



TRANSASIA PROPERTY CONSULTANCY SDN. BHD.
SSM REGISTRATION NO. 738661-X

www.transasia.my

HEADQUARTERS: SHAH ALAM

BRANCHES: SEREMBAN, KUALA LUMPUR & MIRI



1.0 ESTABLISHMENT

Our firm is officially registered with the Board of Valuers, Appraisers, Estate Agents and Property Managers (BOVAEP), Malaysia under the name of **TRANSASIA PROPERTY CONSULTANCY SDN. BHD.** It is an incorporated consultancy firm of **Property Valuer, Plant & Machinery Valuer, Project & Property Manager, Property Consultant & Real Estate Agent** and is competent and professionally qualified to undertake valuation of all types of landed properties and property consultancies. We are also in contact with other related professionals including planners, architects, engineers and solicitors in providing a full and comprehensive property related services.

It is our profound belief and practice to provide professional real estate services to the real estate sector using the best professional practice standards and delivering expedient and innovative solutions and advice exceeding client's needs and expectations.

2.0 AUTHORITY TO PRACTICE

The firm commenced operation on 1st February 2003
Date of incorporation 23rd June 2006
Firm's Registration No. 738661-X (SSM)
The Board of Valuers, Appraisers, Estate Agents and Property Managers (BOVAEP) No. VE(1) 0187

Registered with Kementerian Kewangan Malaysia
Registration No. 465-02026641
Duration: 13th November 2018 – 12th November 2021

We have professional indemnity insurance with AmAssurance.

Limit of indemnity : **RM10,000,000.00**
Duration : 24th March 2020 – 23rd March 2021
Policy No. : CLA-L0070483-3B

Authorised Capital : RM100,000.00
Paid Up Capital : RM100,000.00
Company Status : 100% Bumiputera Shareholders
Shareholders :
1) Sr. Baharudin Bin Mohd Hanipah
Registered Valuer
2) Sr. Norsidek Bin Mohd Nor
Registered Valuer
3) Sr. Amar Akmal Bin Zakaria
Registered Valuer

3.0 BOARD OF DIRECTORS

Sr. HJ. BAHARUDIN BIN MOHD HANIPAH

Professional Qualifications:

- Registered with the Board of Valuers, Appraisers, Estate Agents and Property Managers, Malaysia. (V0604, E1769 & PM0604)
- M. Sc. Urban Appraisal (Reading) UK
- B. Surv. Property Management (Hons) UTM
- Member of the Royal Institution of Surveyors, Malaysia

Previous Employment / Experience:

1982-1995 - Valuation Officer in the Department of Valuation and Property Services (JPPH), Ministry of Finance Malaysia.

1995-2015 - Associate Professor and Lecturer at the Faculty of Architecture Planning and Surveying, Universiti Teknologi MARA

2015-Now - Optional Retirement from Government Service to enter Private Practice.



Sr. HJ. NOR SIDEK BIN MOHD NOR

Professional Qualifications:

- Registered with the Board of Valuers, Appraisers, Estate Agents and Property Managers, Malaysia. (V0641, E1852 & PM0641)
- BSc (Hons) Estate Management (UiTM)
- Member of the Royal Institution of Surveyors, Malaysia

Previous Employment / Experience:

1974-2000 – Valuation Officer in the Department of Valuation and Property Services (JPPH), Ministry of Finance Malaysia.

Officer Insolvency Department – Prime Minister Department.

2001-Now – Optional Retirement from Government Service to enter Private Practice.



Sr. AMAR AKMAL BIN ZAKARIA

Professional Qualifications:

- Registered with the Board of Valuers, Appraisers, Estate Agents and Property Managers, Malaysia. (V0946, E2340 & PM0946)
- Bachelor of Estate Management (UM)
- Member of the Royal Institution of Surveyors, Malaysia

Previous Employment / Experience:

2002-2003 - Valuation Executive at Suleiman & Co. Ipoh

2003-2008 - Valuation Executive at MN Associates Sdn Bhd Shah Alam

2008-2010 - Senior Valuation Executive at PPC International Sdn Bhd (Shah Alam & Kuala Lumpur)

2010-2013 - Manager at MN Associates Sdn Bhd Shah Alam

2013-2015 - Registered Valuer at MN Associates Sdn Bhd Shah Alam

2015-Now - Director at Transasia Property Consultancy Sdn Bhd





Sr. MAHATHIR BIN A. RAHMAN

Professional Qualifications:

- Registered with the Board of Valuers, Appraisers, Estate Agents and Property Managers, Malaysia. (V0935, E2320 & PM0935)
- BSc (Hons) Estate Management (UiTM)
- Member of the Royal Institution of Surveyors, Malaysia

Previous Employment / Experience:

1999-1999 - Valuation Executive at M/S Chesterton International (M) Sdn Bhd (Johor)

1999-2000 - Property Management Executive at M/S Gadong Properties (Brunei)

2000-2002 - Valuation Executive at M/S Shamim & Associates (Johor)

2002-2004 - Valuation Executive at M/S Raine & Horne International Zaki + Partners (Miri)

2004-2005 - Valuation Executive at M/S Colliers, Jordan Lee & Jaafar Sdn Bhd (Miri)

2005-2019 - Assistance Valuer at M/S Henry Butcher Malaysia (Miri)

2019-Now - Resident Valuer at Transasia Property Consultancy Sdn Bhd (Miri)





4.0 CODE AND ETHICS

Our professional services are conducted based on the following guidelines:-

- Valuers, Appraisers, Estate Agents and Property Managers Act, 1981 (Act 242) and Rules (as amended)
- Malaysian Valuation Standards
- Malaysian Estate Agency Standards
- Malaysian Property Management Standards
- Building and Common Property (Maintenance and Management) Act 2007 (Act 663)
- Strata Management Act 2013 (SMA)
- Strata Management (Maintenance & Management) Regulations 2015 (SMR).

5.0 PROFESSIONAL FEE AND CHARGES

On professional fees and charges are based on the scale of fee provided in the Seventh Schedule (Rule 48) of the Valuers, Appraisers, Estate Agents and Property Managers Rules, 1986 as attached in Appendix.

For valuation cases, our fees are subject to a maximum discount of 30%.

6.0 SCOPE OF SERVICES PROVIDED

Property Valuation

The supply of land is limited but the opportunities for its use are limitless and it is the manner in which land is owned and used. The opportunities and conflicts created within our society which gives rise to the need for the exercise of the valuer's skill and establishes the status of his calling to a profession.

The changing of economic climate and rapid growth rate creates unlimited opportunities for development, business and investment.

Our company provides the following services:

- Sale and Purchase
- Mortgage
- Fire Insurance
- Capital Issue
- Land Compulsory Acquisition Compensation
- Assessment, including objections and negotiations
- Stamp duty
- Real Property Gains Tax
- Estate Duty



Project Management and Marketing

Project management is a new and distinct discipline within the construction industry, has come into being due to the increased complexity of building and the greater emphasis on the control of cost and time.

The Project Manager will be responsible for coordinating the work of various consultants in order to achieve the client's objectives and requirements, must understand clearly the responsibilities of each consultant or sub-contractor working on the project and must set out to see that they do their respective jobs properly.

Our service commences in planning stage and shall cover the total management of the project from conception to completion to meet our client's objectives within prescribed period and budget.

The scope of work includes:-

- Carrying out valuation for acquisition of property for development / redevelopment purpose
- Studying the viability and profitability of the client's intended projects
- Advising the highest and best use of the proposed site to develop
- Monitoring progress of development
- Arranging financing and monitoring cash flow
- Liaising with relevant approving authorities
- Marketing in the form of sales or leasing of proposed development
- Managing the building or property in terms of building management and maintenance.

Property Management and Maintenance

Property management services cover preparation of leasing and management programs to ensure client achieves optimum return and value appreciation in investment.

When a building is fully completed, the service of a property manager is essential to maintain its investment value.

Urban property management functions range from the setting up of an effective management system to coordination of the daily running of an office/retail complex/strata residential plus the collection of rentals/maintenance fee from tenants/residents. Other functions include advise on rental value, negotiations and preparation of leases details, advise on maintenance, repair and schedule of dilapidation.

Rural estate management include the administration of rural estate farms as well as land development schemes, agricultural land and settlement schemes involving the opening up of thousand acres of forest land. If these are poorly managed, they tend to be beset with a multitude of sociological, managerial, financial and economic problems as evidenced in a few large schemes. The valuer with his training and experience could contribute a vital and useful role in this field.



The services include:-

- **Tenancy Services:**
Promoting and marketing the space available within the premises, advising tenancy agreement, rental collection, rent review, attending to complaints of tenants and payment of bills.
- **Building Services:**
Cleaning and up keeping of buildings, repairs and maintenance of the building components, electrical, mechanical and fabric as well as security control.

Real Estate Agency

Estate agency involves professional advice to the vendor/purchaser or lessor/lessee so as to enable them to maximize benefits from their investments. It is hoped that with the valuers specialist training, skill and knowledge of the property market will be in a better position to offer competent and professional advice in connection with the sale, purchase and letting of properties.

Real estate agency includes buying, selling and letting either via private treaty or other mode of sales.

Our advice include:-

- Giving advice on capital value and rental value prior to sale/rent.
- Marketing and promotional activities
- Attending to legal and statutory requirements related to real estate agency matters.

Property Investment Consultancy (Market Research and Feasibility Studies)

Project feasibility studies are prepared to assist a land owner in his decision pertaining to any development project he has in mind. Our feasibility studies include the preparation of a comprehensive report on the proposed development, financial advices, detailed cash flow projection, projected profit and loss statement.

The preparation of the feasibility studies is handled by our personnel, who has years of experience in the field. Market research is prepared for the purpose of determining the highest and best use of the land proposed for development. Our jobs also include preparation of feasibility studies relating to new development project, subdivisions and development or renovation and refurbishment of existing buildings.



7.0 LIST OF PANEL

List of organizations that have engaged us as valuers / property consultants / estate agents are as follows:-

Panel List (Bank)

- Bank Islam Malaysia Berhad
- Bank Rakyat
- Agrobank
- Bank Persatuan
- MBSB Bank
- Bank Muamalat Malaysia Berhad

Panel List (Non-Bank)

- Perbadanan Usahawan Nasional Berhad (PUNB)
- Majlis Agama Islam Selangor (MAIS)
- Koperasi Yapeim Berhad (YaPEIM)
- Perbadanan Kemajuan Negeri Sembilan
- Perbadanan Kemajuan Negeri Selangor (PKNS)
- Yayasan Negeri Selangor
- Yayasan Negeri Sembilan
- Pemodalan Negeri Selangor Berhad (PNSB)
- Lembaga Pembiayaan Perumahan Sektor Awam (LPPSA)

8.0 SELECTED PROFESSIONAL WORKS UNDERTAKEN

Rating Valuation

- Rating Valuation for Majlis Perbandaran Sepang. The Project Value is RM86,171.80 and completed in March 2011.
- Rating Valuation for Majlis Perbandaran Nilai. The Project Value is RM33,962.50 and completed in May 2012.
- Rating Valuation for Majlis Perbandaran Batu Pahat. The Project Value is RM359,414.00.
- Rating Valuation for Wilayah Persekutuan Labuan. The Project Value is RM1,400,000.00
- Rating Valuation for Majlis Bandaraya Shah Alam. The Project Value is RM1,390,000.00.



Market & Feasibility Study

- Feasibility study on the proposed housing development comprising part of 60 acres approved alienated land in the Town of Sijangkang, Kuala Langat for Messrs. Syahira Development Sdn. Bhd.
- Market study of Pulau Indah Industrial Park in Klang for Messrs Central Spectrum Sdn Bhd. (In association with Kumpulan Jurunilai Sdn Bhd).
- Market study of proposed shopping complex in Seksyen 14, Town of Shah Alam, for Messrs PKNS (In association with Kumpulan Jurunilai Sdn Bhd).
- Market study for proposed 300 units of double storey terrace shop office in Balakong, District of Hulu Langat for Dato' Meswan Bin Hj. Dol.
- Market study for Port Klang Free Zone and neighbouring area for Lembaga Pelabuhan Klang. Date of report is 4 November 2014.

Capital & Rental Valuation

- Valuation of 1,312.37 acres development land sited in the Mukim of Bestari Jaya and Ulu Tinggi, District Of Kuala Selangor for Permodalan Negeri Selangor Berhad (PNSB). Valued on 12 October 2011 and the Open Market Value is RM303,000,000.00.
- Valuation of 74.13 acres development land sited in the Mukim of Ijok, District of Kuala Selangor for Worldwide Holdings Berhad. Valued on 12 October 2011 and the Open Market Value is RM25,000,000.00.
- Valuation of 11.564 acres building land sited in the Mukim of Pekan Baru Subang, District Of Petaling for Majlis Agama Islam Selangor (MAIS). Valued on 11 August 2011 and the Open Market Value is RM37,440,000.00.
- Valuation of 1,100.60 acres development land sited in the Mukim of Ampangan, District of Seremban for Pertubuhan Peladang Negeri Selangor (PPNS). Valued on 25 May 2010 and the Open Market Value is RM38,520,000.00.
- Valuation of 25.53 acres development land (Padang Polo) in the Mukim of Pekan Baru Sungai Buloh, District of Petaling, Selangor Darul Ehsan. Valued on 17 October 2013 and the Open Market Value is RM166,800,000.00.
- Valuation of Hotel De Palma, Ampang (Mukim of Bandar Ampang, District of Hulu Langat, Selangor). Valued on 10 October 2013 and the Open Market Value is RM62,600,000.
- Valuation of 4.00 acres commercial land (Pusat Daerah Seksyen 6), sited in the Mukim of Bandar Shah Alam, District of Petaling, Selangor. Valued on 10 October 2013 and the Open Market Value is RM32,200,000.00.



- Valuation of 3.627 acres industrial land sited within Pusat Inkubator, Kota Damansara (Mukim of Pekan Baru Sungai Buluh, District of Petaling, Selangor). Valued on 10 October 2013 and the Open Market Value is RM26,000,000.00.
- Valuation of 1,000 acres industrial land for Port Klang Free Zone (PKFZ) assets in Pulau Indah, Selangor. Valuation date is 10 June 2013.
- Valuation of 11 plots development land located at Jalan Semenyih, Mantin, Negeri Sembilan (Mukim of Setul, District of Seremban) and the Open Market Value is RM25,000,000.00.
- Valuation of 4.409 acres industrial land (Chocolate Museum, Kota Damansara). Valued on 5 September 2014 and the Open Market Value is RM32,120,000.00.
- Valuation of 8 plots development land (17 acres) in Mukim Kajang, District of Ulu Langat, Selangor for the purpose of development charge. Valued on 20 September 2014 and the Open Market Value is RM38,500,000.00.
- Valuation of development land (103.91 acres) in Mukim Ijok, District of Kuala Selangor, Selangor for the purpose of development charge. Valued on 13 October 2014 and the Open Market Value is RM41,500,000.00.

Property Management & Maintenance

- Mengurus hartanah yang diserahkan kepada kerajaan oleh syarikat yang digulungkan dan bankrapsi di bawah Jabatan Insolvensi Malaysia. (2001-2003)
- Mengurus bangunan-bangunan anak syarikat (GLC) Kerajaan Persekutuan dibawah Jabatan Penilaian Dan Perkhidmatan Harta Malaysia, Kementerian Kewangan.
- Mengurus penyewaan dan menyelenggara Bangunan 10 tingkat Wisma MAIS serta mengawal selia segala kemudahan yang terdapat di wisma tersebut. (2003-2006)
- Menjadi perunding pembinaan dan pemasaran kompleks 5 tingkat milik KPPMS di Seksyen 3 Shah Alam.
- Mengurus dan menyelenggara 8 blok kompleks kerajaan Parcel E, Kompleks Kementerian Kesihatan di Present 2 Putrajaya (2009-2010)
- Mengurus dan menyelenggara bangunan Plaza MPK milik Majlis Perbandaran Klang (2011-2013)
- Mengurus dan menyelenggara bangunan Pangsapuri Sri Ayu, Bandar Putera, (Mei 2015 – April 2016)



Land Acquisition

- Projek Menaik Taraf Laluan B9/FT 015 dari Lapangan Terbang Subang ke Hospital Sungai Buloh.
- Cadangan Pengambilan Tanah bagi Membina dan Menyiapkan Jalan dari Simpang B15/Jalan B11 Lama Sepang, Mukim Dengkil, Daerah Sepang.
- Pengambilan Tanah bagi Projek Storm Water Management and Road Tunnel (SMART)
- Pengambilan Tanah bagi Projek Landasan Berkembar Elektrik di Antara Rawang – Ipoh.
- Pengambilan Tanah bagi Projek Lebuhraya Shah Alam – Kuang.
- Pengambilan Tanah Bagi Projek Lebuhraya Kajang – Seremban (KASEH), Negeri Sembilan.
- Pengambilan Tanah bagi Projek Lebuhraya Duta-Ulu Klang (DUKE) Seksyen 1 dari NKVE Jalan Duta ke Jalan Pahang.
- Pengambilan Tanah bagi Projek Cadangan Membina Jalan Pintas Bandar Rawang Selangor Darul Ehsan.
- Pengambilan Tanah bagi Projek Pengkalan Unit Udara (Main Operating Base) Bomba di Bukit Jelutong, Selangor.
- Pengambilan Tanah bagi Projek Pembinaan Persimpangan Bertingkat ke Pasar Borong Kuala Lumpur Dari Lebuhraya Persekutuan 1.
- Pengambilan Tanah bagi Projek Menaiktaraf Jalan Sungai Jati, Mukim Klang, Daerah Klang, Selangor.
- Pengambilan Tanah bagi Projek Lebuhraya Duta-Ulu Klang (DUKE) Seksyen III – Dari Kampung Chubadak, Sentul, Kuala Lumpur – Karak.
- Pengambilan Tanah bagi Projek Lembah Klang Selatan (SKVE)



9.0 CONTACT US

(SHAH ALAM HEADQUARTERS)

TRANSASIA PROPERTY CONSULTANCY SDN. BHD. (VE(1) 0187)
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E-MAIL: tapchq@transasia.my
Sr. Baharudin Bin Mohd Hanipah (Director) - 019-3587112
Norhafis Haizat Bin Ajis (Manager) - 019-3002408

(SEREMBAN BRANCH)

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Sr. Norsidek Bin Mohd Nor (Director) - 019-2277353
Nor Azraai Bin Ahmad Zubir (Manager) - 012-9067475

(KUALA LUMPUR BRANCH)

TRANSASIA PROPERTY CONSULTANCY SDN. BHD. (VE(1) 0187/2)
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Sr. Amar Akmal Bin Zakaria (Director) - 013-3968464
Mohamad Faiz Bin Mohamad Nasir (Manager) - 017-4198264

(MIRI BRANCH)

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