



The PropCubes portal is an online system for Managed Industrial Park management developed by Urbancubes Sdn. Bhd.



Onboarding

This is initial setup for each tenant. USB gets information from tenant such as company information, user access & contract and have it migrated into PropCubes.



Access to PropCubes

Users for PropCubes will be created and notified. Access credentials will be emailed to the person in charge together with user manual & video.

FEATURES



Security Pass

- Tenants will have rights to create a pass/permit and allow visitors to get into the area/premise.



Billing

- Tenants will have access to pay monthly bills for scheduled & adhoc maintenance work.



Contractors

- Tenants will create a temporary permit for contractors to do their work within the premise.



Work Order

- Tenants will view reports for monthly work/ scheduled maintenance work done by USB.
- Tenants will be able to request for adhoc maintenance work.

Urbancubes Sdn. Bhd.

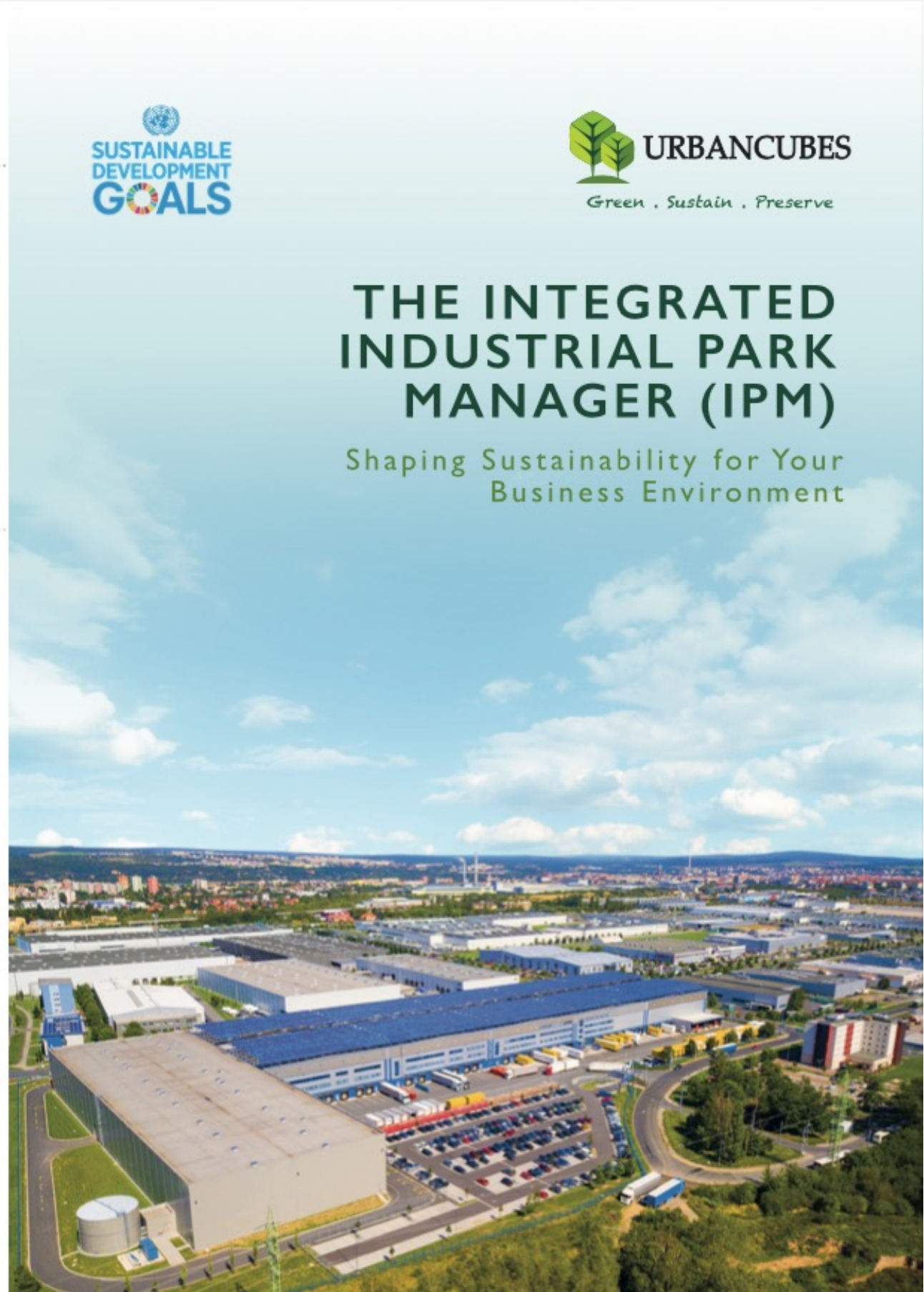
No. 1, Jalan Perigi Nanas 8/6, Indah Point, Pulau Indah, 42920 Port Klang, Selangor, Malaysia

📧 urbancubes@pulauindah.com.my 📞 03 3101 7777 🌐 facebook.com/urbancubes



THE INTEGRATED INDUSTRIAL PARK MANAGER (IPM)

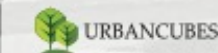
Shaping Sustainability for Your Business Environment



UrbanCubes Sdn. Bhd. (USB) specialises in managing and maintaining the entire industrial park that employs the concept of Managed Industrial Park (MIP).

USB has extended its reach beyond the conventional facilities management boundaries with the rebranding of USB as Industrial Park Manager for all three industrial parks in Pulau Indah that span about 3,000 acres; Pulau Indah Industrial Park, SBB Industrial Park, and Selangor Halal Hub. Its responsibility includes ensuring quality standards of the managed industrial park as well as the welfare and safety of the manufacturers within the area.

Industrial Park Manager



Industrial Parks

	3,211.47 acres
	1,412.58 acres
	700 acres

Services

- CORE SERVICES
- VALUE-ADDED SERVICES

- INFRASTRUCTURE OPERATIONS & MAINTENANCE**
 - Road Network
 - Drainage System
 - Street Lighting
 - Telecommunication Land Lines
 - Utility Provision
 - Water Distribution
- DATABASE SYSTEM MAINTENANCE**
 - CMMS (Computerize, Maintenance, Management, System)
 - Customer Relationship Management System
 - Quick Response Code Asset Tagging
 - Global Positioning System Vehicle Tracking
 - Drone Security and Surveillance System

- PROPERTY MANAGEMENT**
 - Marketing of the developed plots, factories, warehousing spaces, residential and commercial areas
 - Industrial park brand image building
 - Contractual agreements with tenants
 - Day-to-day operation of the park including general and specialised infrastructure and facilities therein
 - Management and maintenance of facilities
 - Collection of common maintenance and operational fees
- EXTENDED SECURITY SERVICES**
 - Security services to the tenants
 - Closed Circuit Television Security System
- RENEWABLE ENERGY**
 - Rooftop Solar
 - LED Lighting
 - Energy Conservation
 - Energy Saving
- WASTE MANAGEMENT**
 - Domestic Waste Services
 - Construction Waste Services
 - Industrial Waste Services
 - River/Lake Cleaning
- JANITORIAL SERVICES**
 - House Keeping
 - Hygiene
 - Fogging
 - Cleaning Services
 - Pest Control
 - COVID-19 Sanitising Services

- BUILDING MAINTENANCE**
 - Mechanical, Electrical, Civil & Structure:
 - Serviceing
 - Maintenance
 - Upgrading
 - Repair
 - Retrofitting
- COMMON FACILITIES**
 - Recreational Park
 - Parking
 - Food Court
 - Administrative Building
 - Workers Accommodation
 - Jogging and Cycling Track
- SERTU SERVICES**
 - Providing industrial hygiene service in accordance to Islamic method
 - Logistic, manufacturing, seaport, cargo, factory, kitchen and etc.
- LANDSCAPING**
 - Road Cleaning
 - Grass Cutting
 - Watering
 - Manual Weeding & Circle Weeding
 - Pruning and Trimming
 - Fertilizing or Manuring
 - Pest and Disease Control
 - Herbicide Control (Weed Spraying)
- HEALTH, SAFETY, SECURITY & ENVIRONMENT (HSSE)**
 - Fire Fighting
 - First Aid
 - Pollution Control
 - Hazardous
 - Security Management
 - Emergency Response Team
 - COVID-19 Management
 - Traffic Control



HEALTH, SAFETY, SECURITY & ENVIRONMENT



LANDSCAPING



INFRASTRUCTURE



COMMON FACILITIES



WORKERS ACCOMMODATION



RENEWABLE ENERGY



PULAU INDAH CENTRE OF EXCELLENCE



ECO-TOURISM

