



UBS / LME

**Your One Stop Manpower
Supply Management Solution**

Our Company

- Established since 2003
- Specialized in supplying and managing foreign and local workers.
- Providing Hostel management and transportation services as a one stop professional solution to your manpower needs.
- We supply and manage over 8000 foreign worker in the northern region.
- We have more than 20 years of good track record in supplying of foreign and local workers to SMEs and MNCs.
- License foreign worker agency.
- License hostel management.

Groups of Companies



LME Management Sdn Bhd

Supply and Management of Foreign & Local Contract Workers



Universal Best Sdn Bhd

Outsource and Semi outsource in Hostel Management.



JVC Kejora Sdn Bhd

Insurance and contract manufacturing.

Government Housing Regulation and Jabatan Tenaga Kerja (JTK) Requirement

- JTK Minimum Standards of Housing, Accommodation and Employee Facilities Act 1990 (Act 446) guide lines as follows:
 - Sleep area with floor area not less the 3m² per employee shall be provided.
 - 15 workers to 1 bathroom.
 - Bed, wardrobe, pillow and mattress (4 inch) shall be provided.
 - Kitchen, cooking stove, first Aid kit, fire extinguisher , exit signage , washing and drying area etc.
- Fine of RM50k for each foreign worker for overcrowded dormitories and unqualified requirement.
- Recently there is no more certificate of accommodation provided as hostel accommodation for foreign worker for residential and low cost apartment in Penang.
- Malaysia temporarily eases rules on hiring foreign workers in Q1 2023- Expect to bring in 500k foreign workers under the Foreign Workers Employment Relaxation Plan.
- This will cause a shortage of foreign workers accommodation on this next wave of foreign workers inflow.
- Government regulation as well as private organisation is setting the condition of how hostel is being management.

Responsible Business Alliance Code of Conduct (RBA)

- Formerly known as Electronic Industry Citizenship Coalition (EICC), Code of Conduct establishes standards to ensure that working conditions in the electronics industry.
- Participants are committed to uphold the human rights of workers, and to treat them with dignity and respect as understood by the international community.



- Management System.
- Labor
- Health & Safety
- Ethics
- Environment.

- Many MNC (member of RBA) company is very strict on the RBA requirement. One area in particular is the hostel their workers is staying, but it's requirement does varies from companies to companies.
- Example using 3.6 or 4sqm per person instead of standard of 3.0 sqm.
- Some developing country like our neighbor Singapore is using 4 to 5.5m² as a guideline.
- More company has acknowledge that proper workers' housing as a value add to the sustainability of the whole manufacturing supply chain.

Our Services- A Sustainable Eco System

- Dedicated team
- Hostel management System

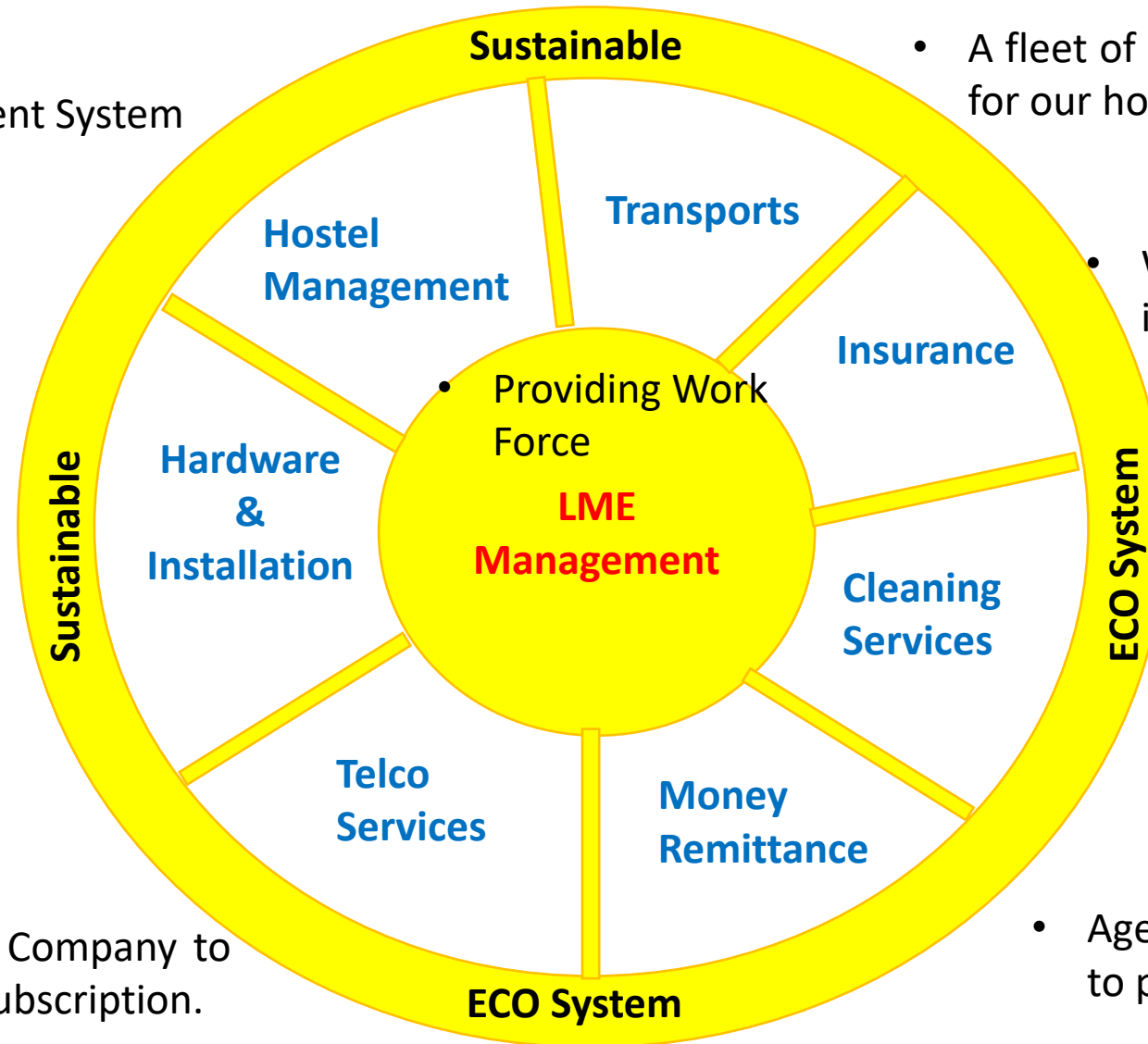
- A fleet of more that 50+ buses to cater for our hostel transportation.

- We provide Medical as well as term life insurance.

- Cleaning services to industries as well as maintaining our hostel cleanliness.

- Agent to license Money changer to provide remittance services

- Agent to Telco Company to provide Telco subscription.



We Commit We Deliver.....Towards Excellence

Towards Excellence.....

Approved RBA Foreign Worker Recruitment Partner



- Good network and working relationship
- 15 plus Agencies with RBA Compliance
- Strong relationship with local Immigration as well as foreign embassies.
- Available pool of candidate from our foreign partners

Hostel in Penang Area

Seberang Perai / Jaya
/Butterworth

Housing Unit : 236

Dormitory : 1

Head Count: 2161

Permatang Pauh

Unit : 47

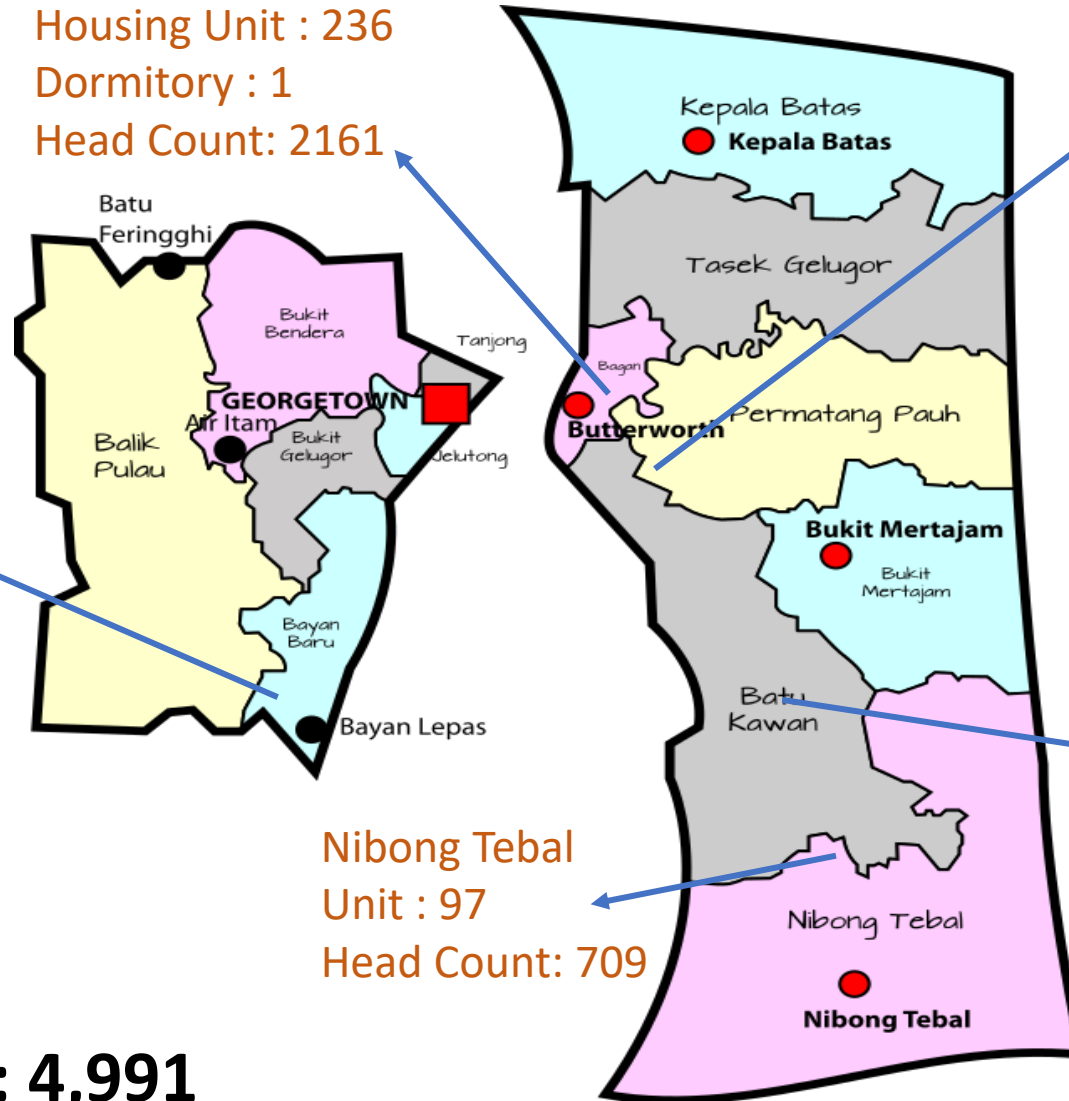
Head Count: 69

Available Capacity : 350

Bayan Lepas

Unit : 197

Head Count: 813



Nibong Tebal

Unit : 97

Head Count: 709

Batu Kawan

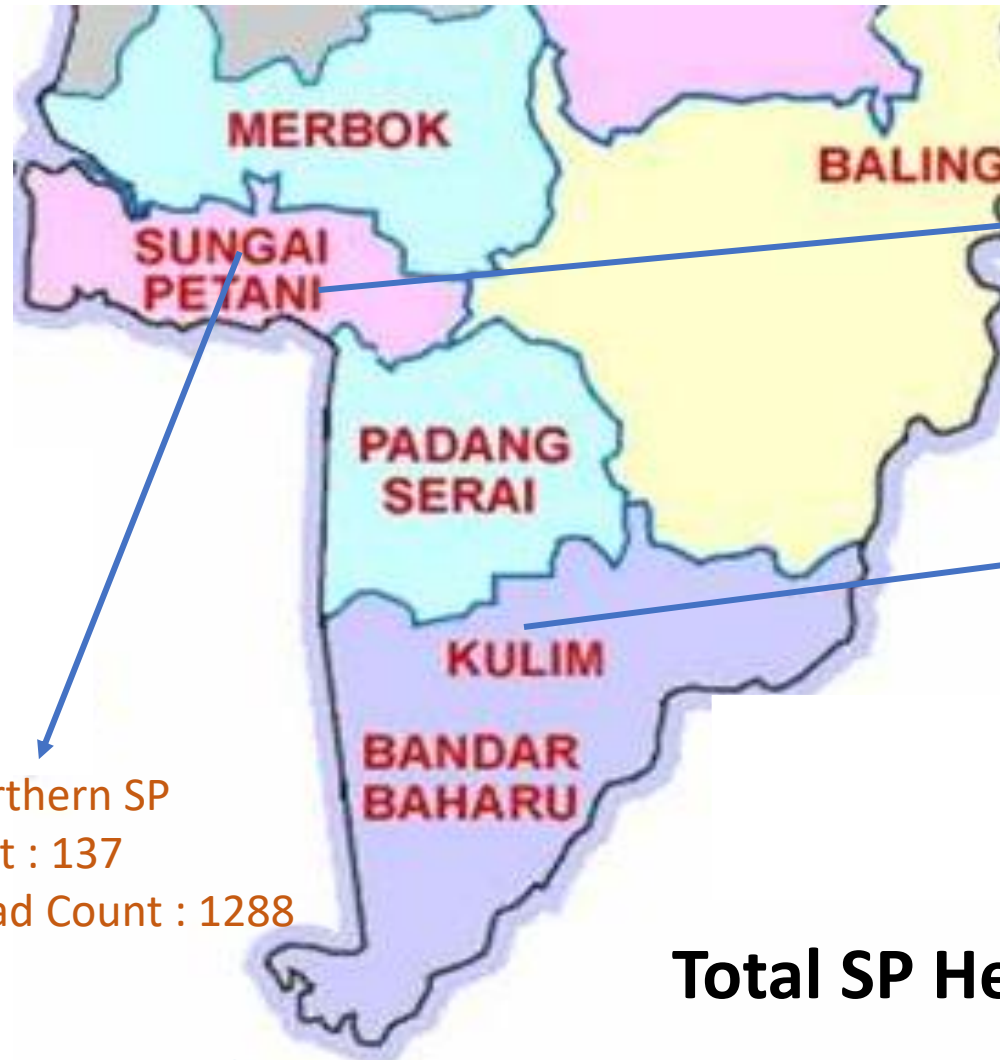
Unit : 89

Head Count: 958

Total PG Head Count : 4,991

Perak

Hostel in Kedah Area



Southern SP
Unit : 178
Head Count: 1530

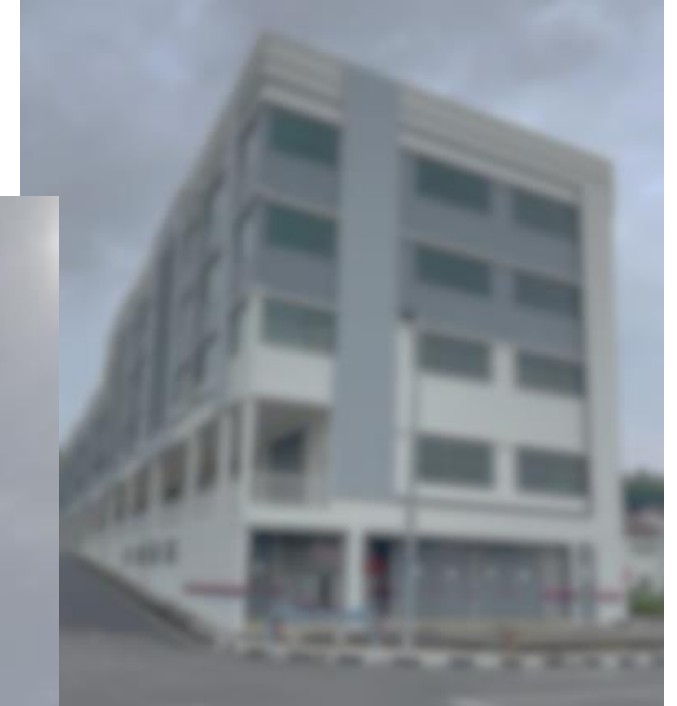
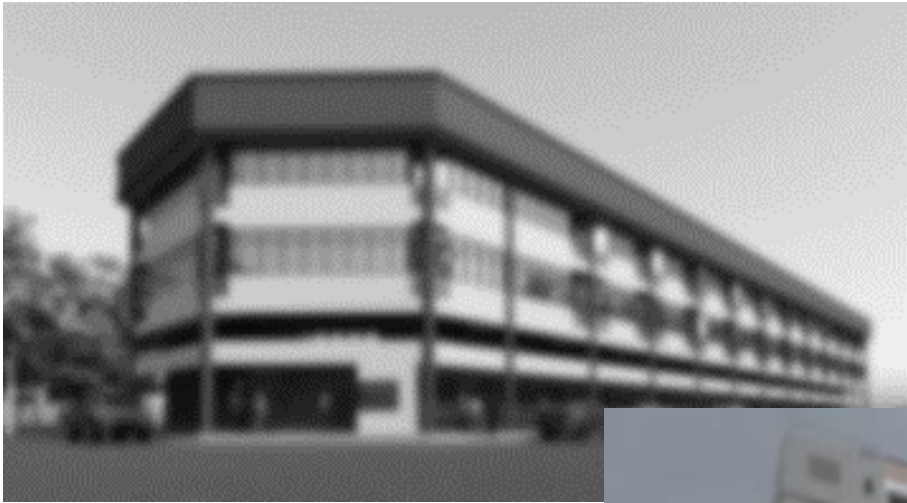
Kulim
Unit : 91
Head Count: 833

Northern SP
Unit : 137
Head Count : 1288

Total SP Head Count : 3,651

Overall Head Count Penang, SP and Kulim: 8,642

Building CLQ- Future Hostel Management



Partnering with company to build CLQ to accommodate up to 24000 workforce.

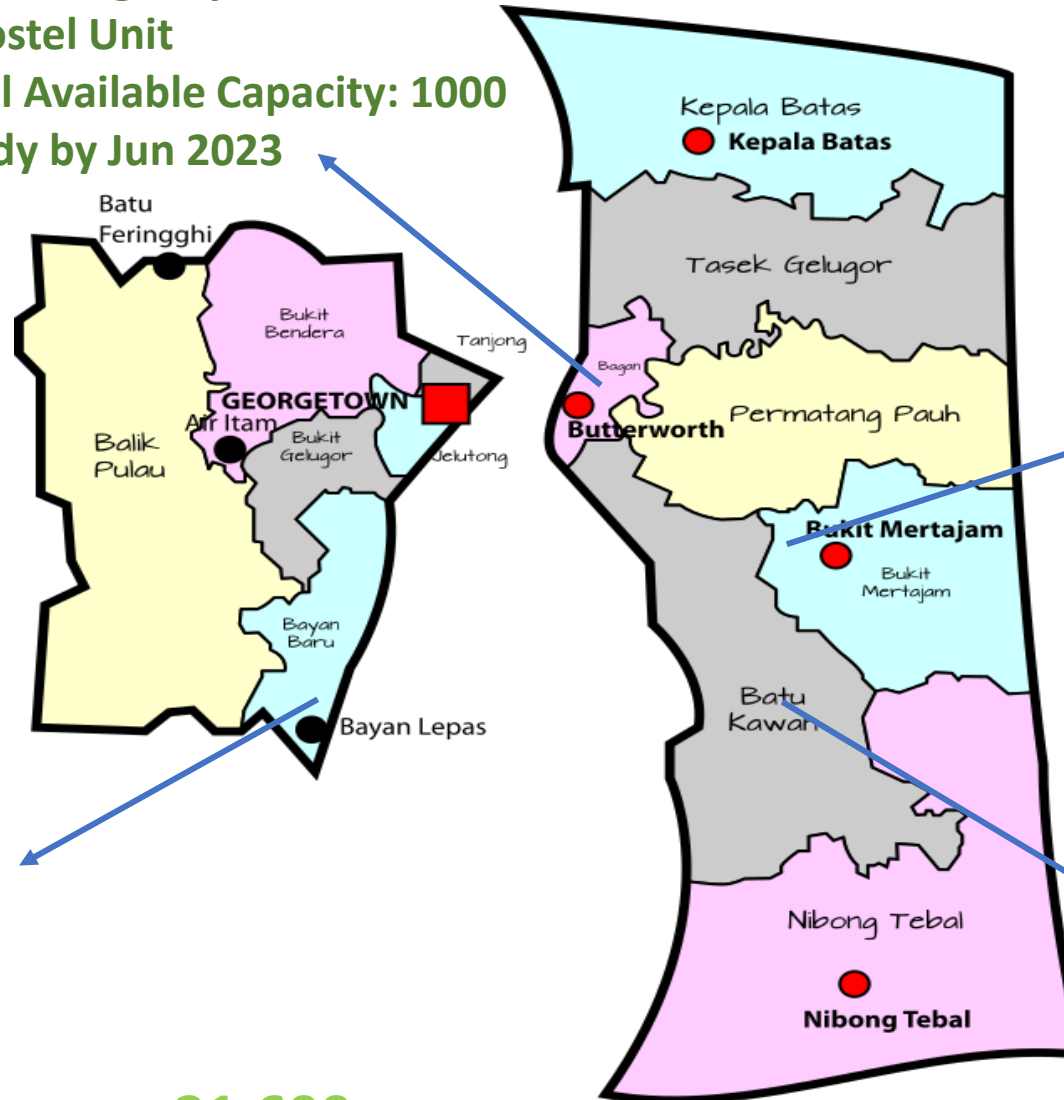
Future- Up Coming Hostel in Penang Area



Up Coming Project
1 Hostel Unit
Total Available Capacity: 1000
Ready by Jun 2023



Upcoming Project BM
1 Hostel Unit
Available Capacity: 1100
Completed ready for occupancy.



Up Coming Project
1 Hostel Unit in 13 acres land
Total Available Capacity: 16000
Ready by 2025



Up Coming Project
2 Hostel Unit
Total Available Capacity: 3500
Ready by July/Aug 2023

Total Available Capacity Penang 21,600 pax

Perak

Towards Excellence.....

Future - Up Coming Hostel in Kedah Area



Up Coming Project
1 Hostel Unit
Total Available Capacity:
1100
Ready by May 2024



Up Coming Project
1 Hostel Unit
Total Available Capacity: 450
Ready by May 2023



Up Coming Project
1 Hostel Unit
Total Available Capacity: 1500
Ready by End 2023

Total Available Capacity SP and Kulim 3,050 pax

Overall Available Capacity Penang, SP and Kulim: 24,650

Dormitory Facilities



Laundry Service



Mini Market



Access Card Security
Face ID



Cafeteria



24hr Security Guard



Cooking Facilities



CCTV



Emergency Lights and Exit



Fire Alarm System



PA System



Smoke Detector



AED and First Aid Kit



Fire Extinguisher



24 hr Warden Support

Towards Excellence.....

Compliance , Certification and Licenses



Akta 446



ISO 9001 In progress
Certification by Jun 2023



RBA – Auditor Training



JTK – Recruitment
Agency License



JTK- License for
Accommodation

Video

For Enquiry please contact
Mr Ong Wei Seng : 012 472 2320
Mr Ong Wee Lix : 012 422 2320



Thank You