



# **Architect Centre SB.**

(established in 2008 - 100% subsidiary of PAM)

## **Independent Property Inspection, Advisory and Forensics**

(Board comprises of President, Hon.Sec and Senior Members of PAM)

Over 100 accredited Architects and Engineers . 1200+ Inspection Reports to date  
(over 50% for Stratified Properties)

**[www.architectcentre.com.my](http://www.architectcentre.com.my)**

**Nor Halisa Mohamad Halil**  
Senior Manager  
Delivery Management Office (DMO)  
Malaysia Productivity Corporation (MPC)



Malaysia's Leading  
**Property Inspection &  
Building Advisory  
Service Provider  
@ PAM CENTRE**

**MALAYSIAN INSTITUTE  
OF ARCHITECTS**  
@ B A N G S A R





## WHY ARCHITECT CENTRE ?

**Architect Centre** is an independent body\* consisting of Accredited Architects, Engineers, Quantity Surveyors and other sub-specialists who are specially trained to carry out systematic visual inspection on-site and to recommend solutions for problems or defects which are identified during that inspection.

\*Please refer to our Independence policy\*

### Architect Centre's aims are...

- To provide our services as an independent party, providing objective and factual assessment of building issues for the purpose of educating the general public most of whom are laymen with little knowledge of construction and workmanship, finishing and specifications.

Our consultant Architects, Engineers and Quantity Surveyors are specialised in their respective fields, with comprehensive experience in the following:

\*Consultant's Profile are available upon request\*

Building Condition Status Report  
Due Diligence Property Inspection for Investment  
Building Contracts and Dispute Resolution Defects  
Investigation & Building Failure Forensics M&E  
Audit & Energy Efficiency Audit  
Fire Safety Audit  
Green Building Index (GBI) Advisory  
GBI Rating Assessment for Existing Building  
GBI Commissioning Specialist

# www.architectcentre.com.my

	Corporate, Governmental and Institutional Clients	Joint Management Body (JMB) / Management Corporation (MC) of Stratified Properties	Homebuyers, Home Owners, Home Renovators	Developers and Builders	
Property Inspection	Architect Centre offers a comprehensive range of professional architectural and engineering services for commercial, institutional, government, industrial clients who own buildings, and are buying, building, renovating and/or maintaining properties. Our services are designed to safeguard property purchases, protect asset value while maximizing capital investments.	Architect Centre's panel of architects and engineers help clients proactively inspect, assess and audit their property assets for capital enhancement and asset value protection.	An independent formal building condition status report containing a photographic record of defects, health, safety and security issues with advice on solutions to remedying them cost-effectively.	An independent assessment report for quality verification of workmanship and compliances prior to delivering vacant possession to the purchaser. A "Blue Ribbon" certificate may be issued for achieving high quality workmanship standards. For developers and builders who are quality conscious with aims to deliver consistent quality buildings.	A systematic visual inspection of an existing property providing an analysis of the building condition prior to the purchase by a prospective buyer.
Building Advisory	Architect Centre specialises in a broad range of building advisory services provided by expert-trained professional architects and panel consultants as follows:				The Architect's Advice is an excellent option for people who want to talk to an architect about any particular issue
	<ul style="list-style-type: none"><li>• Property Inspection and Defects Rectification Reports</li><li>• Building Condition Status Reports</li><li>• Pre and Post Construction Inspection</li><li>• Maintenance, Repairs and Replacement (MRR) Programme</li><li>• Due Diligence Assessment</li><li>• Consultancy services on Green Building design, Green Building Index (GBI) facilitation and certification</li><li>• Renovation and Design Advisory</li></ul>				
Training	<ul style="list-style-type: none"><li>• Building Inspection Training Course</li><li>• Industrialised Building Systems (IBS) Training Courses</li><li>• Effective and Efficient Quality Assurance &amp; Certification System (QAQC) for On-going Projects: From Award to Completion</li><li>• Basic PAM Form of Contracts, Role of Inspector-of-Works and Supervisor</li><li>• How to be an Effective Inspector-of-Works and Site Supervisor</li><li>• Clerk-of-Works Mentorship Course</li><li>• The Art of Conducting Effective Meetings for Architects as Superintending Officer</li></ul>				
	Skills-based training programmes are offered to industry personnel to produce quality workers leading to the increase of quality building standards in Malaysia. We offer customised in-houses skills training course for technical personnel by professional architects and engineers.				



Over 100 accredited  
Architects, Engineers,  
QS, Technologists  
since 2008

Architect Centre - ACCREDITED INSPECTORS (2020)					
NO	ACCRED. NO	INSPECTOR	STATE	EMAIL	CONTACT NO.
1	AA001/08	Ar Haji Hussein Hamzah	Kuala Lumpur	hussh@streamyx.com	019-310 9564
2	AA002/08	Ar Anthony Lee Tee	Kuala Lumpur	leetee9@gmail.com	012-327 0203
3	AA003/08	Ar Lim Peng Keang	Kuala Lumpur	lpk9637@pc.jaring.my	019-217 5948
4	AA004/08	Ar Rosli Mohd Ali	Kuala Lumpur	Rosliali52@yahoo.com	019-280 4995
5	AA006/08	Ar Hue Chiun Hau	Kuala Lumpur	Not interested to provide service	
6	AA007/08	Ar Menaha Ramanath	Kuala Lumpur	menaha.ramanath@gmail.com	012-202 9026
7	AA008/08	Ar Richie Chiam	Kuala Lumpur	Chiam.architects@gmail.com	019-720 0830
8	AA009/08	Ar Chuah Meng Howe	Kuala Lumpur	cmharch@yahoo.com	012-389 3160
9	AA010/08	Ar Quek Ching Chon	Kuala Lumpur	mmicquek@myjaring.net	019-260 0395
10	AA011/08	Ar See Toh Yew Han	Kuala Lumpur	Styewhan_arch@yahoo.com	016-662 1460
11	AA012/08	Ar Shaari Jamaludin	Kuala Lumpur	Shaari_61@yahoo.com	019-312 5225
12	AA014/08	Ar Wong Loong Tat, Peter	Kuala Lumpur	Not interested to provide service	
13	AA016/08	Ar Cheryl Ngiam Ieo	Kuala Lumpur	cherylin@tm.net.my	012-207 8847
14	AA017/08	Ar Lin You Nan	Kuala Lumpur	lynarchitect@yahoo.com	016-201 1922
15	AA018/08	Ar Tan Kim Yan		Not suitable	
16	AA019/08	Ar Patrick Ho Sze Keen	Kuala Lumpur	patrick@axisho.com	012-288 3322
17	AA020/08	Ar Alvin Lim	Kuala Lumpur	adjp@streamyx.com	019-3829678
18	AA021/08	Ar Chok Koh Siong	Kuala Lumpur	chokarchitect@yahoo.com	016-311 1565
19	AA022/08	Ar Andy Gan Khai Fatt	Kuala Lumpur	kfgan@tm.net.my	012-214 3388
20	AA023/08	Ar Goh Kay Cheong	Kuala Lumpur	gohkc3@streamyx.com	019-333 5896
21	AA024/08	Ar Lim Wei Seong	Kuala Lumpur	wslimarchitect@gmail.com	012-263 2726
22	AA025/08	Ar Loo Kok Hoo	Kuala Lumpur	lookokhoo@gmail.com	012-283 5168
23	AA026/08	Ar Low Ai Ling	Kuala Lumpur	allow@streamyx.com	012-310 1982
24	AA027/08	Ar Mohd Azli Md Yusof	Kuala Lumpur	azliysf@yahoo.com	019-2710889
25	AA028/08	Ar Mohd Reza Ridzuan	Kuala Lumpur	rrarch@gmail.com	012-330 0509
26	AA029/08	Ar Nasruddin Md. Amin	Kuala Lumpur	nas_datum@yahoo.com	012-396 5216
27	AA030/08	Ar Ng Chin Heng	Kuala Lumpur	chinhengng@gmail.com	012-307 6306
28	AA031/08	Ar Noor Hisham Md Yatim	Kuala Lumpur	mnharchitect@gmail.com	019-317 0042
29	AA032/08	Ar Poh Eng Keat Jim	Kuala Lumpur	ar.jimpoh@gmail.com	012-203 3302
30	AA033/08	Ar Sarizal Yusuf	Kuala Lumpur	sarizalyusoff@hotmail.com	016-238 8980
31	AA034/08	Ar Teh Kim Peng	Kuala Lumpur	kptarch@streamyx.com	012-203 1379
32	AA076/10	Ar Chan Seong Aun	Kuala Lumpur	chanseongaun@gmail.com	019-226 0571
33	AA077/10	Ar Lee Chor Wah	Kuala Lumpur	acasyskl@streamyx.com	016-330 7252
34	AA078/10	Ar David Cheah Ming Yew	Kuala Lumpur	dmycheah@gmail.com	012-323 3388
35	AA079/10	Ar Mat Rusdi B. Yusof	Kuala Lumpur	rusdi3731@yahoo.com	019-318 0344
36	AA080/10	Ar Steven Thang Boon Ann	Kuala Lumpur	sthang60@yahoo.com	013-340 6893
37	AA082/17	Ar Dr Zulhemlee Bin An	Kuala Lumpur	zulhemlee@yahoo.com	012-294 7888
38	AA083/18	Ar Wan Zamharir Bin Wan Mahyudin	Kuala Lumpur	wzamharir.wm@gmail.com	013-362 4254
39	AA084/13	Ar Raymond Chan Huan Lin	Kuala Lumpur	chanhuanlin@gmail.com	012-576 6808
40	AA085/18	Ar Calvin Lee Lam Keow	Kuala Lumpur	calvin@klp.com.my	016-220 4580

# Architect Centre Building Inspectors



**Datuk Ar Ezumi  
Harzani Bin Ismail**

Chairman  
Accredited Building Inspector  
& Trainer



**Ar Menaha Ramanath**

Accredited Building Inspector &  
Trainer



**Ar Low Ai Ling**

Director  
Accredited  
Building Inspector



**Ar David Cheah**

Director  
Accredited  
Building Inspector



**Ar Tai Yeow Au**

Accredited Building  
Inspector & Trainer



**Ar Heng See Imm**

Accredited Building  
Inspector



**Ar Wan Zamharir**

Accredited Building  
Inspector



**Ir KC Ng**

Accredited  
Civil & Structural Engineer



**Ir PS Soong**

Accredited  
Mechanical Engineer



**Ir Kok Yen Kwan**

Accredited  
Electrical Engineer



**Ir Chan Weng Loon**

Accredited  
Mechanical Engineer



**Othniel Lim**

Accredited  
Level 2 Infrared  
Thermographer



**Raghib Azmi**

Accredited  
Lift & Escalator Specialist



**Ar Simon Goh**

Accredited Building  
Inspector



# Architect Centre Building Inspectors



**Ir Thin Choon Chai**  
Accredited  
Mechanical / Fire Engineer



**Datin Ar Kaniza Shafie**  
Accredited Architect



**Ir Tan Chioo Bin**  
Accredited Engineer  
Mechanical



**Ir Luk Chau Beng**  
Accredited Engineer  
Mechanical



**Ir Lucas Lim**  
Accredited Engineer  
Mechanical



**Datuk Ar Ho Jia Lit**  
Accredited Architect



**Ar Chong Lee Siong**  
Accredited Architect



**Ir Foo Eng Khee**  
Accredited  
Electrical Engineer



**Ir Keith Leow**  
Accredited  
Electrical Engineer



**Ray Chan HL**  
Accredited Asst.  
Architect



**Ar Alice Leong**  
Accredited Architect



**Prof. Ar Samuel Tan**  
Accredited Architect



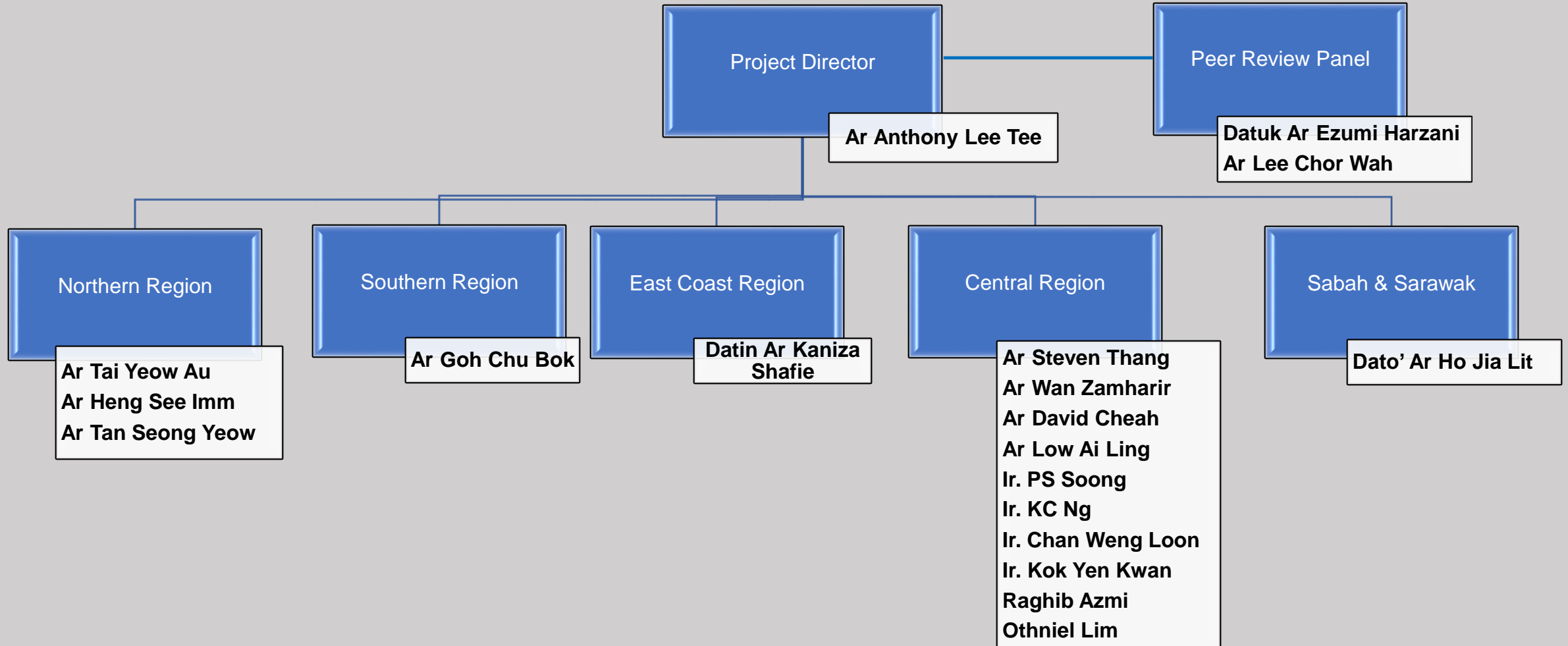
**Ar Chee Soo Teng**  
Accredited Architect



**Ar Anthony Lee Tee**  
Accredited Building Inspector  
& Trainer

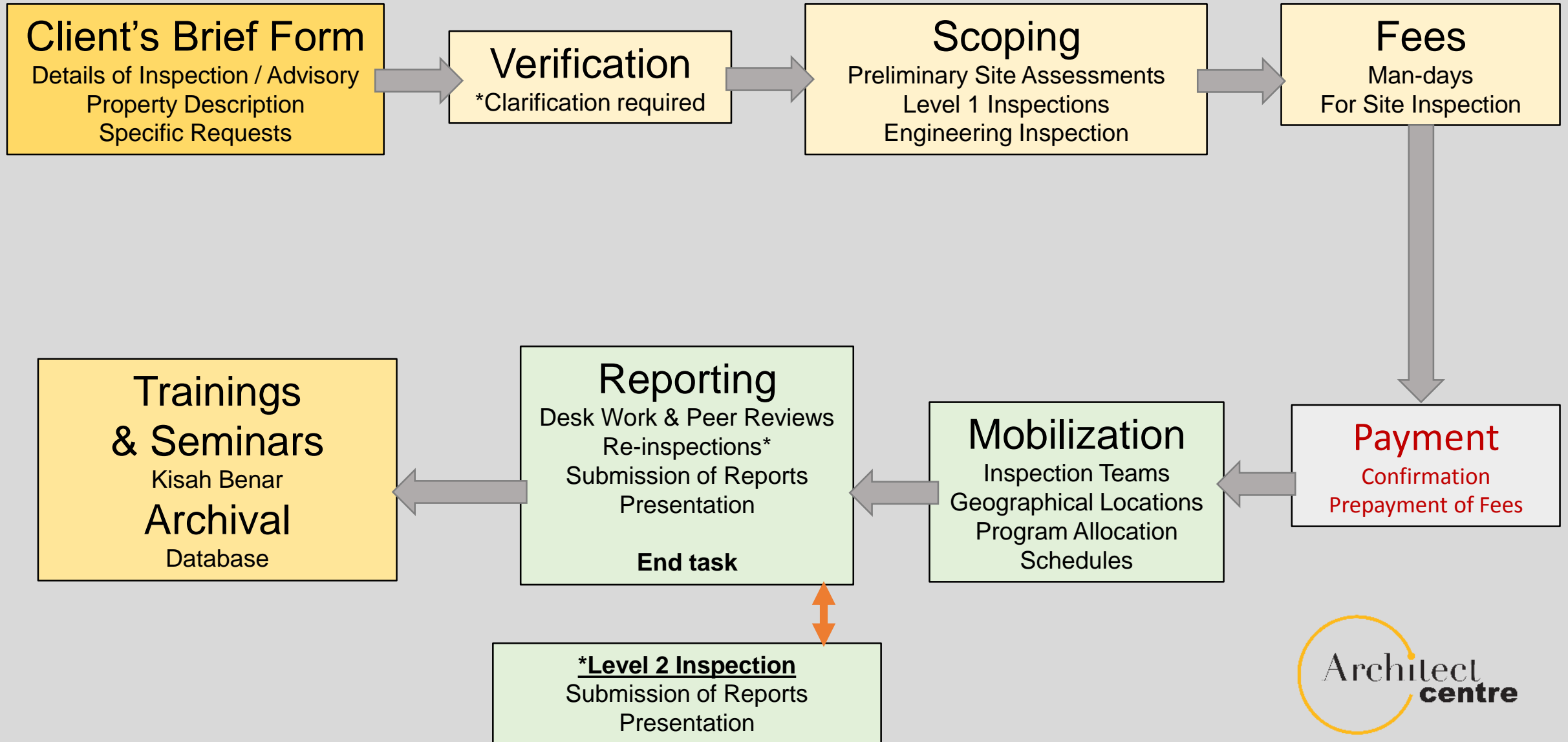
# Architect Centre

## Building Inspectors – Distribution in Malaysia

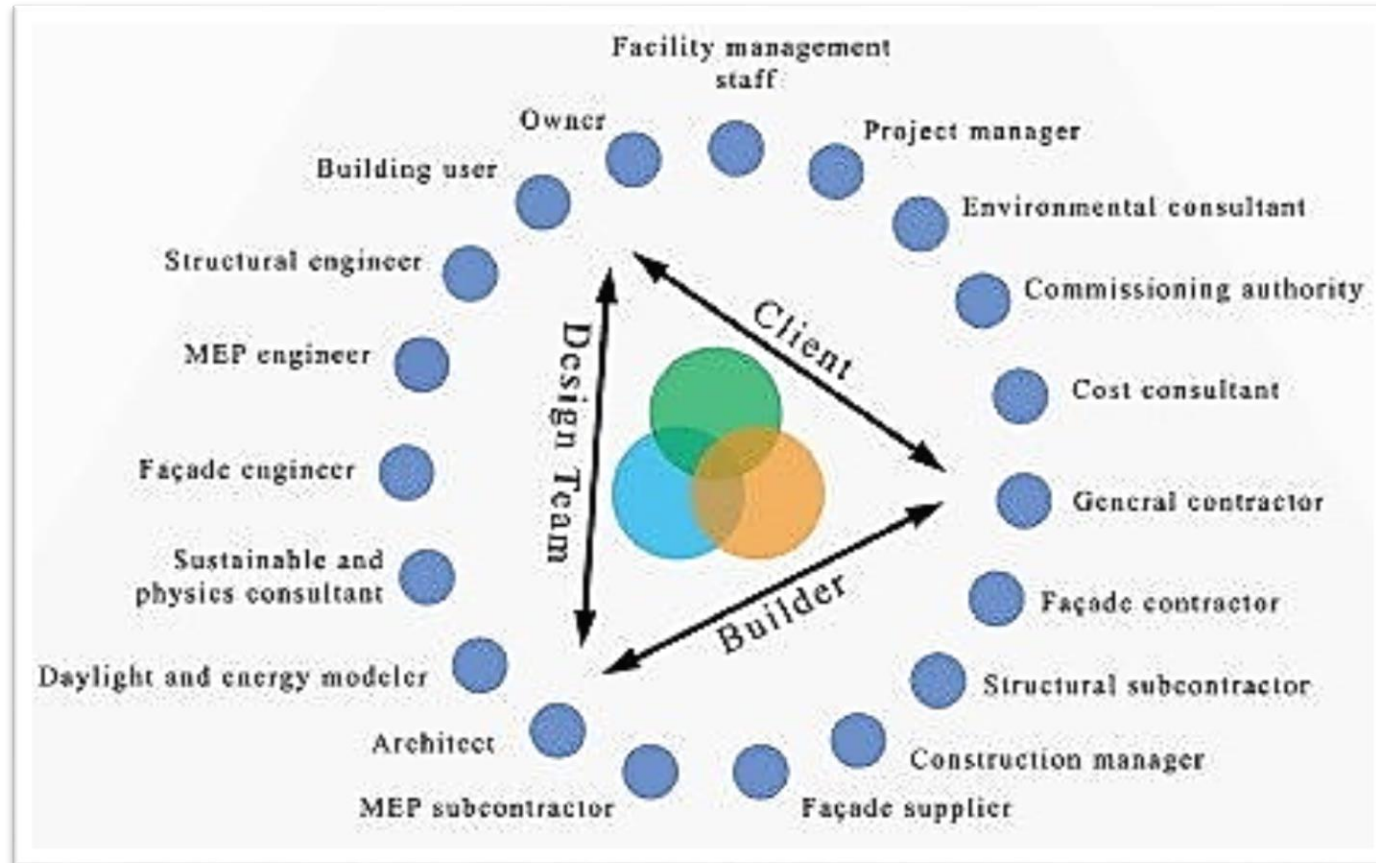




# ACSB - Approach & Inspection Framework:



# ACSB provides a comprehensive RANGE of Technical and Professional Inspection Services





# **CONSOLIDATION OF INFORMATION**

## **MULTI-DISCIPLINARY REPORT WRITING**



### ARCHITECTURE

- Waterproofing
- External walls Re-painting & repairs
- Tiling
- Safety Glass
- Plaster ceiling
- Interfloor leaks
- Drawings for JMB
- Wall Cracks
- Landmark cases

### ENGINEERING (MEP)

- ABS Pipes
- Electrical safety & Compliances
- Fire Safety
- Plumbing & Sanitary By-Laws and Standards
- Indoor Air Quality
- ACMV
- CxS (T&C)

### ENGINEERING (C&S)

- Structural Safety Inspection
- Slopes
- Retaining Walls
- Sewerage
- Drainage

### INFRARED DRONE

- Standard Interpretation of IRT
- IRT Sample Report
- Drone Imaging
- Mapping

### QS

- Cost for Repair
- Maintenance
- Lifecycle

### Specialists

- Façade / Curtain Walls
- Structural Repairs
- Strata - STA
- Property Management - SMA

# Architect Centre Inspection Reports



## ASSESSMENT OF BUILDING CONDITION STATUS:

- STRUCTURAL Systems
- ARCHITECTURAL Systems
  - Roofing, Building Envelope
  - Landscape Features
- MECHANICAL Systems
- AIR –CONDITIONING & MECHANICAL Systems
- ELECTRICAL Systems
- LIGHTING Systems
- PLUMBING Systems



## CONCLUSION for BUILDING CONDITION STATUS

- determine fault and risk rating due to:

Defective Items

Design Flaws  
(Unfit for Purpose, unless intended)

Non-compliant to  
Building Codes / By-Laws

Incomplete Workmanship

Status of Lifespan or Lifecycle

Due to Abuse/Negligence

Lack of Maintenance

Inconclusive due to lack of  
access or evidence

No Action Necessary

3

## RECOMMENDATION FOR:

- MAINTENANCE;
- REMEDIATION;
- REPLACEMENTS

IN ACCORDANCE WITH  
CONCLUSIVE FINDINGS OF  
FAULT & RISK RATING –  
RECOMMENDATION TO  
RESTORE TO ORIGINAL OR  
IMPROVED CONDITION BY  
THESE ACTION(S):

Review of Original Intended Uses &  
Purposes

- Re-Design & proposals to
- New Utilization
  - New By-Laws
  - New MS Standards

Corrective Action for Defective Items



Review and Re-Design Existing  
Green Building Status & Carbon  
Footprint Optional

Additional Investigation &  
Destructive testing(s) that may be  
required to determine building  
condition status





## Collaborative \*Professionals

- Co-working
- Tailored
- Plug & Play
- Breaking down silos

## Peer Reviews

*'boleh minta bantu'*

## Large Resource Pool of Independent Experts

*in their respective fields*

*\*Small Independent individuals  
derived strength and possibilities  
with structured collaboration  
under Architect Centre.*

## \*The Architect Centre Business Model !

ARCHITECT CENTRE SDN BHD																														
S/N	PROPERTY	GFA (sqft)	BUILDING TYPE	LEVEL 1 (VISUAL & NON INTRUSIVE INSPECTION)																		ADDITIONAL INSPECTION recommended by ACSB	DISBURSEMENT							
				Site Inspection Inspectors	Report	Inspectors	ARCHITECTURAL	Site Inspection Inspectors	Report	Inspectors	CIVIL & STRUCTURAL	Site Inspection Inspectors	Report	Inspectors	FIRE SAFETY / COMPLIANCE	Site Inspection Inspectors	Report	Inspectors	ELECTRICAL (HT/LV)	Site Inspection Inspectors	Report	Inspectors		LIFT & ESCALATOR	Scope to be defined	TRAVELLING EXPENSES, PRINTING , ETC				
CIMB PORTFOLIO																														
PERAK																														
1	6 & 7 Jalan Kelicap 34200 Parit Buntar Perak	5,634	Shoplot	2	1	2	1	4	0	0	0	0	0	2	1	2	1	4	2	1	1	1	3	0	0	0	0	0		3000.00
19	50 & 52 Persiaran Greentown 1 Greentown Business Centre Ipoh Perak	14,223	Shoplot	2	1	2	1	4	0	0	0	0	0	2	1	1	1	3	2	1	1	1	3	0	0	0	0	0		3000.00
KUALA LUMPUR																														
2	138 140 & 142 Jalan Burhanuddin Helmi Taman Tun Dr Ismail 60000 Kuala Lumpur	14,470	Shoplot	2	1	2	1	4	0	0	0	0	0	2	1	1	1	3	1	1	1	1	2	0	0	0	0	0		2500.00
3	6 Jalan Tun Perak 50050 Kuala Lumpur	214,848	Office	5	3	4	3	27	3	1	2	1	5	6	1	5	1	11	4	1	3	1	7	3	1	2	1	5		2500.00
4	Oriental Building 32 Jalan Tun Perak 50050 Kuala Lumpur	22,524	Office	4	3	3	3	21	2	1	2	1	4	5	1	4	1	9	3	1	2	1	5	3	1	2	1	5		2500.00
5	14 Jalan Tengku Ampuan Zabedah D9/D Seksyen 9 40100 Shah Alam	7,200	Shoplot	2	1	1	1	3	0	0	0	0	0	2	1	1	1	3	2	1	1	1	3	0	0	0	0	0		2500.00
6	60 Jalan Air Hitam Bangi Selangor	174,748	Training Centre	4	3	3	3	21	0	0	0	0	0	7	1	6	1	13	4	1	3	1	7	0	0	0	0	0		2500.00
18	83 Medan Setia 1 Plaza Damansara Bukit Damansara 50490 Kuala Lumpur	325,016	Office	7	3	6	3	39	4	1	3	1	7	6	1	5	1	11	6	1	5	1	11	4	1	3	1	7		2500.00
NEGERI SEMBILAN																														
7	4232-4234 Jalan Besar 71960 Bukit Pelanduk Negeri Sembilan	10,560	Shoplot	3	1	2	1	5	0	0	0	0	0	2	1	1	1	3	2	1	1	1	3	0	0	0	0	0		3000.00
JOHOR																														
8	113 & 114 Jalan Genuang 85000 Segamat Johor ( Lots 1383 &1384)	13,201	Shoplot	2	1	2	1	4	0	0	0	0	0	2	1	1	1	3	2	1	1	1	3	0	0	0	0	0		3000.00
9	13A Pusat Perdagangan Jalan Bandar 81700 Pasir Gudang Johor	14,919	Shoplot	2	1	2	1	4	0	0	0	0	0	2	1	1	1	3	2	1	1	1	3	0	0	0	0	0		3000.00
10	193B & 193C Batu 45 Jalan Skudai 80200 Tampoi Johor ( Lots PTB 12606 &PTB 12607)	11,545	Shoplot	2	1	2	1	4	0	0	0	0	0	2	1	1	1	3	2	1	1	1	3	0	0	0	0	0		3000.00
20	87 & 89 Jalan Pahlawan 1, Skudai 81300 Johor Bahru Johor	5,946	Shoplot	1	1	1	1	2	0	0	0	0	0	1	1	1	1	2	1	1	1	1	2	0	0	0	0	0		3000.00
KELANTAN																														
11	522 & 523 Jalan Dato' Nik Mustafa 17500 Tanah Merah Kelantan	8,003	Shoplot	2	1	1	1	3	0	0	0	0	0	2	1	1	1	3	2	1	1	1	3	0	0	0	0	0		3500.00
17	Level 1, 2 & 3 Wisma Square point, 1 Jalan Pengkalan Chepa 15400 Kelantan	13,698	Shoplot	3	1	2	1	5	0	0	0	0	0	2	1	1	1	3	2	1	1	1	3	0	0	0	0	0		3500.00
TERENGGANU																														
12	3083 Jalan Sultan Ismail 20200 Kuala Terengganu Terengganu	44,423	Office	4	1	3	1	7	0	0	0	0	0	3	1	2	1	5	3	1	2	1	5	0	0	0	0	0		3500.00
SABAH																														
13	7-9 Block 30 Fajar Complex Jalan Haji Karim 91000 Tawau Sabah	9,528	Shoplot	2	2	1	1	5	0	0	0	0	0	2	1	1	1	3	2	1	1	1	3	0	0	0	0	0		5500.00
14	No 24, Jalan Kampong Air 4 88000 Kota Kinabalu Sabah	6,683	Shoplot	2	2	1	1	5	0	0	0	0	0	2	1	1	1	3	2	1	1	1	3	0	0	0	0	0		5500.00
23	E006, Ground Floor, Podium Block Financial Park, Wilayah Persekutuan Labuan	7,130	Shoplot	2	2	1	1	5	0	0	0	0	0	2	1	1	1	3	2	1	1	1	3	0	0	0	0	0		5500.00
24	Alpha Condo 14-06, Financial Park, Wilayah Persekutuan Labuan	2,029	condo unit	1	2	1	1	3	0	0	0	0	0	2	1	1	1	3	2	1	1	1	3	0	0	0	0	0		5500.00
SARAWAK																														
15	281 & 282 Jalan Rubber 93400 Kuching Sarawak	4,022	Shoplot	2	1	1	1	3	0	0	0	0	0	1	1	1	1	2	2	1	1	1	3	0	0	0	0	0		5500.00
16	101 Ground Floor (Level 1) Satok Building Jalan Satok 93400 Kuching Sarawak	13,358	Shoplot	3	1	2	1	5	0	0	0	0	0	2	1	1	1	3	2	1	1	1	3	0	0	0	0	0		5500.00
PAHANG																														
21	7 & 8 Bangunan LKNP, Jalan Ahmad Shah, 28000 Temerloh, Pahang	8,423	Shoplot	2	1	1	1	3	0	0	0	0	0	2	1	1	1	3	2	1	1	1	3	0	0	0	0	0		3000.00
22	23 & 24 Jalan Tahan, 27000 Jerantut Pahang	6,244	Shoplot	2	1	1	1	3	0	0	0	0	0	2	1	1	1	3	2	1	1	1	3	0	0	0	0	0		3000.00
EPF's PORTFOLIO - PORT DICKSON																														
25	Two blocks of hotel & Clubhouse	73,421	Hotel	4	2	3	2	14	3	1	2	1	5	3	1	2	1	5	3	1	2	1	5	3	1	2	1	5	additional scope - Façade	3000.00
EPF's PORTFOLIO - PENANG																														
26	2 blocks of office building with 3 basement carparks	98,065	Office	4	2	3	2	14	2	1	1	1	3	3	1	2	1	5	2	1	1	1	3	2	1	1	1	3	additional scope -- To be discussed	3500.00

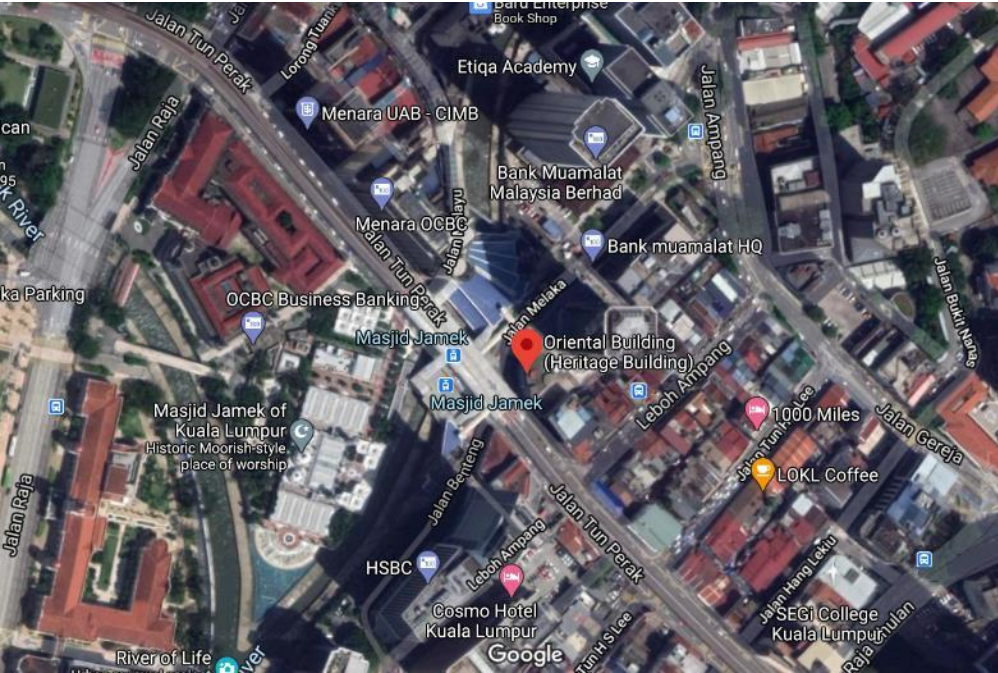
04 Office Block

5	14 Jalan Tengku Ampuan Zabedah D9/D Seksyen 9 40100 Shah Alam	Shoplot
6	60 Jalan Air Hitam Bangi Selangor	Training Centre
26	5 ½ Mile, Jalan Pantai, Tanjung Tuan, 71050 Port Dickson, Negeri Sembilan (160 keys, 73,000 sqft NLA)	Hotel

Team 2- Mob from KL

KUALA LUMPUR

Oriental Building 32 Jalan Tun Perak 50050 Kuala Lumpur



LEVEL 1 (VISUAL & NON INTRUSIVE INSPECTION)																								
Site Inspection	Inspectors	Report	Inspectors	ARCHITECTURAL	Site Inspection	Inspectors	Report	Inspectors	CIVIL & STRUCTURAL	Site Inspection	Inspectors	Report	Inspectors	FIRE SAFETY / COMPLIANCE	Site Inspection	Inspectors	Report	Inspectors	ELECTRICAL (HT/LV)	Site Inspection	Inspectors	Report	Inspectors	LIFT & ESCALATOR
4	3	3	3		21	2	1	2		1	4	5	1		4	1	9	3		1	2	1	5	





## TRAINING

Skills-based training programmes are offered to industry personnel to produce quality workers leading to the increase of quality building standards in Malaysia. We offer customised in-house skills training course for technical personnel by professional architects and engineers.

*Call us to discuss your training needs.*

Our trainers consists of Architects, Engineers and Legal Advisory Project Management are-specialised in their respective fields

### Our training courses offered:

- Building Inspection Training Course
- Industrialised Building Systems (IBS) Training Courses
- Effective and Efficient Quality Assurance & Certification System (QAQC) for On-going Projects: From Award to Completion
- Basic PAM Form of Contracts, Role of Inspector-of-Works and Supervisor
- How to be an Effective Inspector-of-Works and Site Supervisor
- Clerk-of-Works Mentorship Course
- The Art of Conducting Effective Meetings for Architects as Superintending Officer



Malaysia's leading property inspection and building advisory service provider

For more info on building defects visit:

[www.architectcentre.com.my](http://www.architectcentre.com.my)

Call us at : 03-2201 6662 (Malsara)

Email : [malsara@architectcentre.com.my](mailto:malsara@architectcentre.com.my)

## MEET OUR PROFESSIONAL TRAINERS

"Trainers, Speakers and Topics may vary - please refer to Course Content."



**Ar ANTHONY LEE TEE**  
• Director - Architect Centre SB  
• Accredited Building Inspector & Trainer



**DATUK AR. EZUMI HARZANI BIN ISMAIL**  
• Chairman - Architect Centre SB  
• Accredited Building Inspector & Trainer



**CHRIS TAN**  
• Founding & Managing Partner of Chur Associates  
• Accredited Advisory Panel - Architect Centre SB



**OTHNEIL LIM**  
• Level 2 InfraRed Thermographer  
• Accredited Technologist & Trainer



**Ir KC Ng**  
• Accredited Building Inspector & Trainer  
• Civil & Structural Engineer



**Ar TY Au**  
• Accredited Building Inspector & Trainer



**Ir LUM YOUNG LEE**  
• Guest Trainer  
• Property Management Specialist



**Ir KOK YEN KWAN**  
• Accredited Building Inspector & Trainer  
• Electrical Engineer



**Ir PS SOONG**  
• Accredited Building Inspector & Trainer  
• Mechanical Engineer  
• Lead GB1 Commissioning Specialist (CxS)



**Ir CHAN WENG LOON (Jack)**  
• Accredited Building Inspector & Trainer  
• Mechanical Engineer



**Ar STEVEN THANG**  
• Accredited Building Inspector & Trainer



**Mr RAGHIB AZMI**  
• Accredited Building Inspector & Trainer  
• Lift & Escalator Specialist



Property Inspections are becoming a necessity. The demand for independent professional inspections by accredited Building Inspectors (Architects and Engineers) for new and existing buildings has been increasing largely due to heightened consumer expectations on quality workmanship, compliances to specification & drawings, and for the proper maintenance & management of their assets. Building defects and deficiencies that are unreported or undetected has brought untold financial and social impacts to Owners and communities at large. The course content is presented in a bespoke hand-on workshop environment by experienced practitioners and Inspectors. The "Kisah Benar" Series (based on true stories and actual events) will allow candidates interesting learning opportunities on report writing, defects identification and corrective remedies.

This Course is tailored for Architects, Engineers, Property & Asset Managers, Project Managers, Contractors, Building Supervisors, Technicians & JMC members.

**"Due to overwhelming demand, AC5B's BITC course is now in its 12<sup>th</sup> year - going strong and staying relevant!"**

### COURSE

**FEE: RM1,000**  
(DAY 1 ONLY)

**13th & 14 NOVEMBER 2020**

ing Inspection  
aRed Thermography  
ineering Inspection  
nspection on Site

### ADVANCE COURSE

**FEE: RM2,000**  
(DAY 1 & 2)

**13th & 14 NOVEMBER 2020**  
The site inspection venue will be advised

**COURSE CONTENT:**

- Building Inspection Training, Report Writing on site
- Applications for InfraRed Thermography Inspection
- Kisah Benar Series : Electrical Safety or Deadly
- Kisah Benar Series : Waterproofing, Tiling, Painting Defects

Join US!

PLEASE CLICK THE LINK FOR REGISTRATION

<https://form.jotform.com/202953102276450>

First-come-first-served basis together with full payment.  
Full attendance only.  
Booked in writing 5 days in advanced.  
In special circumstances, the scheduled event may have to be cancelled or rescheduled. The Organizer will inform accordingly.

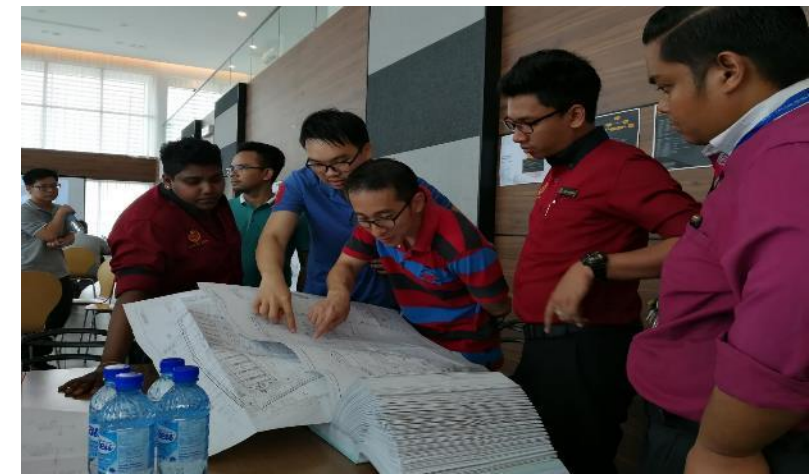
5142 9913 2032 (MBB)  
ARCHITECT CENTRE SDN BHD Account No.: 5142 9913 2032 (MBB)  
as payment proof to: [malsara@architectcentre.com.my](mailto:malsara@architectcentre.com.my)

Seminars & Trainings  
since 2008 – 2020

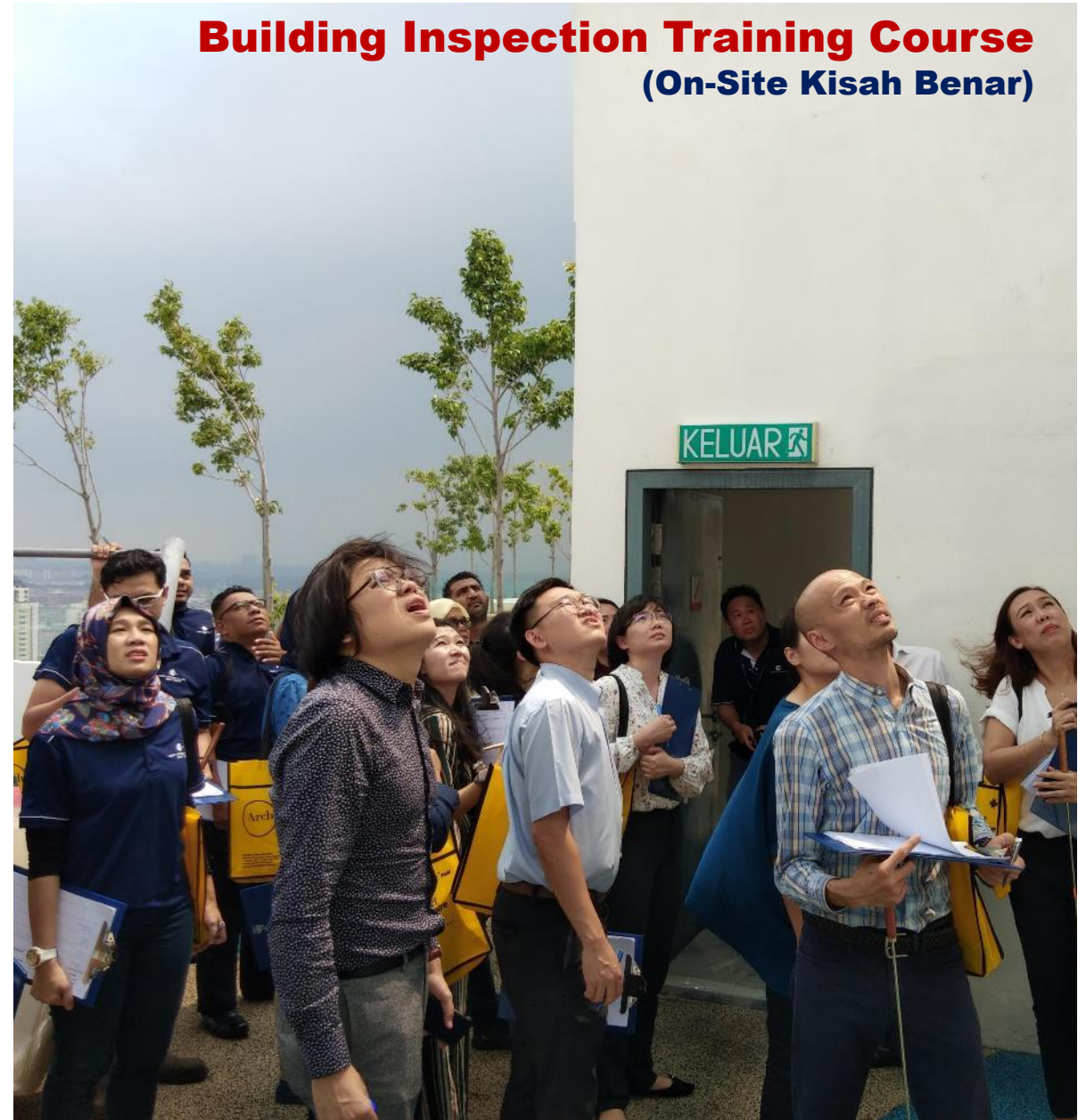


# **Building Inspection Training Course**

## **(On-Site Kisah Benar)**

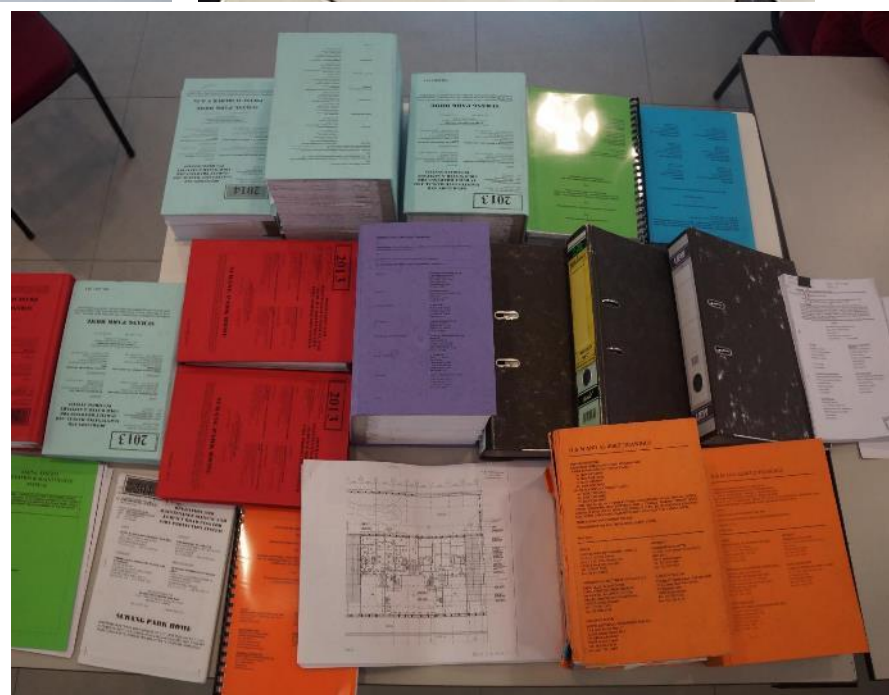








**Desk Studies  
As-Built Drawings**  
(by ACSB Accredited Inspectors)



## Mandated **after** CCC

<b>Building Structure</b>	<b>10 years</b>
<b>Lifts &amp; Escalators</b>	<b>15 mths</b>
<b>Gas Pipe Lines</b>	<b>3 years</b>
<b>Electrical Installation</b>	<b>2 years</b>
<b>Fire Certificate</b>	<b>Yearly</b>

## **NOT** Mandated – *recommended*

<b>Slopes, Retaining Walls</b>	<b>Yearly</b>
<b>Sewerage &amp; Pipes</b>	<b>2 years</b>
<b>Internal Gas Fittings</b>	<b>Yearly</b>
<b>Gas Detection Meter</b>	<b>Yearly</b>
<b>Safety Inspection</b>	<b>Yearly</b>



Architect Centre SB : Proposed "SAFETY INSPECTION for EXISTING BUILDINGS IN MALAYSIA"							
Matrix - Current By-Laws / Regulations (July 2018)							
Architecture		Current By-Laws, Regulations	Peninsular Malaysia	Labuan, Sabah Sarawak	Expanded Notes	Strengths Weaknesses	Our Recommendation
Fit for Purpose	ACSB Accredited Architects	none	none	none	No provisions under UBBL for periodic building inspections; except for voluntary QCLASSIC inspection by CIDB (upon CPC)	Current ACSB Reports revealed rampant change of use (retrofitted); unsafe fire egress due to internal walls	Independent Periodic Safety Inspection for stratified properties, public and commercial buildings; with clear and comprehensive scope and frequency of Inspection
Retrofitted Works							
Passive Bomba							
Civil Engineering Works	Ir KC Ng	none	none	No provision unless there is a complaint or slope failure; some Local Councils stipulate monitoring of slopes; and others may stipulate development restrictions on slopes	Poorly maintained and lack of knowledge as to proper maintenance and care; which may result in costly and unsafe conditions		
Slopes							
Retaining Wall							
Roads & Drains							
Building Structure	Ir KC Ng	Sek 85A, Akta Jalan, Parit&Bangunan (Pindaan)1994 Akta 133	Yes	Maybe	5 storeys buildings & above exceeding 10 years - Inspection by Structural Engineer	Vague Definition; objectives and scope not clearly stipulated	
(Frame,Roof)							
Electrical Engineering Systems	Ir Kok Yee Hin Ir Kok Yen Kwan	<u>Regulation 110. Inspection and test for the purpose of maintenance of installation, etc.</u> Regulation 110 (1) An installation shall be maintained in good and working order and safety precautions shall be observed at all times to prevent danger. Regulation 110 (3) An installation, other than a domestic installation, shall be checked and tested by a competent person at least once in every five years, or at any time as directed by the Commission. Regulation 110 (4) Any protective relay and device of an installation shall be checked, tested and calibrated by a competent person at least once in every two years, or at any time as directed by the Commission.			Electricity Supply Act 1990 Electricity Supply Regulations 1994 Electricity Supply Amendment Act 2015 Act A1501. The above are related Act and Regulations for electrical safety	Not all regulations are strictly enforced and low public awareness of existence of these regulations	More regular engagements with Authority and general public
HT , LV							
Mechanical Engineering Systems	Ir PS Soong Ir Thin CC Ir Jack	Fire Services Act 1988, Part V - Fire Certificate. This empowers the fire department to inspect designated premises to ensure that the fire systems are operational and prevent unauthorised change of use.			Only "Designated Buildings" are subjected to annual inspections in order to obtain the Fire Certificate.	Many "Designated Buildings" are still without Fire Certificates.	Allow certified third party to carry out inspections for designated building. Building Owners should not regard having possession of a FC guarantees the fire fighting equipment are in good working order.
Fire Fighting Systems							
HVAC							
Sanitary							
Plumbing							
Vertical Transport Systems	Mr Raghib	Factory & Machinery Act 139 (1967); Factory & Machinery (Electric Passenger and Goods Lift) Regulations 1970; Factory & Machinery (Notification, Certification of Fitness for Occupation) Regulations 1970; JKKP Directives, UBBL 1984			JKKP Inspection once every 2 years to renew PMA Certificate	JKKP does not enough manpower to carry out these certifications	Allow certified third party to carry out inspections for designated building.
Elevators							
Escalators							



## SAFETY Inspections (by ACSB Accredited Inspectors)



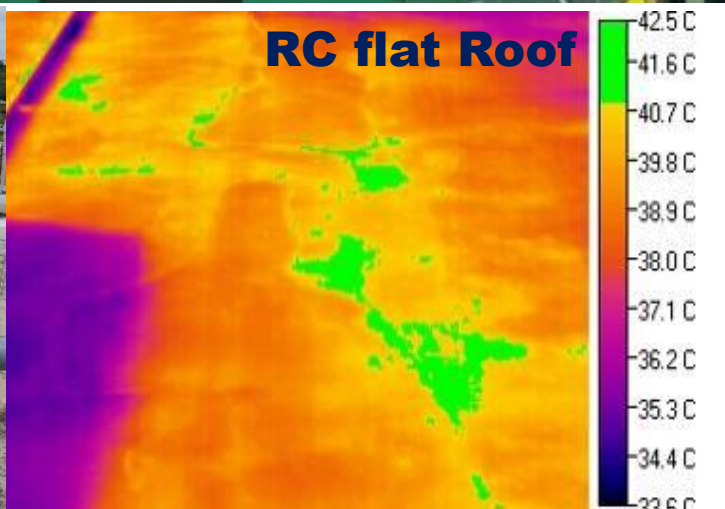
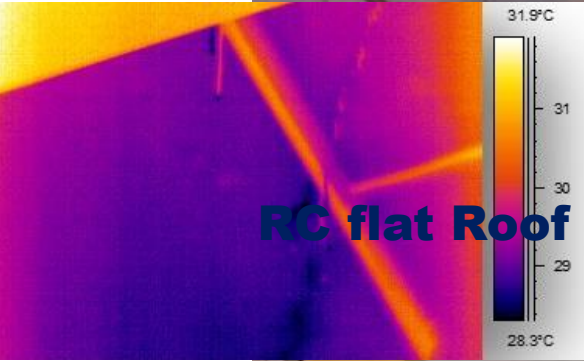


# Infrared Thermography





**Infrared Thermography**  
(by ACSB Accredited Technologist)

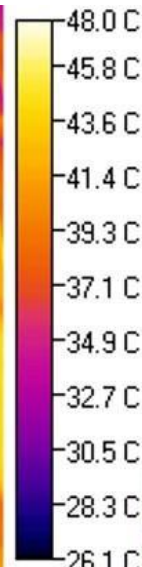




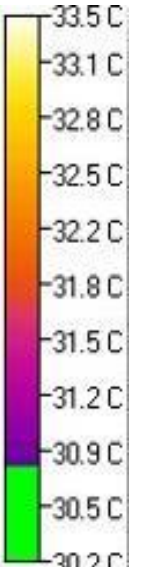
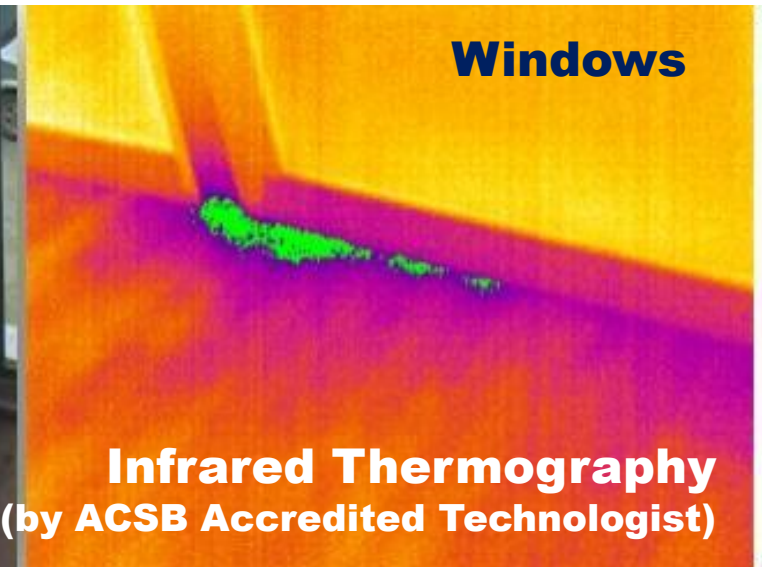
**Facade**



**Walls**



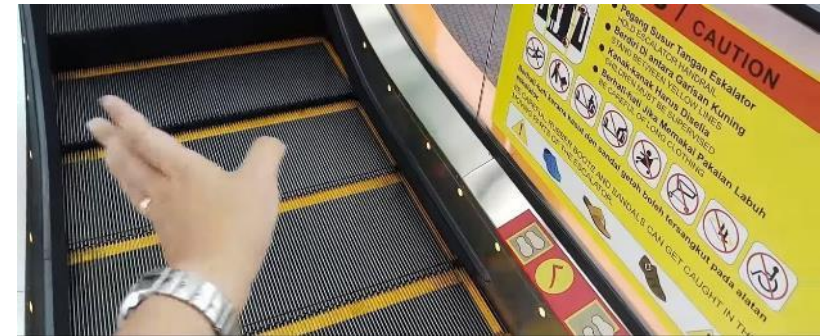
**Windows**



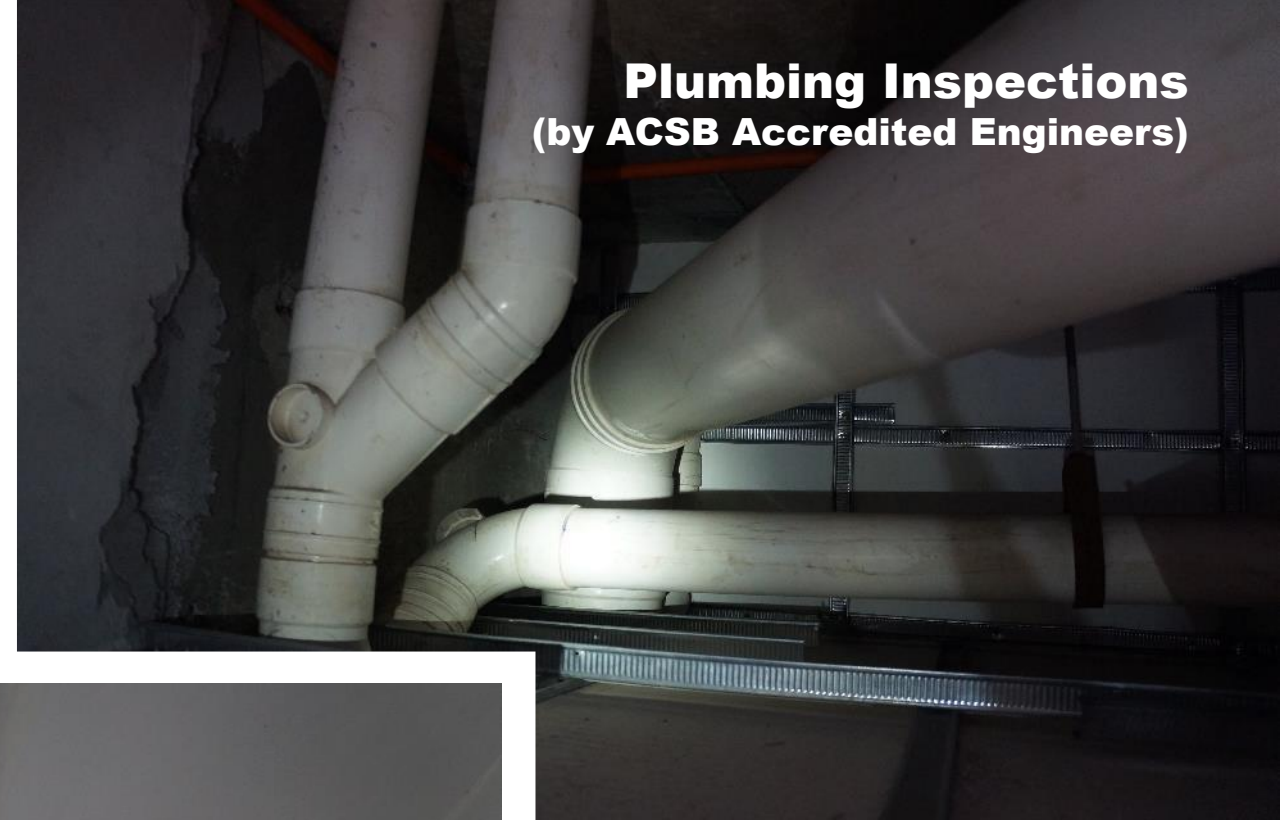
**Infrared Thermography**  
(by ACSB Accredited Technologist)



## Lift & Escalator Inspections (by ACSB Accredited Specialist)





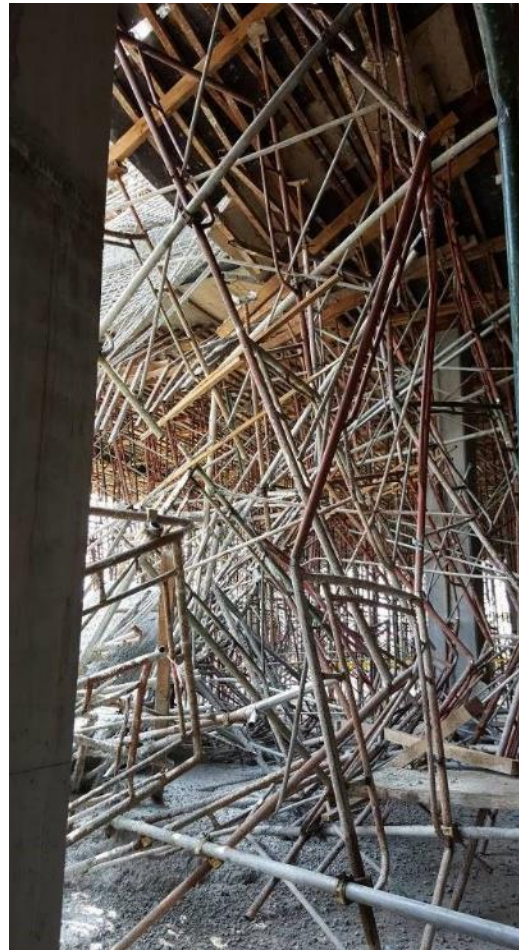


**Plumbing Inspections**  
(by ACSB Accredited Engineers)









## **Structural Engineering Inspections (by ACSB Accred. Engineers)**





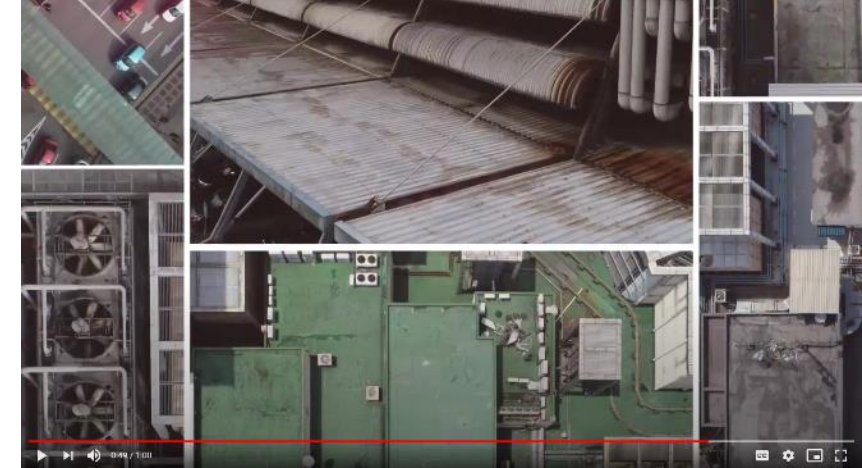
# Structural Engineering Inspections (by ACSB Accred. Engineers)





# Drone Inspections

(by ACSB Accredited Technologists)

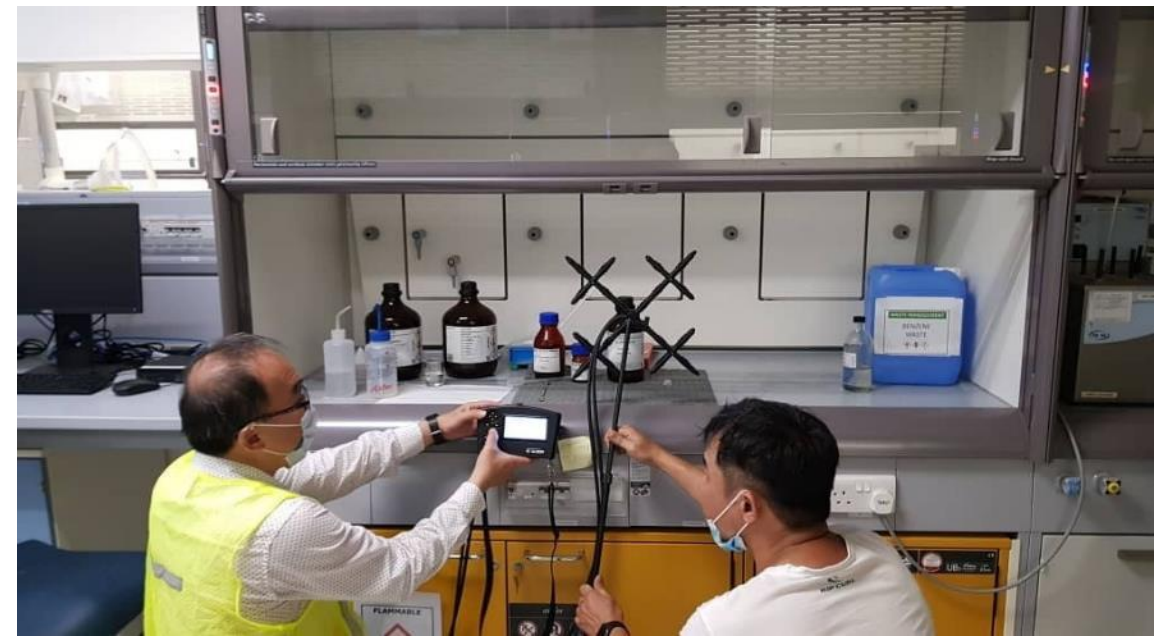




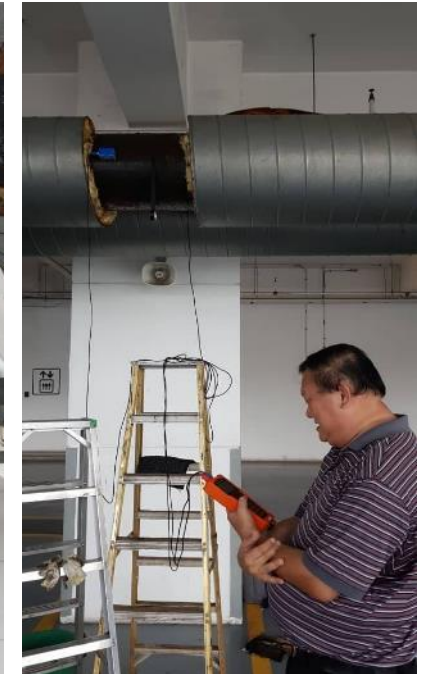
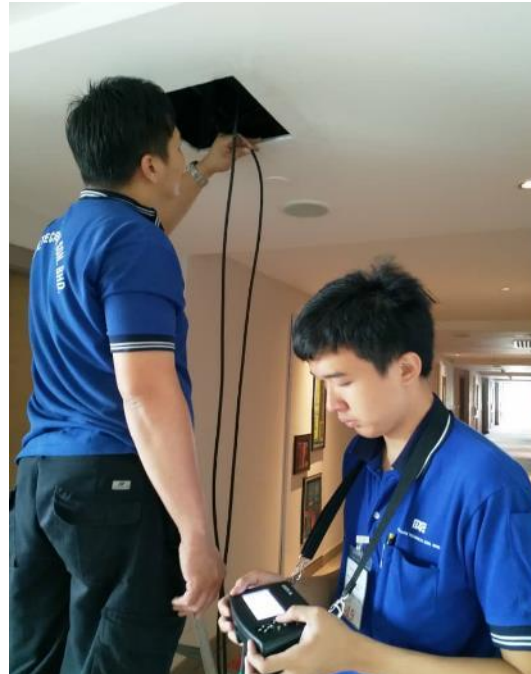
# Electrical Inspections (by ACSB Accredited Engineers)







## **Mechanical Engineering Inspections (by ACSB Accredited Engineers)**







**Building Inspection Training Course  
JKR Sarawak  
(2016 On-Site Kisah Benar)**



# Building Inspection Training Course - TNB

(On-Site Kisah Benar)







## **Building Inspection Strata Buildings** **(Resident Briefing On-Site Kisah Benar)**





## From green to wellness buildings



❶ Ezumi: Facilitate access to green spaces. It gives people a relaxing, soothing image to look at. Indoor green spaces or gardens can improve indoor air quality too. (Photo by Low Yen Yeing/EdgeProp.my)

RACHEL CHEW

June 29, 2019 | Updated 1 year ago

While green and sustainable buildings were all the rage at one time, the next trend could be in wellness buildings where a building is designed to promote health and wellness of its occupants.

## Time to shift to new building methods, says PAM president



❶ The EdgeProp Malaysia virtual fireside chat today attracted professionals in the construction industry to discuss topics related to new building methods. (Photo by Low Yen Yeing/EdgeProp.my)

r building THE BEST MANAGED

## Know the air that you breathe



EDGEPROP.MY ROUNDTABLE 2018 "Is your home a sick building?" Panasonic



❶ (From left) Ezumi, Dr Sundari, Lee, Tan, Au, Cheng and Low at the Panasonic Home+2-Com Solution Center in Bangsar South. (Photo by Low Yen Yeing/EdgeProp.my)

LUM KA KAY, SHAWN NG & NATALIE KHOO

April 20, 2018 | Updated 2 years ago

It is said that air pollution is a modern-day curse, a by-product of urbanisation and industrialisation. And it does not only exist outdoors. Experts caution that awareness of indoor air pollution is low among Malaysians. For instance, we often just brush off the

Collaborative Engagement  
with EdgeProp & Industry to drive Awareness & Change

# Sampling of Commercial Clients:





# Congratulations

to the winners of



EdgeProp

MALAYSIA'S BEST MANAGED  
& SUSTAINABLE PROPERTY  
AWARDS 2020



Social distancing was practised.  
This image has been doctored.

## EDGEPROP MALAYSIA'S RESPONSIBLE DEVELOPER: BUILDING SUSTAINABLE DEVELOPMENT AWARD 2020

Gamuda Land

Tanah Sutera Development Sdn Bhd

## EDITOR'S CHOICE AWARDS 2020

### Malaysia's Exemplary Leader in Real Estate 2020

Dato' Soam Heng Choon,  
President, REHDA Malaysia

### Malaysia's Outstanding Affordable Homes Project 2020

Karisma Apartment @ Eco Majestic

### Malaysia's "Built For Sustainability 2020"

PJ Trade Centre

### Malaysia's Outstanding Sustainable Resort 2020

The Banjaran Hot Springs Retreat

## BELOW 10 YEARS MULTI-OWN STRATA RESIDENTIAL

**SILVER:** The Mews @ KLCC

**SILVER:** Grand Medini

**BRONZE:** Ascenda Residence

**BRONZE:** Windows on the Park

**BRONZE:** The Mansions  
@ ParkCity Heights

**SPECIAL MENTION:**  
Anyaman Residence

## BELOW 10 YEARS NON-STRATA RESIDENTIAL

**GOLD:** The Cove, Horizon Hills

## BELOW 10 YEARS NON-STRATA OFFICE

**GOLD:** Menara Ken TTDI

## BELOW 10 YEARS MIXED DEVELOPMENT (ENTIRE)

**GOLD:** Plaza Arkadia

**SILVER:** The Robertson

## BELOW 10 YEARS SPECIALISED CATEGORY

**BRONZE:** The Arc, Bandar Rimba

**SPECIAL MENTION:** AirAsia REDQ

## SUSTAINABLE AFFORDABLE HOUSING

**SILVER:** Karisma Apartment  
@ Eco Majestic

## 10 YEARS AND ABOVE MULTI-OWN STRATA RESIDENTIAL

**GOLD:** One Menerung

**SILVER:** Villa Flora Condominium

**BRONZE:** Mont'Kiara Bayu

## ABOVE 10 YEARS SPECIALISED CATEGORY

**GOLD:** The Central Park,  
Desa ParkCity

## ABOVE 10 YEARS NON-STRATA OFFICE

**BRONZE:** Quill 9

## EDGEPROP-ILAM MALAYSIA'S SUSTAINABLE LANDSCAPE AWARD

**GOLD:** Adventure Park,  
Setia Ecohill 2

**GOLD:** Horizon Hills

**GOLD:** Mont'Kiara Palma

**GOLD:** Windows on The Park

**SPECIAL MENTION:**  
Urban Park @ Eco Spring

## MEET OUR JUDGES



*Au Foong Yee*

Managing Director & Editor-in-Chief,  
EdgeProp.my



*Datuk Seri FD Iskandar*

President, Real Estate And Housing  
Developers' Association Malaysia  
(REHDA)



*Dato' Jeffrey Ng*

Chairman, Malaysian REIT Managers  
Association



*Dr Lim Lan Yuan*

President, Association of Property &  
Facility Managers Singapore



*Sarkunan Subramaniam*

President, Malaysian Institute of  
Professional Property Managers



*Dr Surtoro Tjoe*

Member, Building Management  
Association Malaysia



*Chris Tan*

Founder & Managing Director, Chur



*Anthony Lee Tee*

Architect Centre Accredited Architect



*Dr. Osman Mohd Tahir*

President, Institute of Landscape

Collaborative Engagement  
with EdgeProp & Industry Partners  
to drive Awareness & Change

PRESENTED BY



PARTNER



SUPPORTING PARTNERS



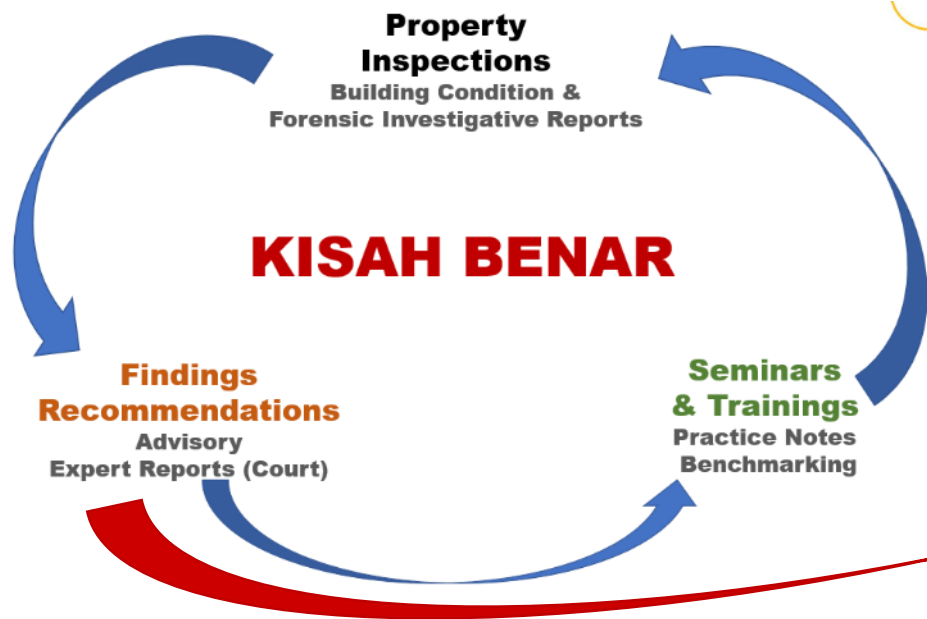
SUPPORTED BY



## Generating 'NEW' Opportunities Professional Services

- Design, Detailing, Specifications
- Construction, QAQC
- Verification / Performance-based
- Management & Maintenance
- End of Lifecycle

- *Project Integrator or 'TPM'*



**What is**  
**ITERATIVE**  
**Services**



# Future ACSB Business ITERATIVE Services

Building Inspectors are exposed to many more building issues over their peers.

Iterative database developed over decades of experiences **KISAH BENAR** issues are useful in preventive predictive approach towards design, execution and maintenance.

SUB-SOIL DRAINAGE  
**ELECTRICAL SAFETY OR DEADLY**  
WATER LEAKS INTO BASEMENTS  
STRUCTURAL CRACKS  
INDOOR AIR POLLUTANTS  
FIRE FIGHTING SYSTEMS  
**WATERPROOFING**  
WORKMANSHIP  
**WHY ARE MY TILES POPPING**  
INFRARED THERMOGRAPHY  
COMMON AREAS DEFECTS  
**WHAT IS SAFETY GLASS**  
**HANDRAILS**  
DAMPNESS IN BASEMENTS  
TRY MIXING WATER & ELECTRICITY  
ENERGY EFFICIENT BUILDINGS  
**ABS PIPES – DAY & NIGHTMARE**  
ENERGY MANAGEMENT SYSTEMS  
COMPLIANCE INSPECTIONS  
PRE-PURCHASE INSPECTIONS  
DEFECTS LIABILITY PERIOD  
LANDMARK CASES  
FIRE STAIRCASES OR DEATH TRAP  
FIRE DOORSETS - MODIFICATIONS  
INTERFLOOR LEAKS  
STRATA MANAGEMENT ACT  
SLOPE MAINTENANCE  
ELECTRICAL FIRES  
WATER LEAKS INTO BASEMENT

JMB ISSUES  
STRUCTURAL CRACKS  
INDOOR AIR POLLUTANTS  
CHILD PROOFING YOUR HOME  
LEAKING BATHROOMS  
MORE WORKMANSHIP  
BS STANDARDS  
**MORE INFRARED THERMOGRAPHY**  
PAINTING WARRANTIES  
SECTION 85A : STRUCTURAL INSPECTION  
UNIFORM BUILDING BYLAWS  
MOLD & ALGAE  
VOLATILE ORGANIC COMPOUNDS  
**ROOF LEAKS, YET AGAIN...**  
**CRASHING PLASTER CEILINGS**  
SORRY LAH, WARRANTY PERIOD OVER  
LIFE CYCLE INSPECTIONS  
SINKING FUND PLAN  
300MAmp vs 30MAmp  
HOT WATER SAFETY  
**HOLLOW SOUNDING TILES**  
SWIMMING POOL LEAKS  
EFFLORESCENCE  
PAINTERS PLEASURE AND PAIN

***KISAH BENAR : TRAINING SERIES***



# Future MPC / ACSB Trainings

**Trainings:**  
**Tier 1**  
**Tier 2**  
**Master Class**

## ACSB Plug & Play 'Training Modules' for 2020:

1. Building Inspection Training Course 'BITC' Training
2. Kisah Benar Series
3. Master Class Series

### Module 1: Overview of 'What & Why'

- a) Types of Building / Property Inspection
- b) Mixed Strata Properties & Common Property
- c) Advisory & Forensic Inspections
- d) Building Defects Minefield
- e) Prevailing Laws and Regulations governing Completed Properties

### Module 2: Building Condition Inspection – 'How'

- a) Technical Info, Equipment,
- b) Scope of Works,
- c) Using The Right Equipment For The Inspection
- d) Report Writing Workshop

### Module 3: 'Kisah Benar Training Series'

- a) See Attachment A - see below for entire lists.
- b) A Master Class Workshop for Advanced Practitioners  
– see sample flyer below.
- c) 'Cracks & Leaks' - Avoid being Sued for Design Negligence in a Malaysian Context.
- d) Understanding Qlassic vs. Conquas
- e) Are our Building Safe?

### Module 4: Civil & Structural Engineering

- a) Slopes & Retaining Walls
- b) Roads & Drainage
- c) Sewerage and Manholes
- d) Building Structure
- e) Prevailing Laws and Regulations for Building Structure.

### Module 5: Electrical Engineering

- a) Deadly Electrical Design
- b) Common Myths with maintenance of Electrical Installation
- c) Prevailing Laws and Regulations for Electrical Installations.

### Module 6: Mechanical Engineering

- a) Faulty Design, Construction or Maintenance; or all of it
- b) Dispelling myths of GBI for the property owners.
- c) Prevailing Laws and Regulations for Mechanical Installations.
- d) Hazards of Central Gas Pipes

### Module 7: Escalators & Elevators (E&E)

- a) Safety in Design & Maintenance
- b) Prevailing Laws and Regulations for E&E Installations.
- c) Living with Faulty Lifts?

### Module 8: Fire Safety in Buildings

- a) Compliance Inspections for completed properties
- b) Fire Certificate for Designated Buildings
- c) Understanding the 4 aspects in Fire Safety Design and Maintenance –  
Compartmentation, Evacuation, Detection and Extinguishment.

### Module 9: Technologists Workshops

- d) Infrared Thermography 'IRT' for Mechanical, Electrical, Plumbing Installations
- e) IRT for leaks and cracks.
- f) Drone Video and Imaging.

### Module 10: General Topics frequently requested:

- a) Common Challenges faced by JMB and MC for Stratified properties in Property Maintenance.
- b) Understanding As-Built Drawings, Operational & Maintenance Manuals
- c) Understanding Latent Defects.
- d) SMA 2013 – what does it mean to my condo?
- e) Rethinking Building Safety in Tahfiz Schools – (similar for dormitories, kindergarten, hostels, old folks homes etc)
- f) Rethinking Building Safety in BnB properties.

### New Modules – work in progress:

- a) PM vs FM – dispelling the confusion
- b) FM Workshops 1 for Property Owners
- c) FM Workshops 2 for Property Managers
- d) FM Workshops 3 for Tradesmen.

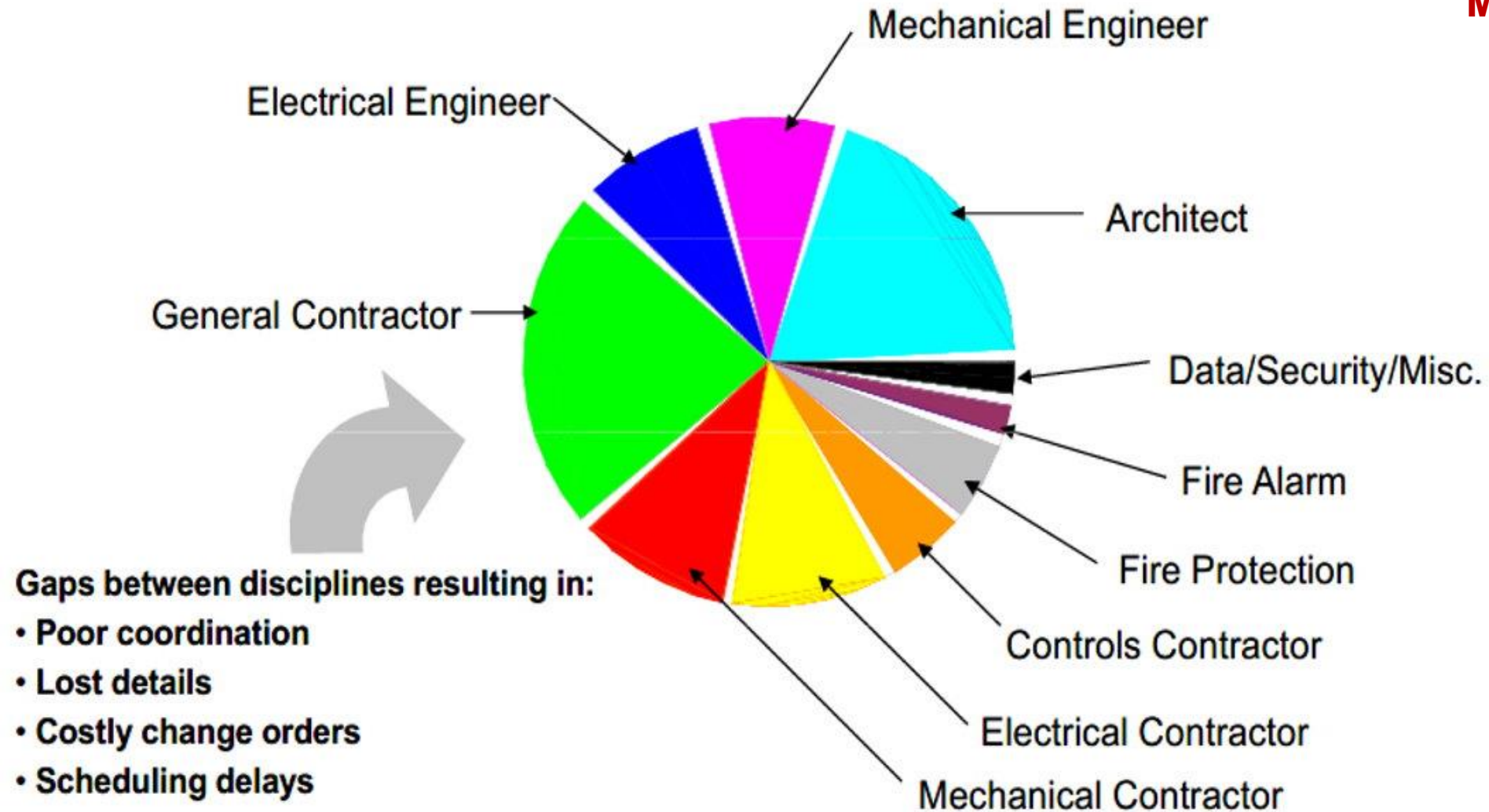
# Future MPC / ACSB Trainings

Trainings:

**Tier 1**

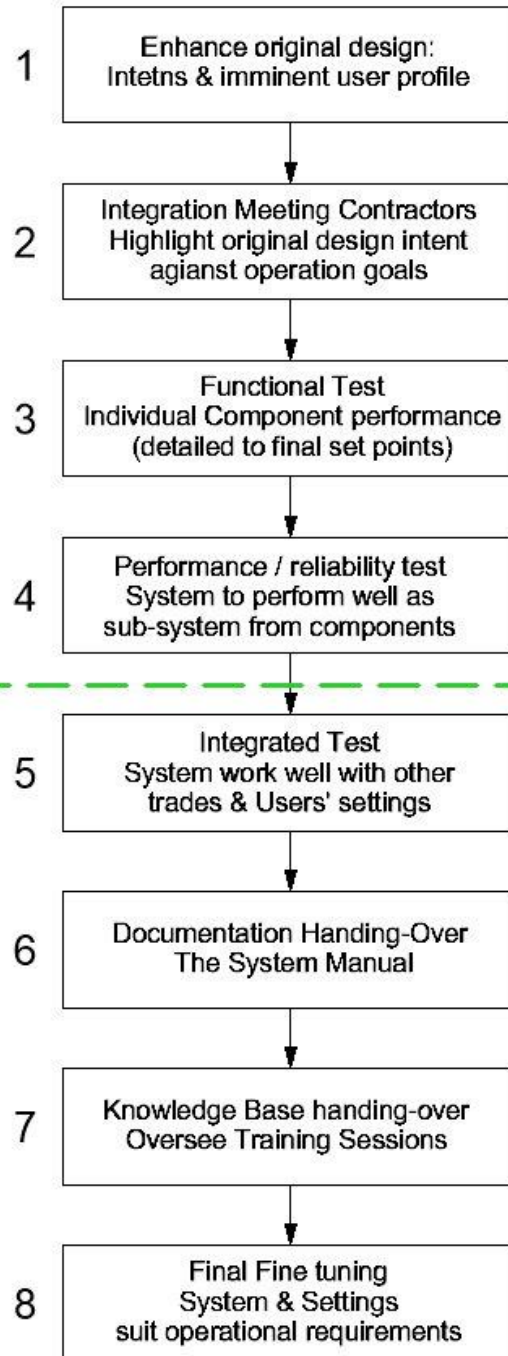
**Tier 2**

**Master Class**





## STAGES



## VALUE-ADD

Enhance construction decision  
making by input from multiple  
previous examples

Help to guide contractors  
on the best practices

Ensure equipment & systems are  
tested for functionality in details

Evaluate system individually and  
linked up components in details

Save future cost by bridging  
all systems practically

Preserve construction information  
for effective maintenance

Working with operational  
people to optimize systems.  
Combining construction &  
operation information for  
compromise solution

Construction Phase

Operation Phase

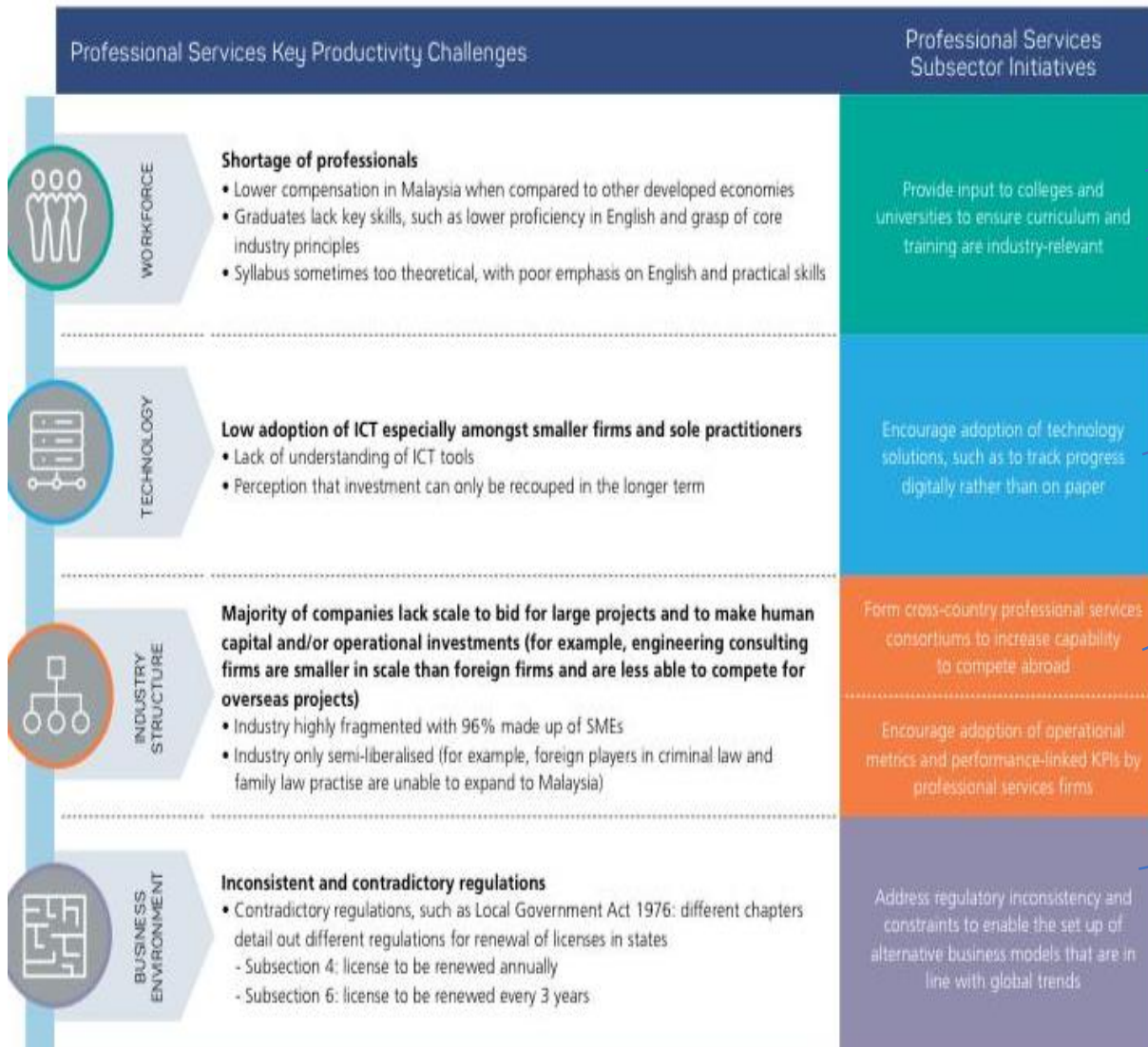
**Trainings:**

**Tier 1**

**Tier 2**

**Master Class**

# Challenges faced by Architect Centre



Very small base of knowledgeable, experienced practitioners able to take on role as Building Inspectors.

Younger Professionals require mentorship / apprenticeship programs – ‘training on the job’

ICT – buying is easy however developing talent, sustainable and effective use of ICT is a huge challenge. (see The Edge today – Digital Section)

Fragmented Professionals – many sole props or micro-scale firms ‘to each his own’ approach ‘created a diaspora of micro-silos vs macro-silos’ companies.

Regulations – are stifling Professionals needed to overcome the mountains of inefficiencies and inconsistencies in regulations and bureaucracies – breeds corruption and mediocrity.

“Consumers crying out for a truly ‘independent’ professional services which are not beholden to big boys / Developers / Government”



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## ARCHITECT CENTRE

Malaysia's Leading  
**Property Inspection &  
Building Advisory  
Service Provider  
@ PAM CENTRE**

# Thank You