One-stop renovation for developers. Eight trades, one contract, cameras on site.

Smart Tenn Living is a renovation company based in Melaka, formed by the team behind Tenn Renovation and Smart Paints. We take a unit from site handover to purchaser handover as a single contractor: show units, purchaser packages, defect rectification before vacant possession, or the whole block, run on documented procedures that your project team can audit.

Smart Tenn Living 是一家总部位于马六甲的一站式装修公司，由 Tenn Renovation 与 Smart Paints 的团队共同创立。从工地移交到购屋者交付，示范单位、购屋者配套、交屋前缺陷修复或整栋楼，均由一家公司按书面程序执行。

1 in 4
purchasers at Faithview Ambience, Melaka, took our renovation package: 300+ of 1,200+ units
Smart Tenn Living project record

8
trades supplied and installed under one contract, with one party responsible
Hacking to handover

7 / 7
stages and hold points on every unit. No stage starts until the last one is signed
Written SOP, 33 checkpoints

Live
site camera on every job, viewable by the client from a phone, plus a photo record per unit
Transparency as standard

WHAT WE DO 我们的服务

Hacking and demolition
Protection first, services tagged, debris cleared from the unit every day.

Wet works and tiling
Plaster, screed, waterproofing and tiling, checked for level and lippage before the next trade.

Electrical and plumbing
Licensed tradesmen; points, heaters and piping tested and photographed before closing in.

Plaster ceiling and cornices
Ceilings, cove boxes and cornices, joints taped and skimmed to disappear under paint.

Painting
Interior and exterior, primer plus two coats, colour matched across the block. Our own range or your specified brand.

Cabinetry and built-ins
Kitchens, wardrobes, TV consoles and feature walls to shop drawings, every panel checked.

Doors, flooring and fittings
Doors, laminate or vinyl flooring, skirting, grilles and hardware to the finishes schedule.

Cleaning and handover
Final clean, joint inspection, defects closed and re-photographed, one number to call after.

WHAT WE COMMIT TO ON EVERY DEVELOPMENT 对发展商的四项承诺

01 · Custom solution

A renovation plan shaped around your development.

Site walk and drawing review before any pricing. We work from your unit types, finishes schedule, purchaser profile and handover date, and price per unit type, itemised by stage, with the programme aligned to your handover.

02 · Show unit sponsorship

We finish your show unit and sponsor the material.

A show unit or sales gallery fitted out with our finishes and cabinetry, material cost sponsored by Smart Tenn Living. Purchasers see the real finish on launch day, and the same finishes are offered to them at launch.

03 · Volume pricing

One price per unit type, held for the launch.

Because we buy and schedule for whole blocks, the package price is quoted once per unit type and holds for the launch. Your sales team can quote it without checking back, and any purchaser defect comes to one company.

04 · Proven references

Unit renovations with photos, dates and defect registers.

Sales gallery, model house and purchaser unit references, each with scope, duration and defect figures, and before-and-after footage from completed work. Developer contacts available on request.

HOW WE WORK: SEVEN STAGES, SEVEN HOLD POINTS 施工流程：七个阶段，七个检查点

STAGE	NAME	HOLD POINT BEFORE THE NEXT STAGE STARTS
01	**Site handover and survey**	No work starts on a unit that has not been jointly inspected with the developer's representative and main contractor, and signed off, with a photo record of every room.
02	**Protection and hacking**	Wet works cannot begin until the protection photo set is in the unit record. Hacking extents are marked and photographed before removal.
03	**Wet works and skim**	Primer is not applied while any wall reads above the moisture limit on the paint data sheet. Flatness checked at 3 mm over 2 m.
04	**Primer and finishing coats**	Carpentry does not install against a wall whose paint sign-off is missing. Batch numbers for every pail are logged to the unit.
05	**Carpentry and fittings**	QC does not begin until all fittings are installed and the unit has been cleaned. Shop drawings approved before fabrication, doors aligned within 2 mm.
06	**QC and snag list**	A unit cannot move to handover with any snag still open. Room-by-room inspection with your representative; every snag photographed, categorised and given a close date.
07	**Defect close-out and handover**	Handover is complete only when the form is signed and the after-sales record is issued. Each defect fixed and re-photographed, final photo set of all rooms.

TRANSPARENCY 透明

- **Site camera on every job.** The client watches progress from a phone, not a phone call.
- **One record per unit.** Stage, photos, hold-point sign-offs and defect list, compiled into a weekly report to your project team.
- **Your representative signs** the two hold points that matter most to you: site handover and final QC.
- **We supply and install.** One specification, one record, one party responsible if anything fails. If your development specifies a brand, we work to it.
- **After-sales under a written procedure.** The purchaser reports to us, not to a trade. Terms agreed with each project.

TRACK RECORD 项目实绩

Residential · Purchaser packages

Faithview Ambience, Pulau Gadong, Melaka

Renovation packages for purchasers across the development: 300+ units renovated out of 1,200+, one in four purchasers. Per-unit defect register, photo evidence and bilingual reporting to each purchaser.

Sales gallery · Full renovation

Bukit Baru Sales Gallery

Complete strip-out and refit of a developer's sales gallery: feature walls, ceilings, flooring and painting, delivered for a fixed launch date.

Show village · Model house

Klebang Model House

Model house base and finishing for two unit types in a developer's show village, coordinated with the main contractor's programme and delivered for the sales launch.

Developer names and contacts are shared on request.

THE MARKET YOUR PROJECT SELLS INTO 市场数据

RM47.7 bn
Malaysia's home renovation market in 2024, heading for RM59.2 bn by 2029
NST, 2025

~44,000
homes bought directly from developers in 2024, 17% of 260,516 transactions
NAPIC Property Market Report 2024

5,751
new homes launched in Melaka in 2024, more than double 2023; 37.8% sold within the year
NAPIC Southern Region 2024

564
complaints to CIDB in 2024 on house construction and renovation, led by breach of contract and poor quality
CIDB via Bernama, Nov 2025

Package estimate for your project: units × first-year sales rate (NAPIC 2024) × take-up (our Ambience record, 25%). The live estimator is at smarttennliving.pages.dev/developers.

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WEB
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Developer presentation on request, on site or at your office

SHOWROOM
Melaka Old Street
Opening to be announced
360° walkthrough online