❑ Easy retrieval of Visitors previous data by entering vehicle number or IC No.
- ❑ Resident can Pre-book single or multiple visitors by using mobile app.
- ❑ Pre-register of Long Term Contractors / Tutors for single or multiple entry.
- ❑ Pre-register of e-hailing/Taxi driver for pick-up and drop-off.
- ❑ Push Button log, if security guard by pass the registration process and push the barrier gate button allow the visitor to enter in. System will capture the date & time logs and send to MO for further investigation.
- ❑ Automated contactless visitor check-out using Dropbox, no need guard to present at exit gate.
- ❑ Call logs to trace whether guards call to residents or not, if called whether the calls answered by the resident or not. Call status indicating Ringing, Talking, No Carrier, Hook up and Invalid No.
- ❑ Able to black list by vehicle number or by visitor ID/IC and VMS able to identify same drive drove different vehicle and all other vehicles will be black listed too.



Property Butler

Access Card Blocker (ACB) & LED
Display Panel

www.propertybutler.my

Access Card Blocker

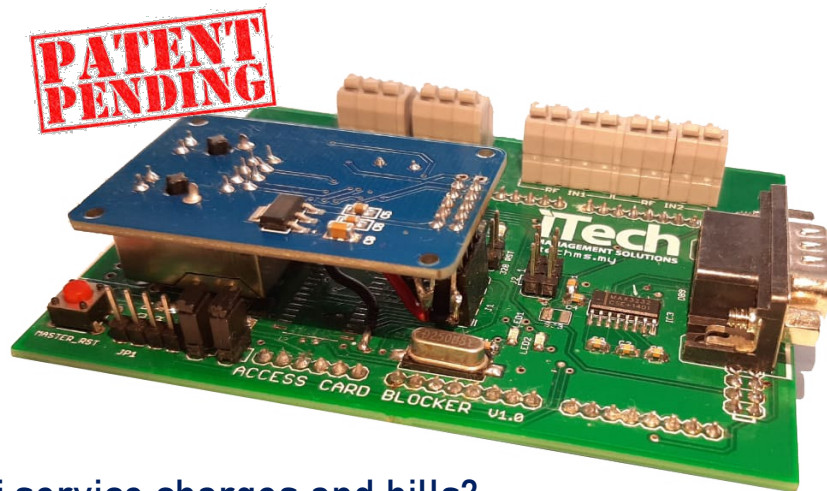
Access Card Blocker (ACB) is a hardware to block the access from entering / exit a premises. It work closely with any Access Card Controller or accounting system available in the market now.





Automate your access card blocking now

- ☐ Constantly bothered by low collection rate of service charges and bills?
- ☐ Stubborn resident refuse to clear outstanding despite frequent reminders?
- ☐ High manpower cost in sending reminders, manual way (human intervention)
- ☐ Forget to block access or unblock access after payment done?





We have solution for you...

Access card blocker works with any access card controller or accounting software available in the market now automatically or semi-automatically. This system will be constantly checking the defaulter list from accounting software and block the access card immediately.

And once the payment made over the counter or by using the mobile apps, in-apps-payment any time even during non-working hours the access card will be automatically unblock.





Key Features



Easy to use

The system works autonomously, to block and unblock the access card.



Compatibility

Access card blocker works with any Controller and accounting software available in the market now automatically or semi-automatically.



LED Display

Access card blocker comes with LED display panel to show the access card is blocked or warning when the card is scanned.

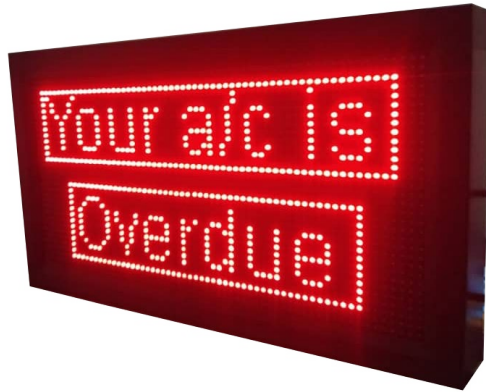


Support

Access Card Blocker required less maintenance support, as the hardware is just plug and play. Easy one to one swap if the hardware malfunction.

LED Display Panel

Before Access block



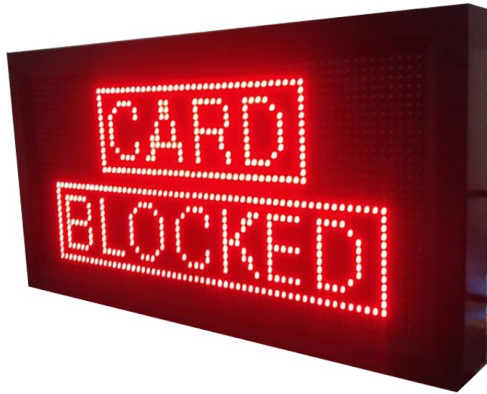
Once card is scanned,
customised messages can be
displayed



ACB will first remind residents of overdue account

LED Display Panel

After Access blocked



User can also send personalise messages once the card is scanned



subsequently residents' access card will be blocked and denied entry if account remains overdue



Property Butler

General Meeting (GM Master)

General Meeting (AGM/EGM)
with e-Voting apps

General Meeting (GM Master)

- GM Master is an electronic means of casting votes in deciding on resolution during AGM/EGM.
- This simple yet sophisticated e-voting system stands to replace the conventional way of voting by show of hands or by poll-slip which hitherto was the current method of passing votes.
- With GM Master, it is a hassle free experience and there is no room for disputes or controversies when passing votes as residents can pass their votes confidentially and comfortably as all their votes will be recorded.
- More importantly, all General Meetings can be concluded sooner than you think!





The unrivalled advantages of GM Master

- **CONVENIENCE** – GM Master is so easy to use, unlike the conventional way of voting in any AGM/EGM. It is stress-free experience for everyone and everyone can vote at their comfort. All you need is a smart phone with data!
- **EFFICIENCY** – Automatic counting of votes by show of hands or by poll with just a click. No more time consuming processes in counting votes!
- **HIGHLY SECURED** – Tamper-proof data collection, end-to-end encryption and fully auditable logs aimed at safeguarding votes at every step.
- **CONFIDENTIALITY** – GM Master is totally secured by generating a random and unique User ID, password for every registered eligible voters to gain access to the voting platform and an unique One-time-Pin (OTP) before any vote is officially cast. You can now make your decision in General Meetings with strictest confidentiality.
- **AUDITABLE** – GM Master automatically generates reports for auditing purposes.

GM Master – How it works

General Meeting Setup

Agenda Preparation

Eligible Voters & Proxy Preparation

Attendance Capture on General Meeting day

Generate e-Voting login and send to Eligible owners

e-Voting on General Meeting Day
By show of hand or By Poll Calculation

Post General Meeting Reports

All this will be done by our team.
MO only required to give us Owner
list, Eligible info and Proxy info.
The rest leave it to us to do.
And we will be there on the
General Meeting day to assist you
as a system facilitator.



Property Butler GM Master Physical General Meeting

CONDUCTED PHYSICAL AGM USING e-VOTING APPS TO CALCULATE THE VOTE BY POLL



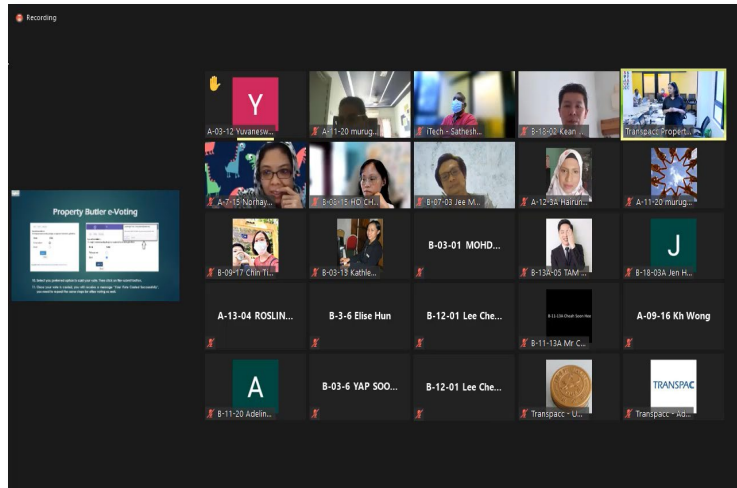
Hill Vilas 1 @ Bukit Gita Bayu
AGM Date 24-08-2019



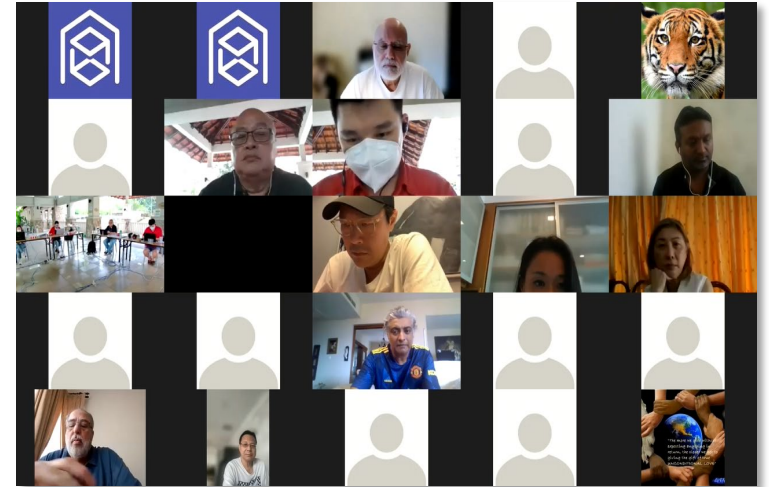
Establishment @ Alila Bangsar
AGM Date 22-02-2020

Property Butler GM Master Virtual General Meeting

CONDUCTED VIRTUAL AGM USING e-VOTING APPS TO CALCULATE THE VOTE BY POLL & ZOOM MEETING PLATFORM



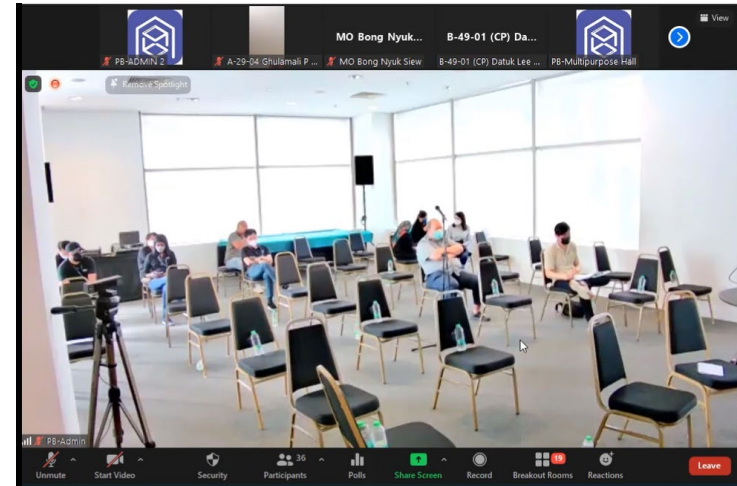
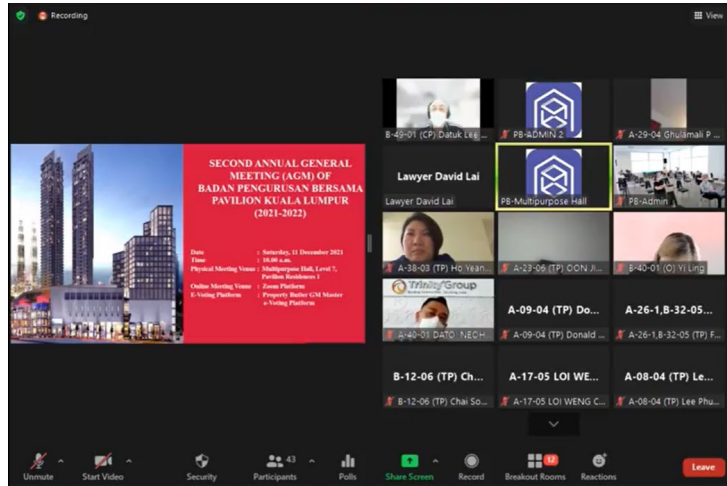
Residensi Pandanmas @ KL
AGM Date 15-08-2021



Mont Kiara Damai @ KL
AGM Date 28-08-2021

Property Butler GM Master Hybrid AGM/EGM

**CONDUCTED HYBRID AGM, PHYSICAL AND VIRTUAL USING e-VOTING APPS TO CALCULATE THE VOTE BY POLL
& ZOOM MEETING PLATFORM**



Pavilion Residences Bukit Bintang @ Kuala Lumpur AGM Date 11-12-2021



Property Butler GM Master General Meeting conducted

Property Name	Place	AGM/EGM	Type	Total Units
1. Hill Villas	Serdang	AGM	Physical	
2. Establishment @ Alila Bangsar	Bangsar	AGM	Physical	
3. Monet Lily	Sepang	EGM	Virtual	211
4. D'Pristine Medini	Bandar Iskandar (JB)	AGM	Virtual	1,182
5. Casa Idaman	Segambut	AGM	Virtual	608
6. Suriajaya Mall	Shah Alam	AGM	Virtual	538
7. Selayang Damai Residence	Selayang	AGM	Virtual	316
8. Amadesa Resort Condominium	Taman Desa	AGM	Virtual	715
9. United Point Residence & Commercial	Kepong	AGM	Virtual	2,523
10. Menara KH	Kuala Lumpur	AGM	Virtual	41
11. Residensi Pandanmas	Pandan Jaya	AGM	Virtual	700
12. M'ont Kiara Damai	Mont' Kiara	AGM	Virtual	236
13. Trefoil Residence	Shah Alam	AGM	Virtual	1,497
14. Uptown Residence	Petaling Jaya	AGM	Virtual	380
15. Residensi Sefina	Mont' Kiara	AGM	Virtual	358
16. Camelia Serviced Suite	Bangsar South	AGM	Virtual	729
17. Vista Kiara	Mont' Kiara	AGM	Virtual	419
18. 1 Tebrau	Bandar Iskandar	AGM	Virtual	626
19. Surian Condominium	Kota Damansara	AGM	Virtual	547
20. Tiffani Kiara	Mont' Kiara	AGM	Virtual	399
21. Kampus West City Condominium	Kampar	AGM	Virtual	360
22. Sunway Eastwood	Seri Kembangan	AGM	Virtual	258



Property Butler GM Master General Meeting conducted

Property Name	Place	AGM/EGM	Type	Total Units
23. Ekoflora 5 @ Eco Summer	EkoWorld (JB)	AGM	Virtual	1,256
24. Kiaraville Residence	Mont' Kiara	AGM	Virtual	412
25. H20 Residence	Ara Damansara	AGM	Virtual	1,375
26. The Henge Residence	Kepong	AGM	Virtual	1,042
27. Pangsapuri Mahkota Garden	Cheras	AGM	Virtual	614
28. Damai 14 Residence	SP Setia	AGM	Virtual	418
29. Eko Tropika 1	EkoWorld (JB)	AGM	Virtual	817
30. Stonor 3	Kuala Lumpur	AGM	Virtual	400
31. O2 Residence (Residensi Lot 8)	Puchong	AGM	Virtual	200
32. Zeva Residence	Seri Kembangan	AGM	Virtual	812
33. THE AMPWALK	Kuala Lumpur	EGM	Virtual	75
34. The Fennel	Sentul	AGM	Virtual	916
35. 288 Residensi	Setapak	AGM	Virtual	288
36. Subang Court 10	USJ	AGM	Virtual	1,191
37. Amberside @ Country Garden	Danga Bay (JB)	AGM	Virtual	1,607
38. Sky Condominium	Puchong	AGM	Virtual	1,039
39. Eko Tropika 2	EkoWorld (JB)	AGM	Virtual	638
40. 9 Madge	Kuala Lumpur	AGM	Virtual	23
41. Mont' Kiara Pelangi	Mont' Kiara	AGM	Virtual	303
42. Central Park @ Country Garden	Danga Bay (JB)	AGM	Virtual	1,482
43. Mont' Kiara Bayu	Mont' Kiara	AGM	Virtual	400
44. Seri Maya Condominium	Kuala Lumpur	AGM	Virtual	1,486



Property Butler GM Master General Meeting conducted

Property Name	Place	AGM/EGM	Type	Total Units
45. Royal Strand & Lovell @ Country Garden	Danga Bay (JB)	AGM	Virtual	1,202
46. Casa Suites	Petaling Jaya	AGM	Virtual	218
47. Starview Bay @ Country Garden	Forest City (JB)	AGM	Virtual	7,523
48. Verde Residence	Ara Damansara	AGM	Virtual	409
49. Regalia Park @ Country Garden	Forest City (JB)	AGM	Virtual	3,352
50. Ataraxia Park 3 @ Country Garden	Forest City (JB)	AGM	Virtual	2,269
51. Ataraxia Park 4 @ Country Garden	Forest City (JB)	AGM	Virtual	4,059
52. Kenwingston Avenue	Sungai Besi	AGM	Virtual	622
53. Ataraxia Park 2 @ Country Garden	Forest City (JB)	EGM	Virtual	3,562
54. A Marine Condominium	Sunway	AGM	Virtual	242
55. Ataraxia Park 1 @ Country Garden	Forest City (JB)	AGM	Virtual	2,805
56. Cerulean Bay @ Country Garden	Forest City (JB)	AGM	Virtual	482
57. Cyber Bistari (Hyve)	Cyberjaya	AGM	Virtual	804
58. Setiawalk Mall & Residence	Puchong	AGM	Virtual	1,500
59. Sky Awani 1	Sentul	AGM	Virtual	1,286
60. Kenwingston Skyloft	USJ	AGM	Virtual	375
61. 328 Tun Razak	Kuala Lumpur	AGM	Virtual	170
62. Kiaramas Ayuria	Mont' Kiara	AGM	Virtual	481
63. Residensi Sefina	Mont' Kiara	AGM	Virtual	245
64. Residensi 22	Mon't Kiara	AGM	Virtual	534
65. 9 Bukit Utama	Bandar Utama	AGM	Virtual	911
66. Dua Residensi	Kuala Lumpur	AGM	Virtual	288



Property Butler GM Master General Meeting conducted

Property Name	Place	AGM/EGM	Type	Total Units
67. BSP21 Residence	Bandar Saujana Putra	AGM	Virtual	2,636
68. Capers	Sentul	AGM	Virtual	489
69. Infinity 3 Residence	Kuala Lumpur	AGM	Virtual	523
70. Pavilion Residence @ Bukit Bintang	Kuala Lumpur	AGM	Hybrid	371
71. BAY LAUREL & KINGS BAY	Danga Bay (JB)	AGM	Virtual	1894
72. Windsor & Waldorf at Plaza Damas	Kuala Lumpur	AGM	Virtual	673
73. D'Sands Residence	Kuala Lumpur	AGM	Virtual	369
74. Megan Avenue 2	Kuala Lumpur	AGM	Virtual	396
75. Arcoris Mont Kiara	Kuala Lumpur	AGM	Virtual	999
76. The Troika	Kuala Lumpur	AGM	Virtual	243
77. Bay Point Residence	Danga Bay (JB)	AGM	Virtual	2298
78. Monet lily	Sepang	AGM	Virtual	211
79. Leisure Commerce Square	Petaling Jaya	AGM	Virtual	912
80. Sunway GEO Avenue 1	Subang Jaya	AGM	Virtual	268
81. Astana Damansara	Kuala Lumpur	AGM	Virtual	138
82. Menara Simphoni	Selangor	AGM	Virtual	1708
83. ARORA RESIDENCE	Puchong	AGM	Hybrid	770
84. RAINFOREST	Johor	AGM	Virtual	500
85. Megan Avenue 1	Kuala Lumpur	AGM	Virtual	430



Presented Property Butler GM Master to Authorities



Presented GM Master e-voting apps to
KPKT - Jan 2020



Group Photo Session with
KPKT Officials



Presented GM Master e-Voting apps to
COB Pasir Gudang - May 2021

Our Corporate Clients

SUNWAY
PROPERTY

IGB
IGB Corporation Berhad

Knight
Frank



B & G
PROPERTY

PMC FACILITIES & REAL ESTATE SDN BHD
Integrity • Competency • Professionalism

Kj Property Management Sdn Bhd

savills

SUN  **track**

 **COUNTRY**
GARDEN



NAWAWI
TIE
ALLIED



USS
PROPERTY SERVICES

KENWINGSTON

 **UOA GROUP**
BUILDING EXCELLENCE

N
NEWFIELDS



CREST
consulting services

TRANSPAC
TRANSPACC PROPERTY MANAGEMENT SDN BHD

SCM
PROPERTY SERVICES SDN BHD

ECOWORLD




MKMM PROPERTY

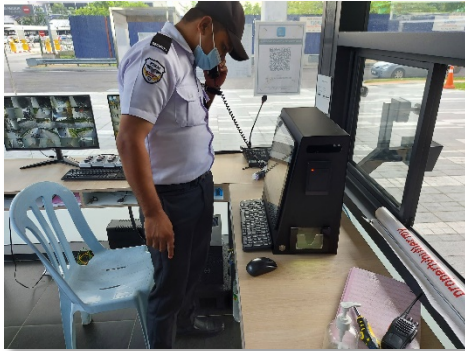
BPSM
BRIGHT PROPERTY SERVICE (MALAYSIA) SDN. BHD.
光明物业服务(马来西亚)有限公司


APEX CHOICE
PROPERTY MANAGEMENT SDN BHD

Our Clients



Other installations & Activities



Visitor Management System (VMS)
Training @ Kenwingston Skyloft



Visitor Management System (VMS)
Kiosk Assembly work station



Access Card Blocker Installation
@ D'Rimba Kota Damansara



VMS Drop Box Installation
@ Lakepoint Cyberjaya



Access Card Blocker (ACB) LED Panel
Burn test is in Progress



Resident Community App
Workshop @ Drimba Kota Damansara



Building Management System (BMS)
Workshop @ Flamingo hotel



**CHIEF TECHNOLOGY OFFICER
(CTO)
AWARDS & RECOGNITIONS**



Speaker In World Security Congress 2007 (ICSM)

Talk on Safety & Security, participants are CEOs from top famous companies around the world.



Product Launching and Press Conference “Kad Pintar Pelajar 1 Malaysia (2010)”

A new approach, security system in school to monitor students attendance by using biometric technology. We are the first in the country to introduce E-Wallet in schools to purchase food and stationeries by using RFID technology.



Participated In INTERSEC Exhibition (DUBAI) 2013

Exhibited Biometric System, Visitor Management System, Facial Recognition System, Time attendance system and other security devices.



Participated In World I.T & Security Exhibition (INDIA) 2014

Exhibited Biometric System, Visitor Management System, Facial Recognition System, Time attendance system, RFID tags & readers and also exhibited other security devices.



**Award Wining for the Best I.T &
Security Solutions (INDIA) 2014**



iMILÆNNIUM LEADERSHIP AWARD 2016

iMILÆNNIUM LEADERSHIP Award is a prestigious and world recognized Award. The award categorized under Movers & Shakers – Small & Medium Enterprise obtained on 12th November 2016





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MANAGEMENT SOLUTIONS