



JOTUN

JOTUN PROPERTY MAINTENANCE PROGRAM

ENHANCE THE VALUE OF YOUR PROPERTY



ABOUT JOTUN

Founded in 1926 in Sandefjord, south-eastern Norway, Jotun is one of the world's biggest paint companies, found on interior and outdoor walls in more than 100 countries around the world. With a long tradition of groundbreaking research and colour innovation, Jotun is renowned for the aesthetics and durability of its decorative paints making it the paint brand of choice for many of the world's landmark buildings. Over the years Jotun has painted the Eiffel Tower, the Petronas Towers, the Burj Khalifa, the Marina Bay Sands and dozens of iconic buildings as well as many beautiful homes.

Being one of the country's industrial giants (by nature and by name – in Norse myth, the jötunn are a race of giants), the company is actively involved with Norway's creative scene, and takes a leading role in design and interior events and exhibitions worldwide.



WHY REPAINT YOUR BUILDING?

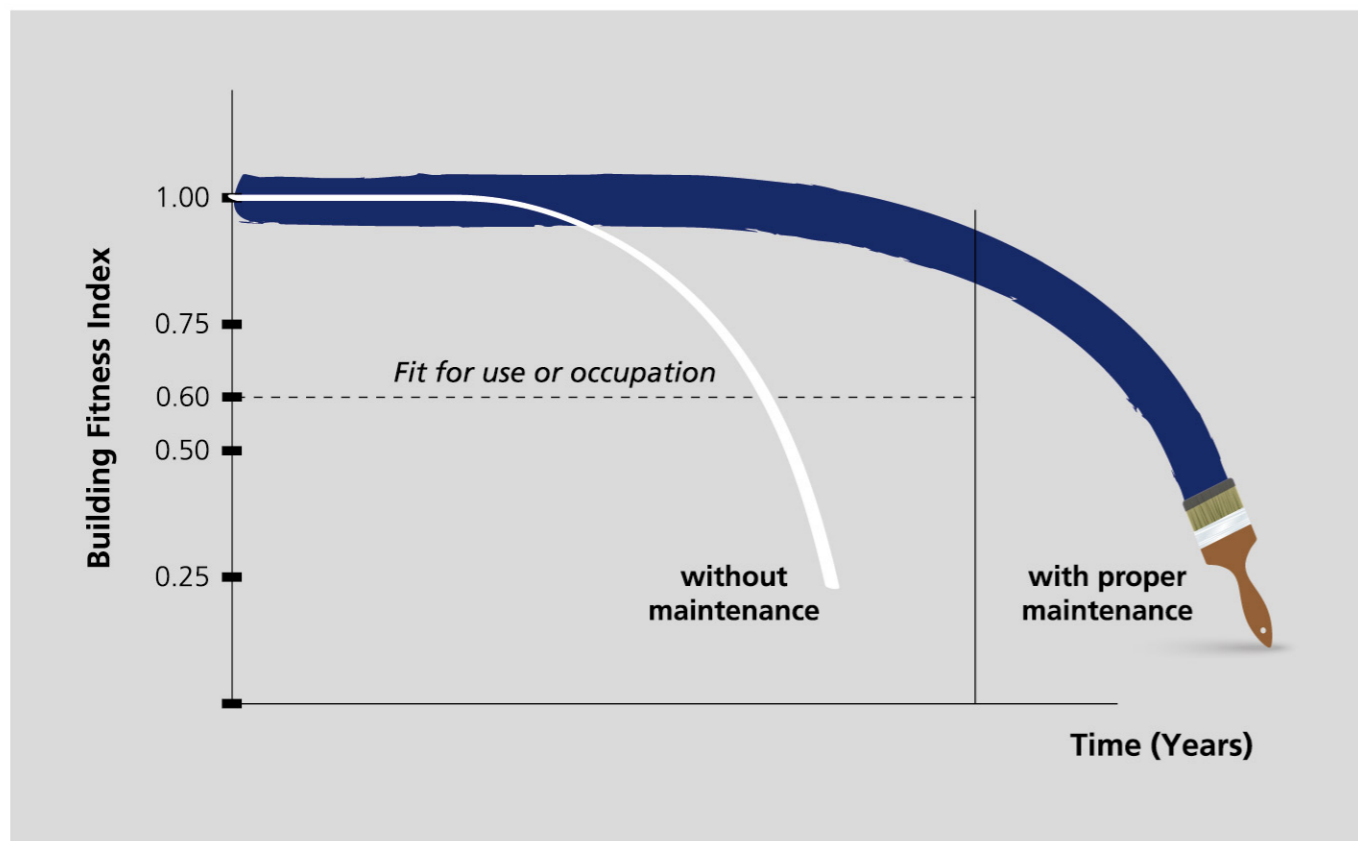
Maintenance – it’s just better for your property.

The life span of a building depends on how well it is maintained. Deterioration of paint and other effects of time and weather can give any building an unsightly appearance. Repainting is an easy and cost effective way to maintain the good value of your property as well as the image of your investment in the eyes of customers, partners and prospects.

It’s a necessary investment that can help you protect your property.

Building Condition Indicator

This chart serves as a measure to indicate whether a building is fit for purpose or otherwise. It also demonstrates how an investment in maintenance can prolong life span of the property.



BENEFITS OF REPAINTING



Prolongs life span of property



Saves on maintenance in the long-term



Promotes higher occupancy and traffic



Boosts the image of property



Enhances rental and resale value



Attracts clients

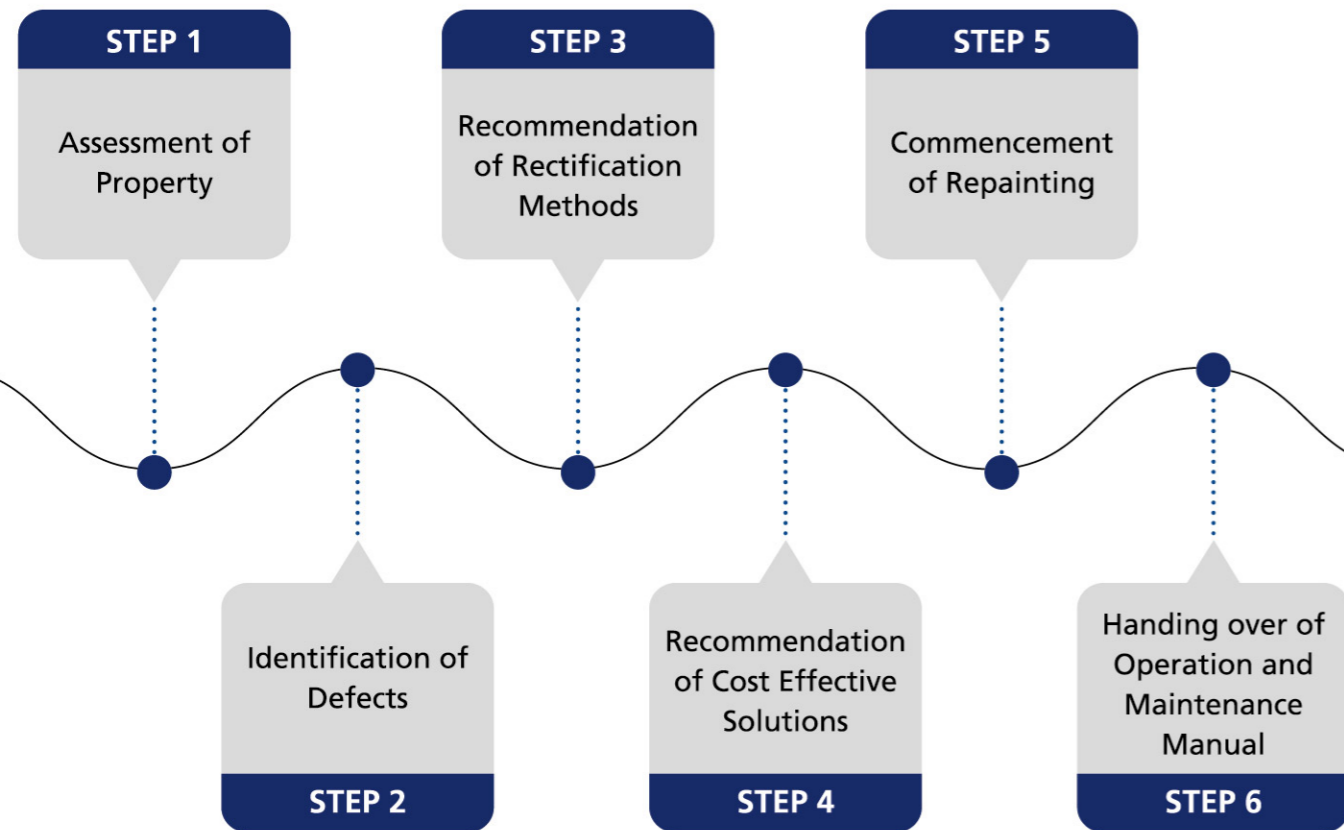


Stand out from other properties



A SIMPLE GUIDE TO BUILDING MAINTENANCE

Every building maintenance project will be subjected to a comprehensive set of procedures to ensure absolute quality. The procedures are as follows:



WHY CHOOSE JOTUN?


At Jotun, we take pride in giving you high-quality products and excellent service. Our premium range of paints for interior, exterior and wood/metal surfaces promise the very best there is for your decorative needs — from a wide range of colours to long-lasting protection for your exterior walls in the years to come. We are your ideal partner in building maintenance due to the following reasons:




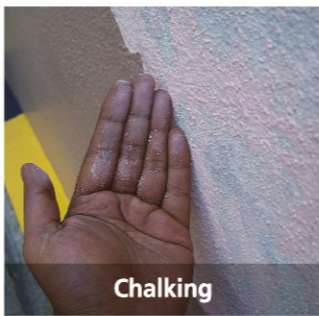

- Impressive project references
- High quality products with certificates and test reports
- Professional painters
- Professional colour consultation
- Dedicated technical services team
- Dedicated project sales and specifications team
- Quality control management
- Green building solutions



COMMON BUILDING DEFECTS

For the efficiency of the maintenance project, our Technical Service Team will conduct a thorough inspection of your building. Upon identifying defects, they would recommend the relevant remedial solutions.

DEFECTS	POSSIBLE CAUSES	REMEDIAL METHODS
 Efflorescence	<ul style="list-style-type: none"> • Painting over insufficiently cured wall • Painting over substrate's hairline cracks • Excess moisture escaping through the exterior masonry walls from the inside • Rise of dampness from the ground 	<ul style="list-style-type: none"> • Remove efflorescence with hydrochloric acid or by water jetting • Repaint on receiving surface with moisture content not exceeding 16% (or refer to manufacturer's recommendation) • Patch up hairline cracks with appropriate materials before repainting • Apply alkaline resistant primer prior to repainting
 Algae & Fungi Growth	<ul style="list-style-type: none"> • Continuous dampness or high humidity • As humidity increases, mildew/ algae/ fungi growth becomes more rapid • Poor ventilation • Condensed water promotes algae growth 	<ul style="list-style-type: none"> • Treat infected areas with fungicidal wash. Remove algae and fungi by high pressure water jetting • Repaint with an algae/ fungus resistant paint • Identify and arrest sources of moisture/ dampness
 Peeling & Flaking of paint	<ul style="list-style-type: none"> • Inadequate surface preparation • Substrate or inter coat contamination (like dirt, dust, and chemical) • Incompatible painting system 	<ul style="list-style-type: none"> • Remove all loosely adhering paint film by high pressure water jetting • Repaint on receiving surface with moisture content not exceeding 16% (or refer to manufacturer's recommendation)

DEFECTS	POSSIBLE CAUSES	REMEDIAL METHODS
 Hairline Cracks	<ul style="list-style-type: none"> • Typical plaster and render cracks due to hydration, shrinkage and building movement 	<ul style="list-style-type: none"> • High pressure water jetting to make cracks more visible, repair the cracks with appropriate method & material
 Watermark / Leakage (High Moisture Reading)	<ul style="list-style-type: none"> • Paint over uncured substrate • High moisture reading exceeding 16% • Leakages due to waterproofing problems 	<ul style="list-style-type: none"> • Ensure that substrate to be painted has moisture content of 16% or below • Arrest leakage sources • Rectify waterproofing defects before repainting
 Blistering	<ul style="list-style-type: none"> • Moisture migration through wall • Painting on uncured/damp wall • Poor surface preparation 	<ul style="list-style-type: none"> • Remove defective paint and prepare surface accordingly to receive paint • Repaint on receiving surface with moisture content not exceeding 16% (or refer to manufacturer's recommendation) • Arrest moisture sources
 Chalking	<ul style="list-style-type: none"> • Use of non-weathering resistant paint 	<ul style="list-style-type: none"> • Remove all chalk residue and repaint with an exterior paint • Repaint on receiving substrate with moisture content not exceeding 16% (or refer to manufacturer's recommendation)
 Wrinkling	<ul style="list-style-type: none"> • Use of incompatible thinner • Paint over insufficient dried paint • Insufficient drying time due to weather changes • Dry paint film (alkyd) that is too thick 	<ul style="list-style-type: none"> • Use correct thinner and follow guideline on mixing ratio • Sand and clean affected area • Ensure sufficient recoating time

REPAINTING PROCESS

Proper planning of the repainting process is essential to ensure optimum paint performance, highest possible quality of workmanship and timely completion of the project.



PRIORITISING QUALITY CONTROL

Quality control and site inspection are critical in Jotun's maintenance process. Our own technical services ensures that the specifications are adhered to with a good standard of quality.



Our Quality Control Process

PRE-APPLICATION	DURING APPLICATION	POST-APPLICATION
<ul style="list-style-type: none"> • Check compatibility of repainting system with existing paint system • Inspection at site to determine surface preparation methodology • Check substrate moisture content level prior to application • Inspection on substrate to ensure substrate is free from any contaminants or foreign materials prior to application 	<ul style="list-style-type: none"> • Site inspection to ensure correct paint materials and systems are used • Workmanship inspection • Field samples collection and testing 	<ul style="list-style-type: none"> • Check paint consumption • Visual inspection on paint conditions • Warranty submission to customer • Hand over operation and maintenance manual

SAFETY

- Assessment to determine safety, health and security for residents, tenants, site personnels and visitors.
- Ensuring that orders and regulations are followed throughout the repainting process.

JOTUN PRODUCT RANGE INTERIOR

Majestic



Majestic Perfect Beauty & Care

The best interior paint for the most beautiful & healthy home. Your walls will have a perfectly smooth and flawless finish. Proven to have the least harmful emissions, you can breathe easy as you enjoy your newly painted home.

- HEALTHY HOME**
- RICH BEAUTIFUL COLOURS**
- COVERS CRACKS PERFECTLY**
- LONGEST LASTING EASY CLEAN COLOURS**



Majestic True Beauty

Transform your home into a desirable space with Majestic True Beauty. Comes with beautiful and vivid colours that is long lasting even after years.

**Available in Sheen and Matt finish.*

- TRUE COLOUR EXPERIENCE**
Rich and vivid colours that transform your home beautifully.
- LUXURIOUS SMOOTH FINISH**
Improved smoothness that gives a more luxurious finish to the wall.
- SUPERIOR EASY CLEAN**
Enhanced stain resistance and washability allows you to remove wall stains easily.



Wood and Metal



Majestic Supreme Finish

Enhance beautiful homes through finer details with Majestic Supreme Finish for wood and trims. This flawless water-based finish leaves a lasting impression.

**Available in Gloss and Silky Matt finish.*

- BEAUTIFUL FLAWLESS FINISH**
Excellent hiding gives a beautiful finish, long lasting and flawless.
- SUPERIOR EASY CLEAN**
Superior stain removal. Clean your wood and trims without losing its rich colour and lustre.
- LOW ODOUR**
Ensuring a better indoor air quality and healthier environment.



Gardex Premium Gloss

Enhance the surfaces of your wood and metal project. Get beauty and durability all in one finish.

**Available in Gloss and Semi-Gloss finish.*

- EXCELLENT COLOUR LAST**
Ensure longer lasting colours and prevents unsightly fungus growth.
- LOW ODOUR**
Low odour during and after application.
- OPTIMIZED DRYING TIME**
Ensure smooth and tough finishes.

Primers



Majestic Primer

A premium EcoHealth acrylic water based alkali resisting primer specially designed for use with premium interior paints.

- ENHANCE BEAUTIFUL COLOURS**
Improves the vivid colours of the Majestic Range.
- IMPROVES COLOUR LAST**
Alkaline and water-resistant barrier to reduce wall defects so the colour last longer.



Majestic Primer for Wood & Trims

Enhances the beautiful finishing, accentuates the gorgeous colour and lifespan for the wood and trims.

- ENHANCE BEAUTIFUL COLOURS**
Enhance the colours and delivering beautiful finishing on wood & trims surface.
- GOOD ADHESION**
Promote good adhesion to wood and trims substrates, ensuring long lasting look.
- LOW ODOUR**
Ensuring a better indoor air quality thus giving you an even healthier environment.

JOTUN PRODUCT RANGE EXTERIOR

Jotashield



Jotashield Colour Extreme

Jotashield Colour Extreme is the best exterior paint you can have for your home, built with longest lasting colours and keeping it well protected from harsh tropical weather.



MAXIMUM UV PROTECTED COLOURS

Proven to have the highest level of colour lasting performance with Advanced Jotun Pigment Technology.



SUPERIOR DIRT RESISTANCE

Advanced binder technology keeps walls clean.



12 YEARS COLOUR PERFORMANCE

Fully tested by external laboratories keeping your walls beautiful for 12 years.



EXTREME ALGAE & FUNGUS PROTECTION

Latest biocide technology keeps your home protected from algae and fungus.



Jotashield



Jotashield AntiFade Colours

Jotashield AntiFade Colours offers superior protection with long-lasting beautiful colours.



SUPERIOR UV PROTECTED COLOURS

Jotun Pigment Technology keeps your home protected with long lasting colours.



REDUCES TEMPERATURE

Reflects sunlight away keeping your home cool.



ANTI WATERMARK

Protects your home from visible watermark.



COVER AND PREVENT CRACKS

Certified with excellent elastic properties to withstand cracks.



WATERPROOF

Resists water seepage.



2X UV PROTECTED COLOURS

Hi-grade colourants ensures your home has lasting colours.



Jotashield Flex

Jotashield Flex is a premium exterior elastomeric paint formulated to prevent hairline cracks and provide waterproofing protection.

Primers

Primers are important as a means of providing intercoat adhesion, improving chemical resistance and better hiding power for the topcoat. Jotun's range of primers include:



Jotashield Primer
Premium waterbased primer.



ALKALINE RESISTANT



SUPERB ADHESION



WATER RESISTANT



Jotun Ultra Primer
Superior waterbased primer.



EXCELLENT PAINT ADHESION



ANTI EFFLORESCENCE & ANTI DISCOLOURATION



SUITABLE FOR FRESH CONCRETE



Jotun Cito Primer 09
Solvent based primer with superior substrate penetration properties.



ALKALINE RESISTANT



EXCELLENT ADHESION

Dirty Exterior Wall Issues

The buildings in this region are affected by weathering elements and pollution resulting in dirty exterior walls.

The scorching heat, weather changes and heavy rain in addition to the polluted air caused by factories and traffic contributes to the dirty marks that form on exterior walls.



As a result, South East Asian cities are filled with dirty looking buildings despite being freshly painted.



Introducing Jotashield Ultra Clean

The paint that resists dirt and self-cleans with rain



8 Years' Protection

It is trademarked registered by Jotun with the following elements:



Low Dirt Pickup



Dirt Streak-Resistant



Self-Cleaning

What is AntiDirt Technology?

As an expert in exterior paints, Jotun recognised that paints in the market had not addressed the issues of dirty walls impacted by our tropical climate. As a result, AntiDirt Technology was born. With the AntiDirt Technology formulation, Jotashield Ultra Clean can keep walls clean for longer due to its dirt resistant properties.

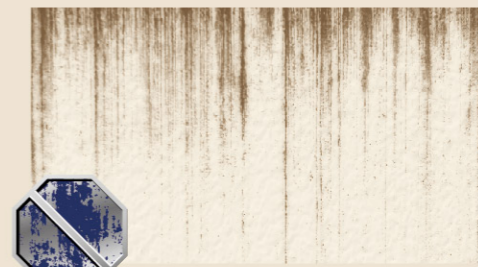


AntiDirt Technology comprises of:



Low Dirt Pickup

A paint film that will resist dirt from sticking to it especially in the early days of your newly painted wall.



Dirt Streak-Resistant

Minimises the formation of dirt streak marks that often form on the ledge of buildings after prolong exposure to the rain.



Self-Cleaning

This dirt resistant formulation enables stubborn dirt to be washed away with the rain.



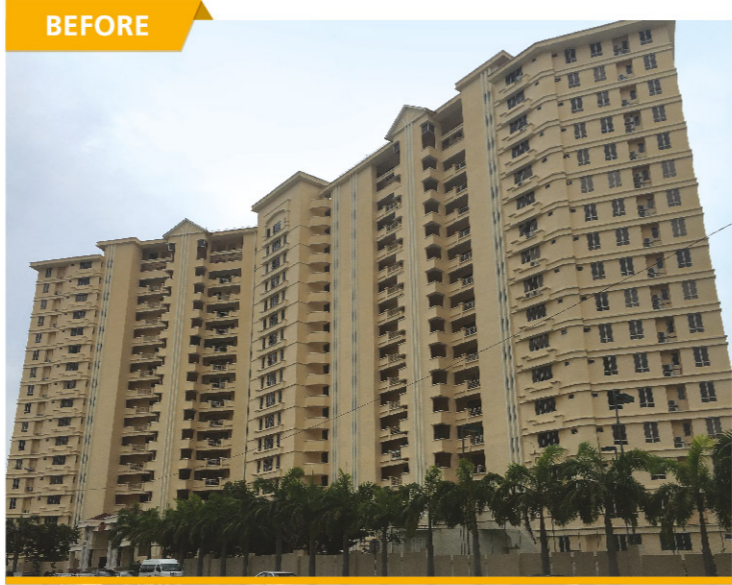
JOTUN'S REPAINTING PORTFOLIO IN MALAYSIA

PUTRA MARINE RESORT, PENANG

Stands as one of Penang Island's most esteemed condominiums. Today the building is easily recognised, after its repainting with Jotun that has a wide range of elegant colours, giving it a distinctive modern look that enhances its luxurious reputation.



Product used
**JOTASHIELD
COLOUR EXTREME**



BEFORE



AFTER

MUTIARA VIEW, PENANG

The residence has not been repainted since it was built in 2003. Mutiara View Apartment has a fresh new look that draws more attention after repainting with Jotun. Shining like a pearl, the apartment can now fully live up to its name.



BEFORE



Product used
**JOTASHIELD
ANTIFADE COLOURS**



AFTER



JOTUN'S REPAINTING PORTFOLIO IN MALAYSIA

PANDAN PUTERI CONDO, SELANGOR

Home to generations, Pandan Puteri Condo needed a new appearance to uplift its image and also enhance its roof protection. With Jotun, the building now has a new sleek and elegant front giving a good first impression.



Product used
JOTASHIELD ANTIFADE COLOURS & JOTAROOF



MENARA KLH, KL

Located in the heart of Kuala Lumpur's business district, Menara KLH was repainted with Jotun. This not only has elevated its aesthetics, but also uplifted the image of the surrounding area, enhancing the property value with its refreshed look.



Product used
JOTASHIELD ANTIFADE COLOURS



DUA SENTRAL CONDO, KL

As one of the key landmarks near the KL Sentral transportation hub, also as a commercial space that is home to numerous thriving businesses. The repainting with Jotun has helped the building upkeep its professional corporate image and retain its key tenants to this day.

Product used
JOTASHIELD ANTIFADE COLOURS



JOTUN'S REPAINTING PORTFOLIO IN MALAYSIA

ISLAND RESORT CONDO, PENANG

Introducing some much needed excitement after its completion 10 years ago. Jotun paint was chosen to modernize Island Resort Condo by giving it a modern, trendy and refreshing new appearance.



Product used
**JOTASHIELD
ANTIFADE
COLOURS**



EASTIN HOTEL, PENANG

Restoring elegance in one of Penang's landmarks, Jotun was chosen to maintain and elevate the exterior walls of Eastin hotel, while Majestic True Beauty Matt is the quintessential choice in providing its inner walls a coat that is bespoke of sophistication and luxury.



Product used
**JOTASHIELD
ANTIFADE COLOURS &
MAJESTIC TRUE BEAUTY MATT**

BEFORE



WISMA KASTAM, SARAWAK

As part of the government's effort to refresh its landmark building and give it a modern contemporary look. Jotun became the chosen paint thanks to its long lasting colour protection properties.



Product used
**JOTASHIELD
ANTIFADE COLOURS**

AFTER



JOTUN'S REPAINTING PORTFOLIO IN MALAYSIA

BANGUNAN SULTAN ISKANDAR KUCHING, SARAWAK

The building stands out amidst striking high traffic flyovers and has set itself firmly as a new landmark with Jotun's makeover.



Product used
JOTASHIELD ANTIFADE COLOURS



AXIS BUSINESS CENTRE, PJ

Renowned as one of PJ's leading tech company offices, Jotun was chosen to upgrade and enhance the building's aesthetics with a long-lasting modern and contemporary look.



Product used
JOTASHIELD ANTIFADE COLOURS

BANGUNAN UMNO SHAH ALAM, SELANGOR

Office to the largest political party in Malaysia. Jotun is the go-to-choice of paints to ensure the property remains protected and represented with vibrant colours that speaks of the identity of the party.



Product used
JOTASHIELD ANTIFADE COLOURS & ESSENCE COVERPLUS

SOLARIS DUTAMAS, KL

Exciting and well regarded by Klang Valley residents, Solaris Dutamas is home to one of the highest footfall shopping malls. In order to preserve the property's evergreen aesthetics, Jotun was selected to help uphold its pristine condition to this very day.



Product used
JOTASHIELD ANTIFADE COLOURS

JOTUN'S REPAINTING PORTFOLIO IN MALAYSIA

UiTM TAPAH CAMPUS, PERAK

BEFORE



Educating younger generations since 2010, the UiTM Tapah Campus aims to build a lasting legacy which students and parents can rely on. With that in mind, the campus was repainted using Jotashield Antifade Colours to ensure that its appearance remains strong, vibrant and long-lasting.

Product used
**JOTASHIELD
ANTIFADE COLOURS**



AFTER



GURNEY PLAZA, PENANG

Regarded as one of the most popular malls in Penang Island, Gurney Plaza receives thousands of visitors every day. To ensure the mall is protected well, Jotashield Flex was selected as it guarantees extra protection, easier maintenance and excellent colours giving peace of mind.



Product used
Jotashield Flex



SELANGOR

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Tel: 04-6450019

Fax: 04-6450020

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