



Architect Centre SB.

(established in 2008 - 100% subsidiary of PAM)

Independent Property Inspection, Advisory and Forensics

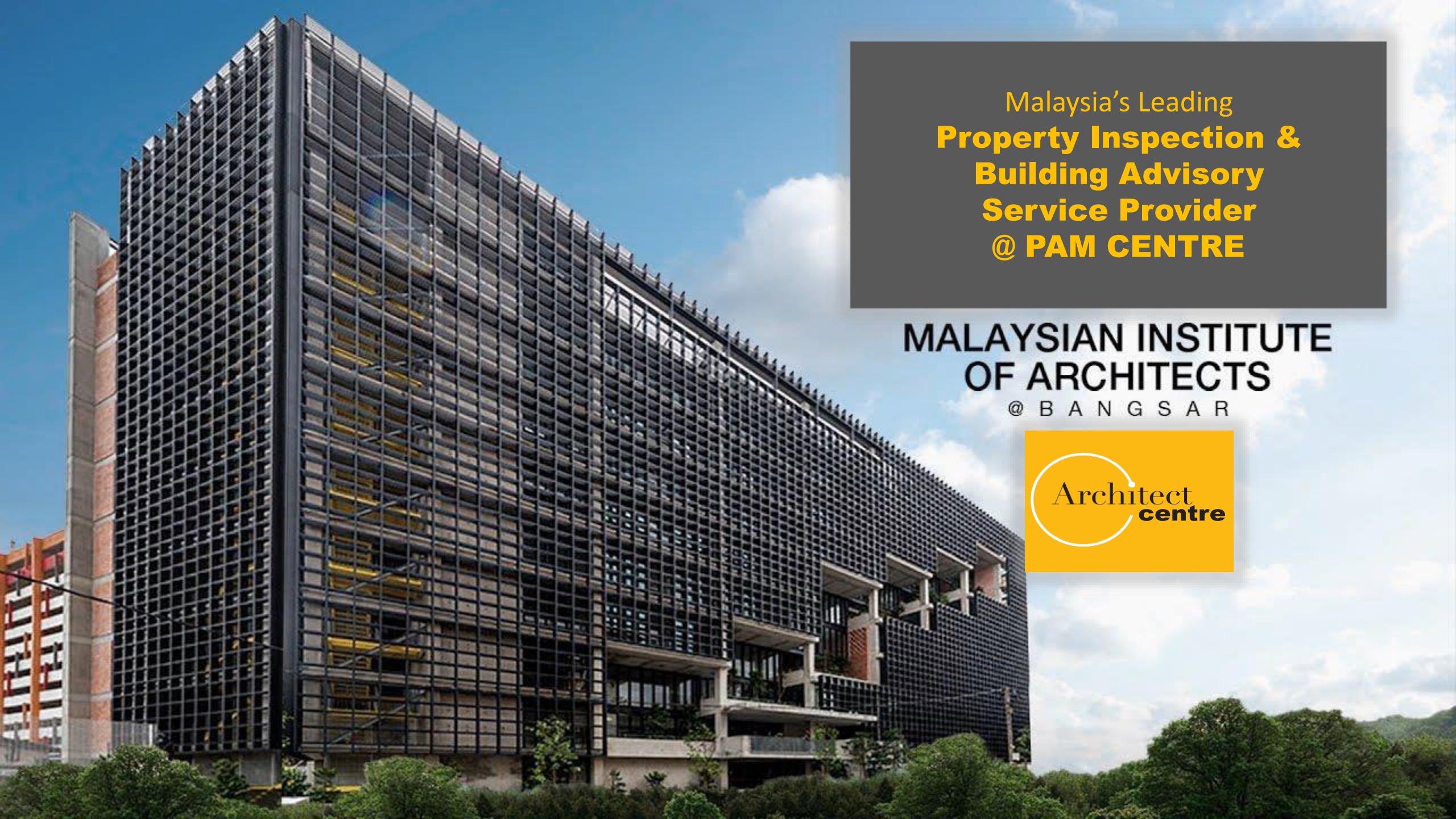
(Board comprises of President, Hon.Sec and Senior Members of PAM)

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

www.architectcentre.com.my



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**

@ BANGSAR



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

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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.
Building Advisory Architect Centre offer clients advice on planning, procedural, technical matters, design and defects issues. In Malaysia, due to variable tolerances in building and work quality, problems can arise as to what is perceived as acceptable workmanship to different parties. Hence critical assessment and formal documentation in a form of a report by an independent body could minimise the risks of contractual issues in rectifying defective work and resolving building disputes.	Architect Centre specialises in a broad range of building advisory services provided by expert-trained professional architects and panel consultants as follows: <ul style="list-style-type: none"> • Property Inspection and Defects Rectification Reports • Building Condition Status Reports • Pre and Post Construction Inspection • Maintenance, Repairs and Replacement (MRR) Programme • Due Diligence Assessment • Consultancy services on Green Building design, Green Building Index (GBI) facilitation and certification • Renovation and Design Advisory 	The Architect's Advice is an excellent option for people who want to talk to an architect about any particular issue	
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-houses skills training course for technical personnel by professional architects and engineers.	<ul style="list-style-type: none"> • 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 		

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	hussah@streamxy.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 Chooi 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



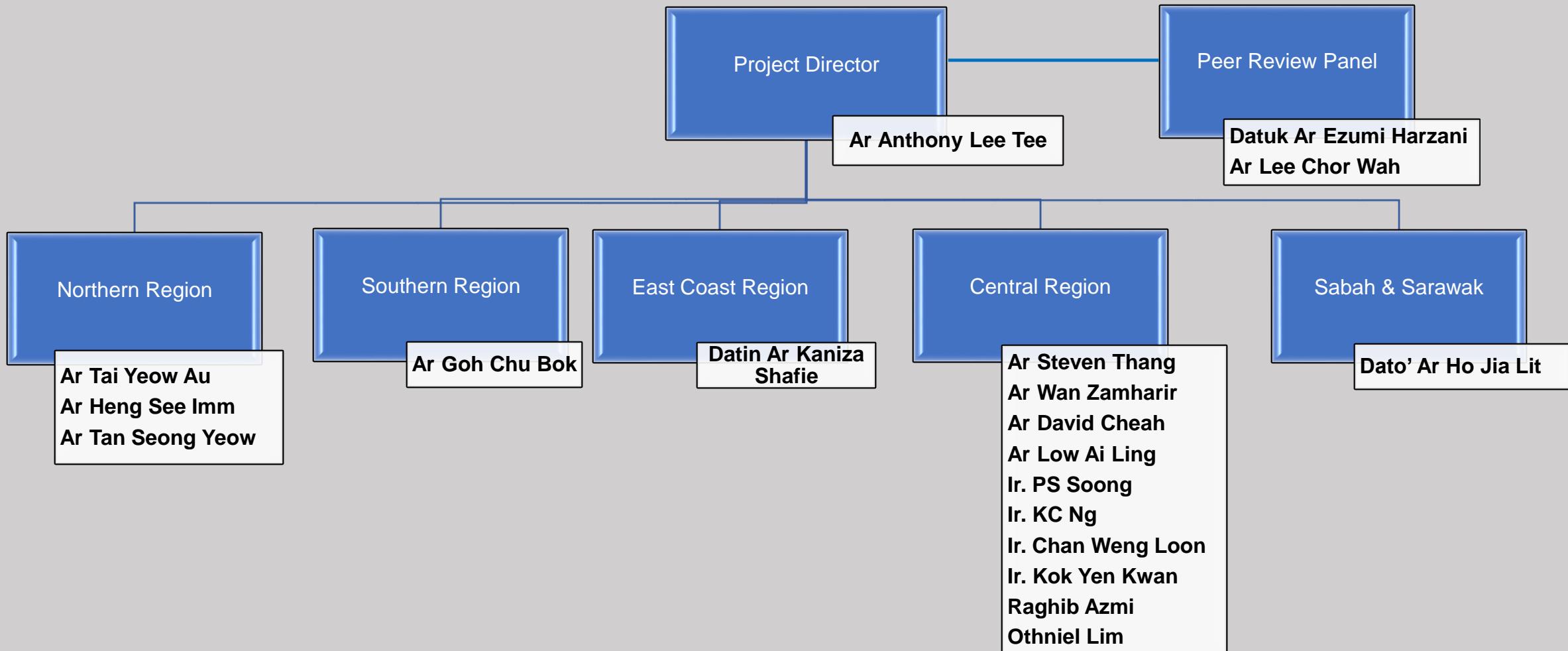
Ar Chee Soo Teng
Accredited Architect



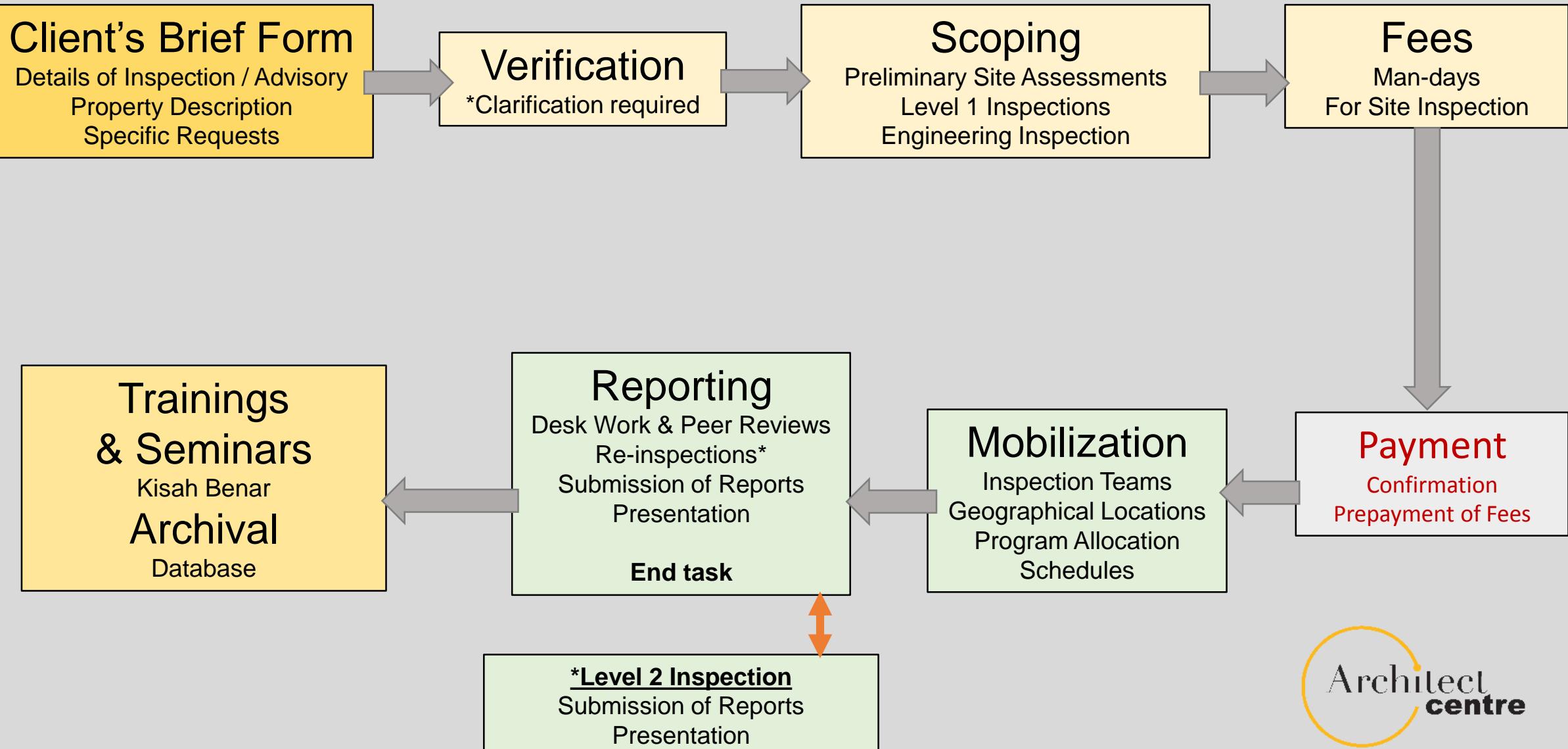
Ar Anthony Lee Tee
Accredited Building Inspector
& Trainer

Architect Centre

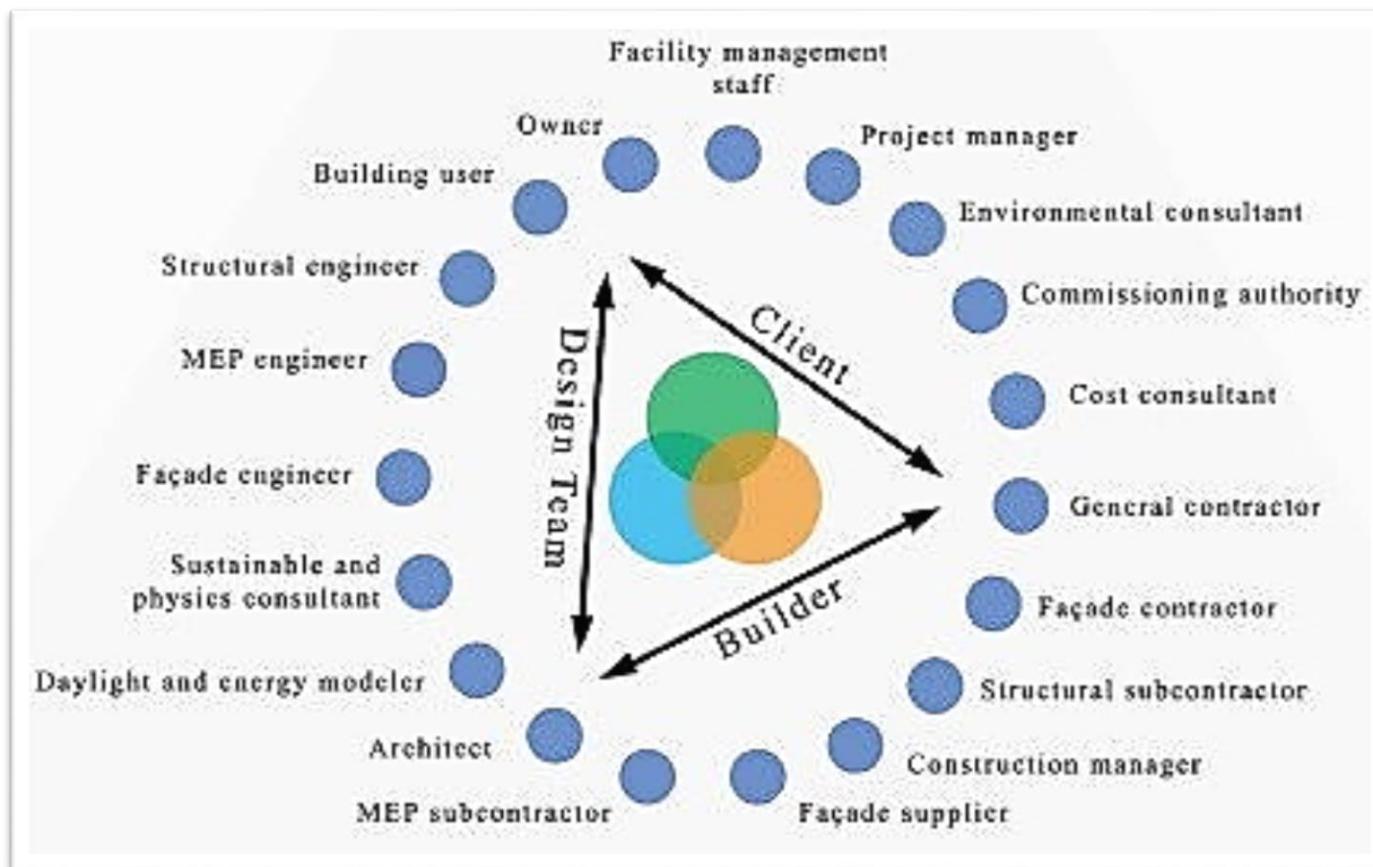
Building Inspectors – Distribution in Malaysia



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

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 !**

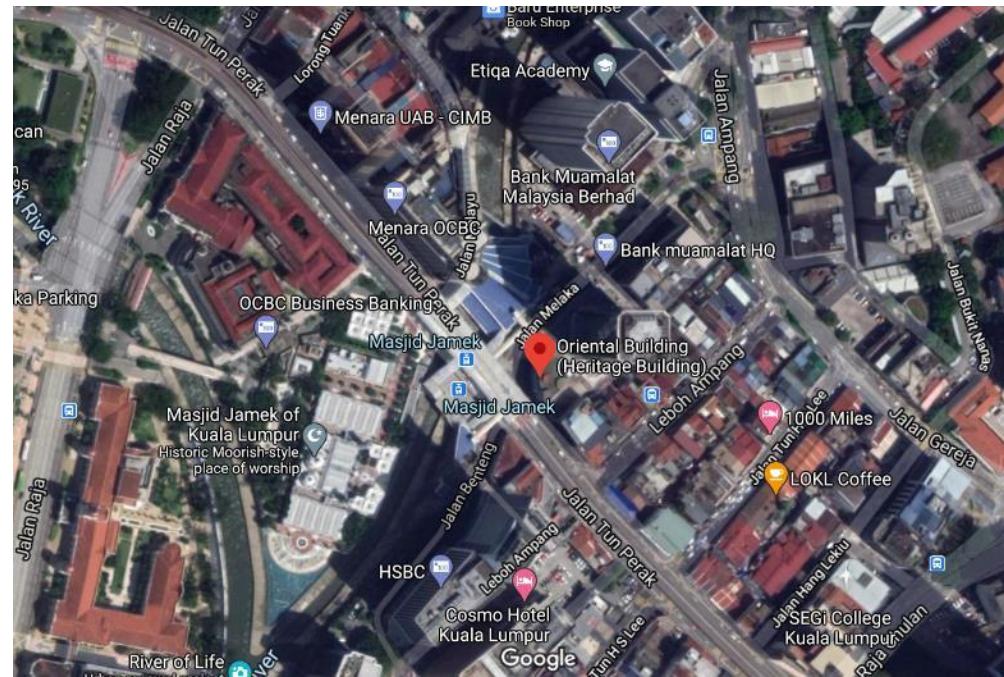
04 Office Block

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

**Property
Inspections**
Building Condition &
Forensic Investigative Reports

KISAH BENAR

**Findings
Recommendations**
Advisory
Expert Reports (Court)

**Seminars
& Trainings**
Practice Notes
Benchmarking

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

Call us at : 03-2201 6662 (Maisara)

Email : maisara@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



OTHNEIL LIM
• Level 2 Infrared Thermographer
• Accredited Technologist & Trainer



Ir LUM YOUNG LEE
• Guest Trainer
• Property Management Specialist



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



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



Ar STEVEN THANG
• Accredited Building Inspector & Trainer



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



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



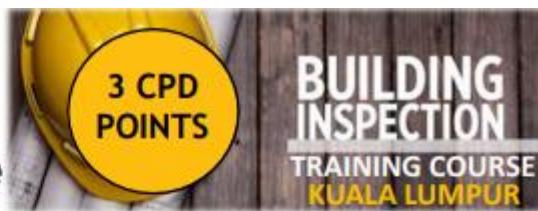
Ar TY Au
• Accredited Building Inspector & Trainer



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



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



3 CPD POINTS

BUILDING INSPECTION TRAINING COURSE KUALA LUMPUR

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, RCSB's BITC course is now in its 12th year - going strong and staying relevant!"

BITC COURSE
FEE: RM1,000
(DAY 1 ONLY)

13TH NOVEMBER 2020

Building Inspection
Infrared Thermography
Engineering Inspection
Inspection 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>

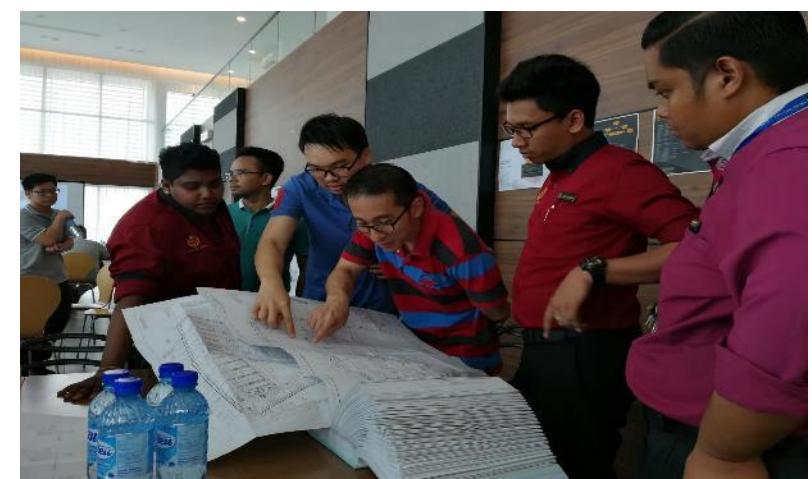
First-come-first-served basis together with full payment.
Actual attendance only.
Booking in writing 5 days in advanced.
In the event of circumstances, the scheduled event may have to be cancelled or rescheduled. The Organizer will inform accordingly.

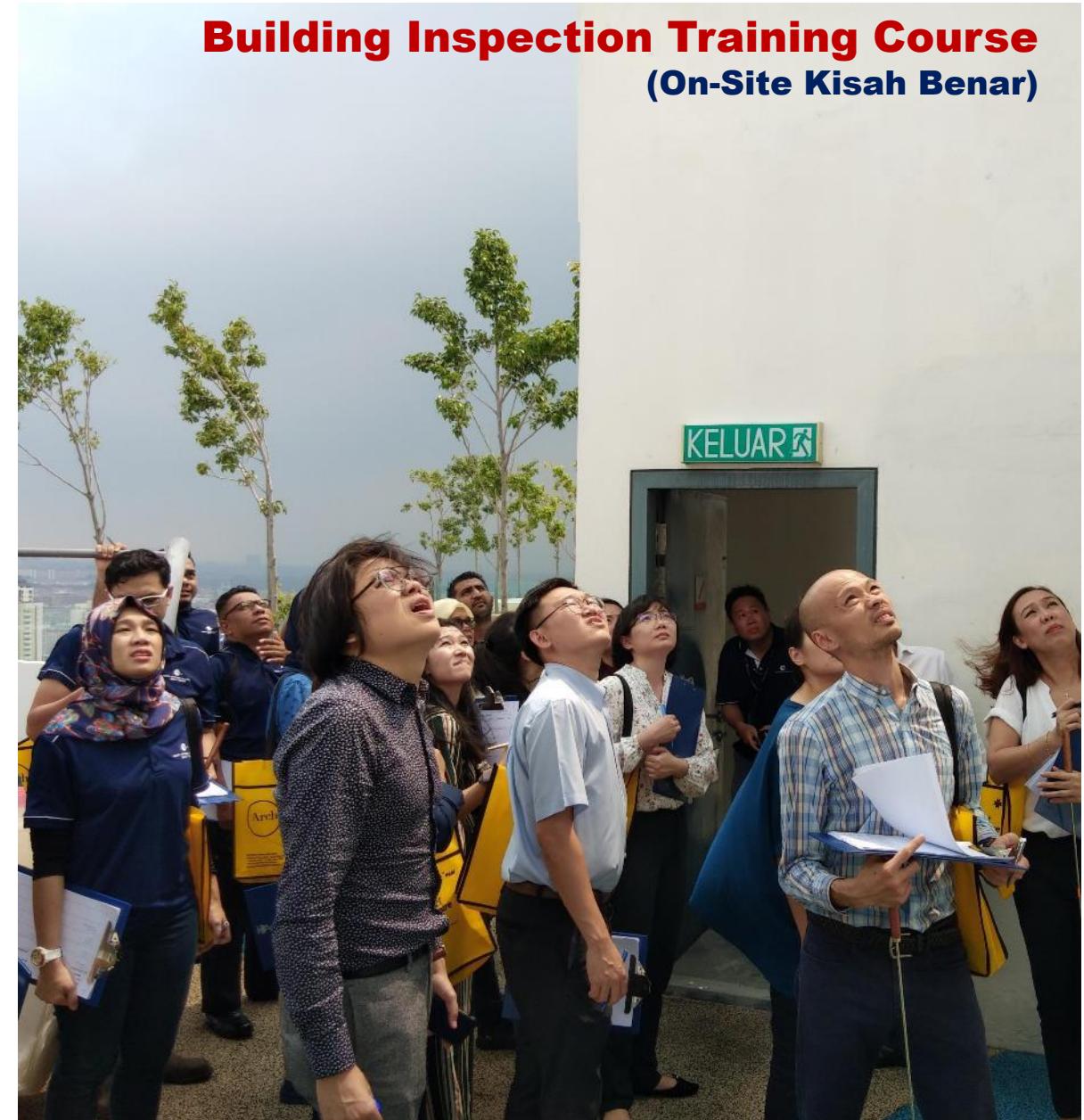
5142 9913 2032 (MBB)
'TECT CENTRE SDN BHD Account No.: 5142 9913 2032 (MBB)
as payment proof to: maisara@architectcentre.com.my

Seminars & Trainings
since 2008 – 2020

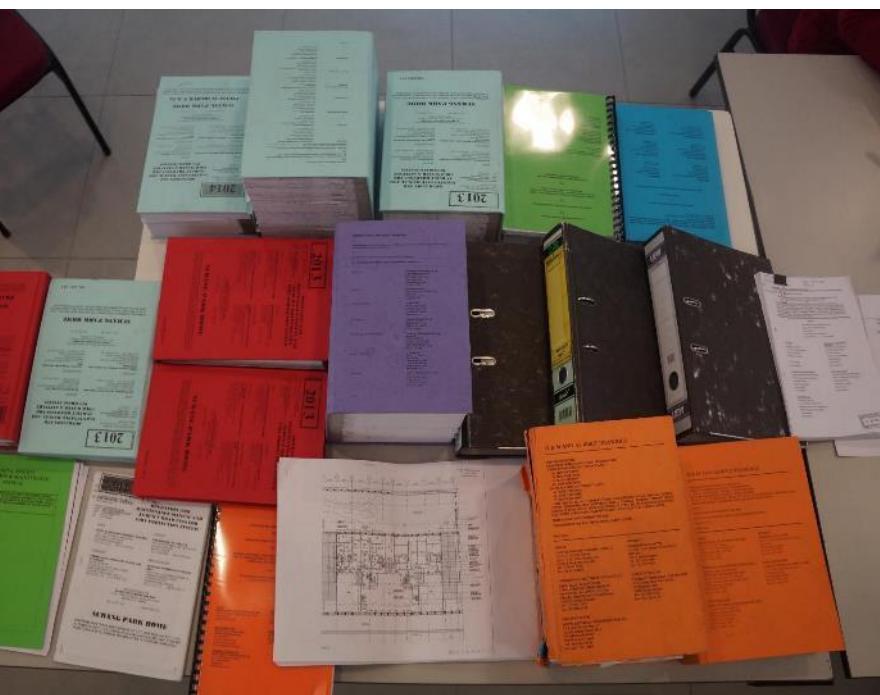
Building Inspection Training Course

(On-Site Kisah Benar)





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



Mandated after CCC

Building Structure	10 years
Lifts & Escalators	15 mths
Gas Pipe Lines	3 years
Electrical Installation	2 years
Fire Certificate	Yearly

NOT Mandated - recommended

Slopes, Retaining Walls	Yearly
Sewerage & Pipes	2 years
Internal Gas Fittings	Yearly
Gas Detection Meter	Yearly
Safety Inspection	Yearly



Safety Inspection

(thinking out of the box)

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 QLASSIC 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	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		Independent Periodic Safety Inspection for stratified properties, public and commercial buildings; with clear and comprehensive scope and frequency of Inspection					
Slopes													
Retaining Wall													
Roads & Drains													
Building Structure													
(Frame, Roof)	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							
Electrical Engineering Systems													
HT , LV	Ir Kok Yee Hin Ir Kok Yen Kwan		<p>Regulation 110. Inspection and test for the purpose of maintenance of installation, etc. 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.</p>		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						
Mechanical Engineering Systems													
Fire Fighting Systems	Ir PS Soong Ir Thin CC Ir Jack		<p>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.</p>		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.						
HVAC													
Sanitary													
Plumbing													
Vertical Transport Systems													
Elevators	Mr Raghib		<p>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</p>		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.						
Escalators													

SAFETY Inspections (by ACSB Accredited Inspectors)

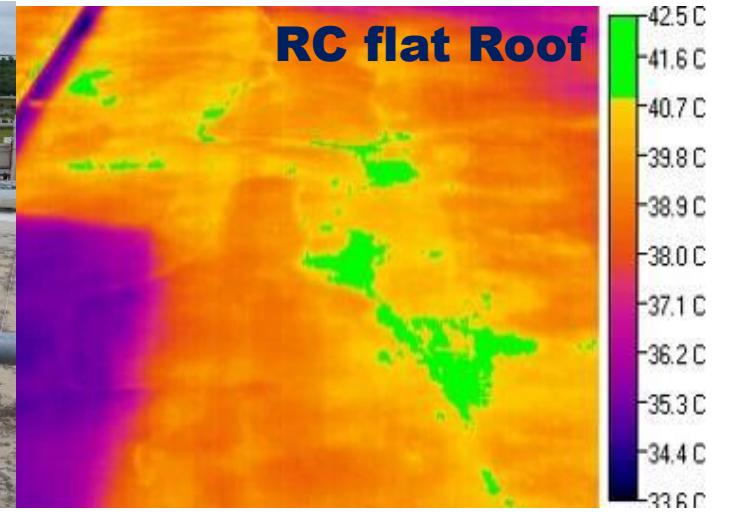


Infrared Thermography

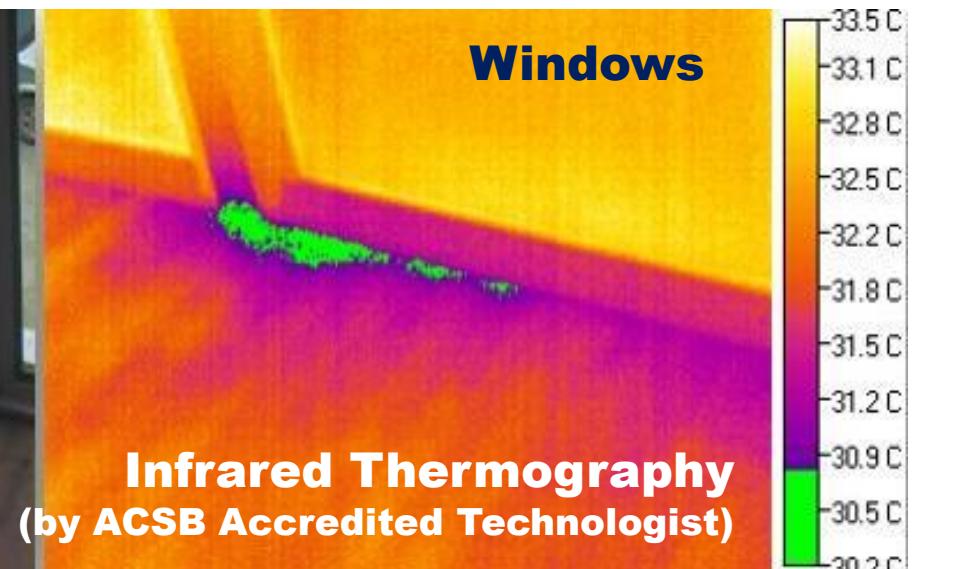
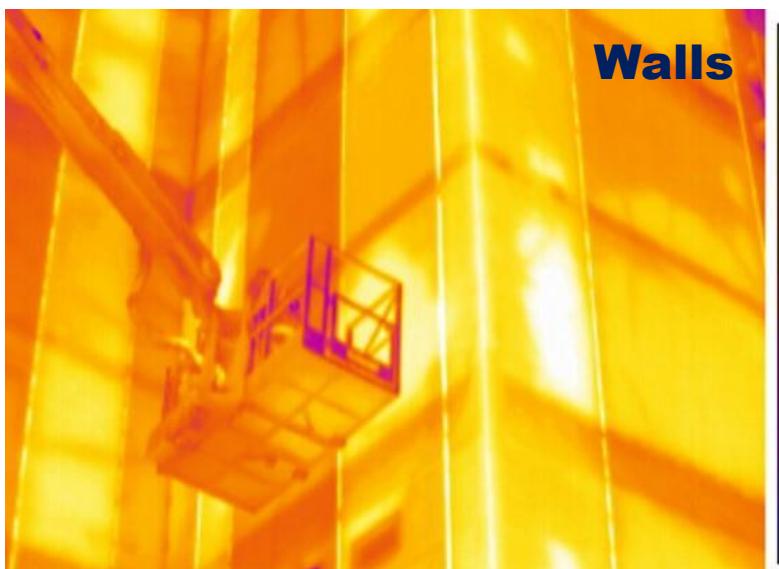


Infrared Thermography

(by ACSB Accredited Technologist)



Facade

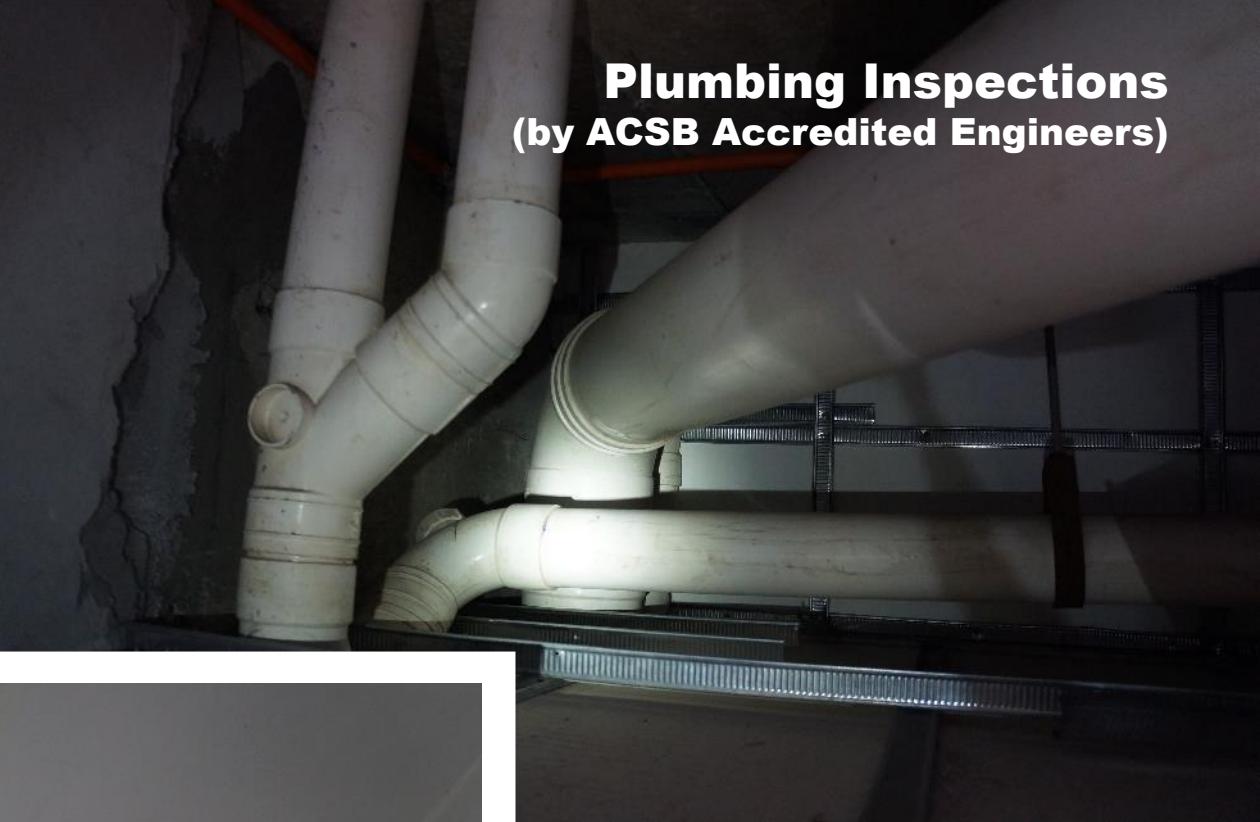


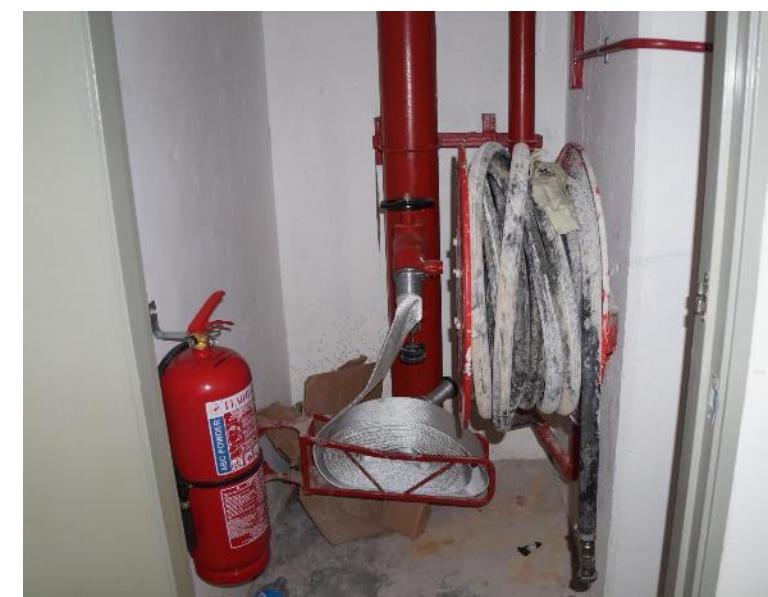
Lift & Escalator Inspections (by ACSB Accredited Specialist)



Plumbing Inspections

(by ACSB Accredited Engineers)







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

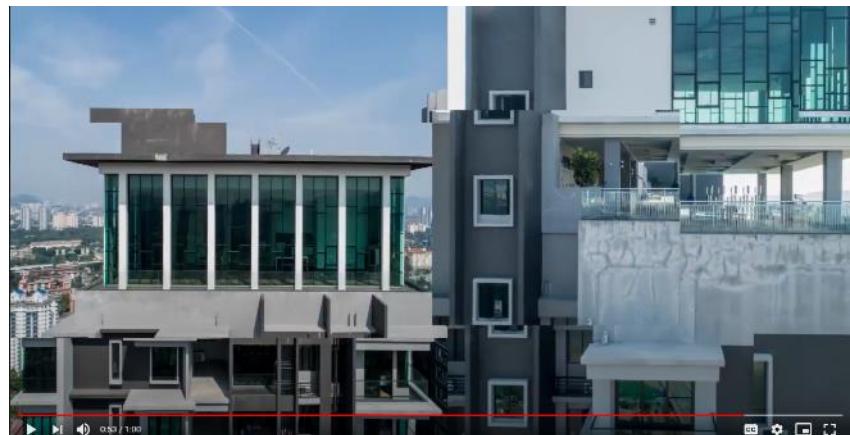
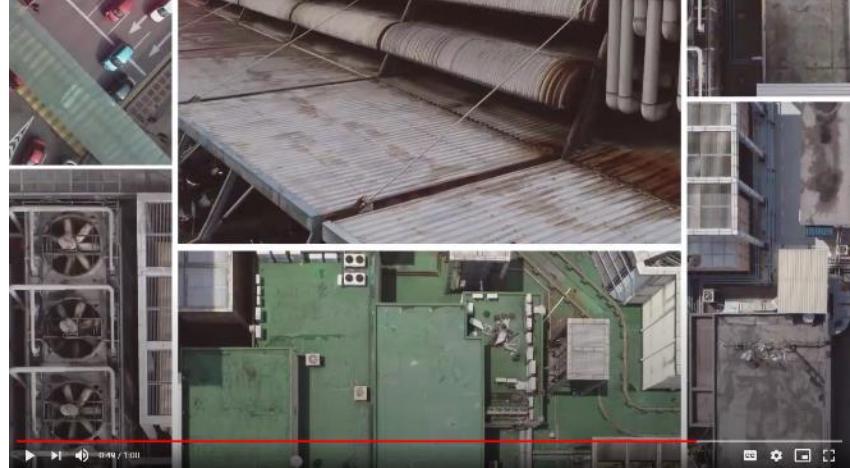


Structural Engineering Inspections (by ACSB Accred. Engineers)

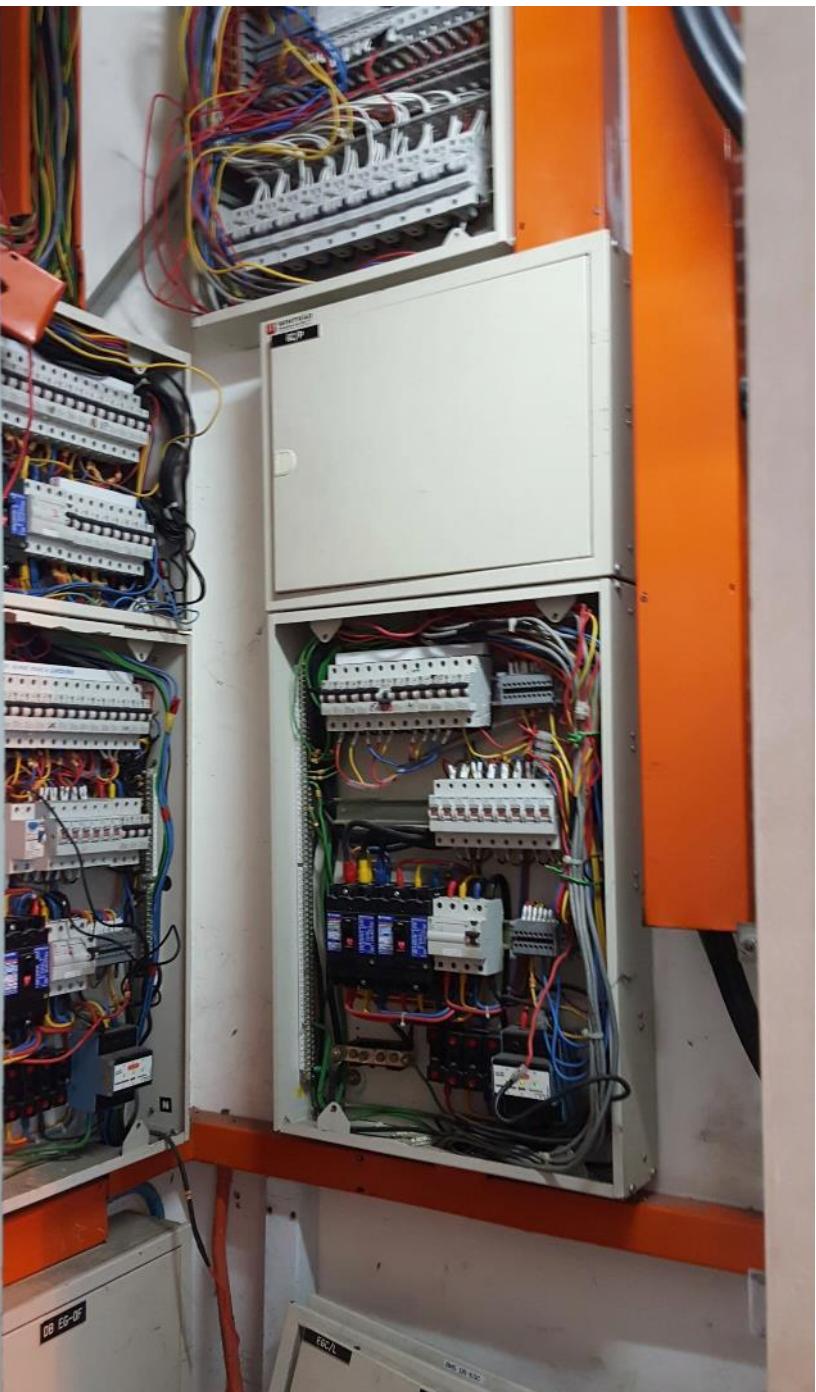


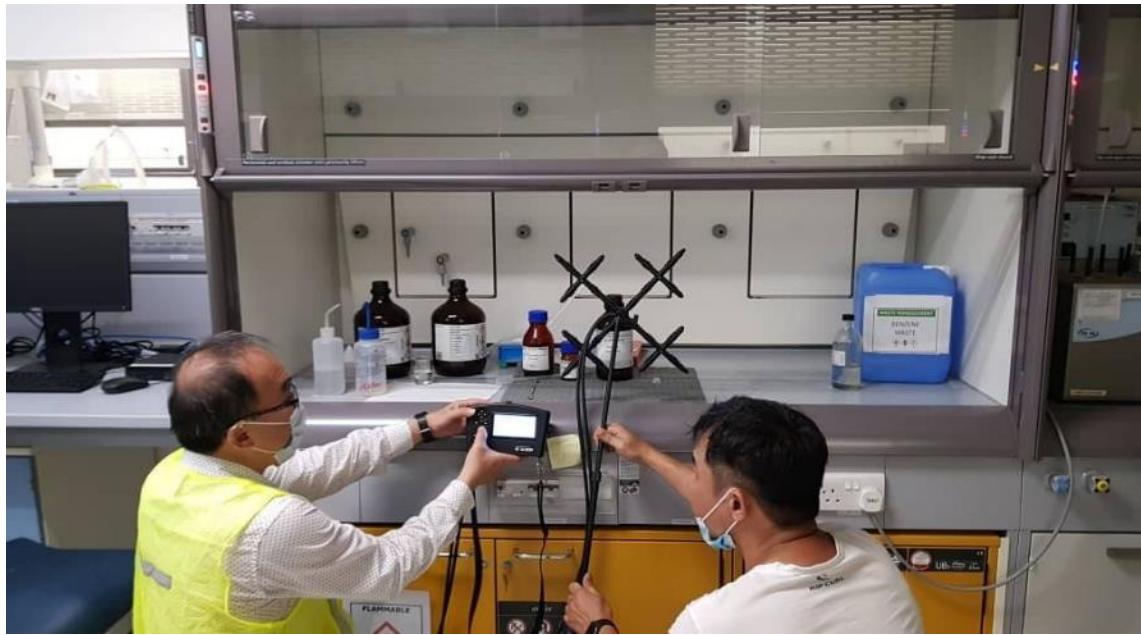
Drone Inspections

(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

[Facebook](#) [Twitter](#) [S](#) [@](#) [in](#) [E](#) [D](#)



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

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E 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 SUSTAINABLE B

Know the air that you breathe

[Facebook](#) [Twitter](#) [S](#) [@](#) [in](#) [E](#) [D](#)

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

Panasonic



E (From left) Ezumi, Dr Sundari, Lee, Tan, Au, Cheng and Low at the Panasonic Home+2-Corp 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



MALAYSIA'S BEST MANAGED & SUSTAINABLE PROPERTY AWARDS 2020



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 Hotsprings 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 Rimbayu

SPECIAL MENTION: AirAsia REDQ

SUSTAINABLE AFFORDABLE HOUSING

SILVER: Karisma Apartment @ Eco Majestic

10 YEARS AND ABOVE MULTI-OWN STRATA RESIDENTIAL

GOLD: One Menerung

10 YEARS AND ABOVE NON-STRATA RESIDENTIAL

SILVER: Villa Flora Condominium

10 YEARS AND ABOVE NON-STRATA OFFICE

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

10 YEARS AND ABOVE MULTI-OWN STRATA RESIDENTIAL

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 Suntoro Tjoe

Member, Building Management Association Malaysia



Chris Tan

Founder & Managing Director, Chur



Anthony Lee Tee

Architect Centre Accredited Architect



Dr. Osman Mohd Tahir

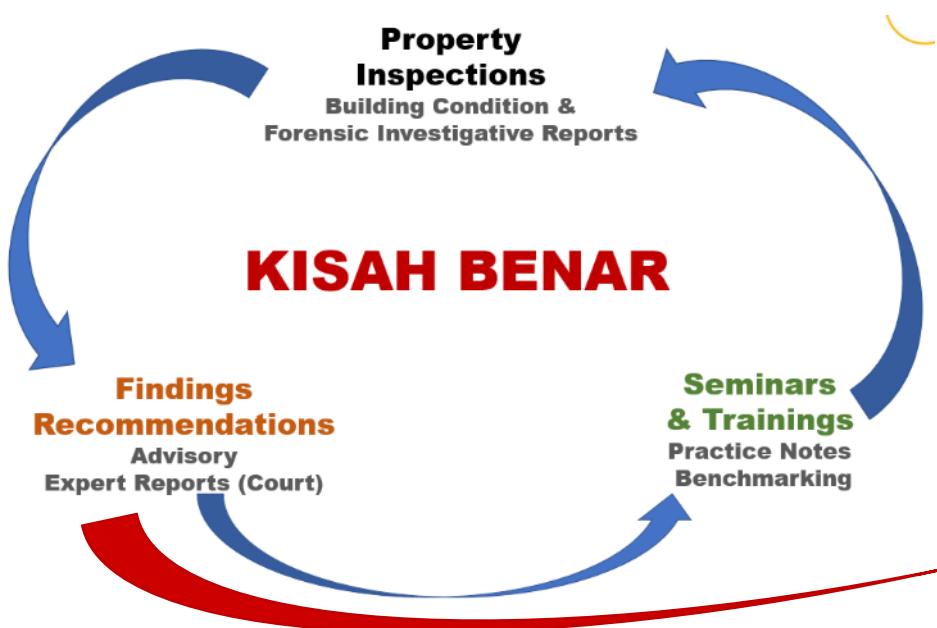
President, Institute of Landscape

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

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

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:

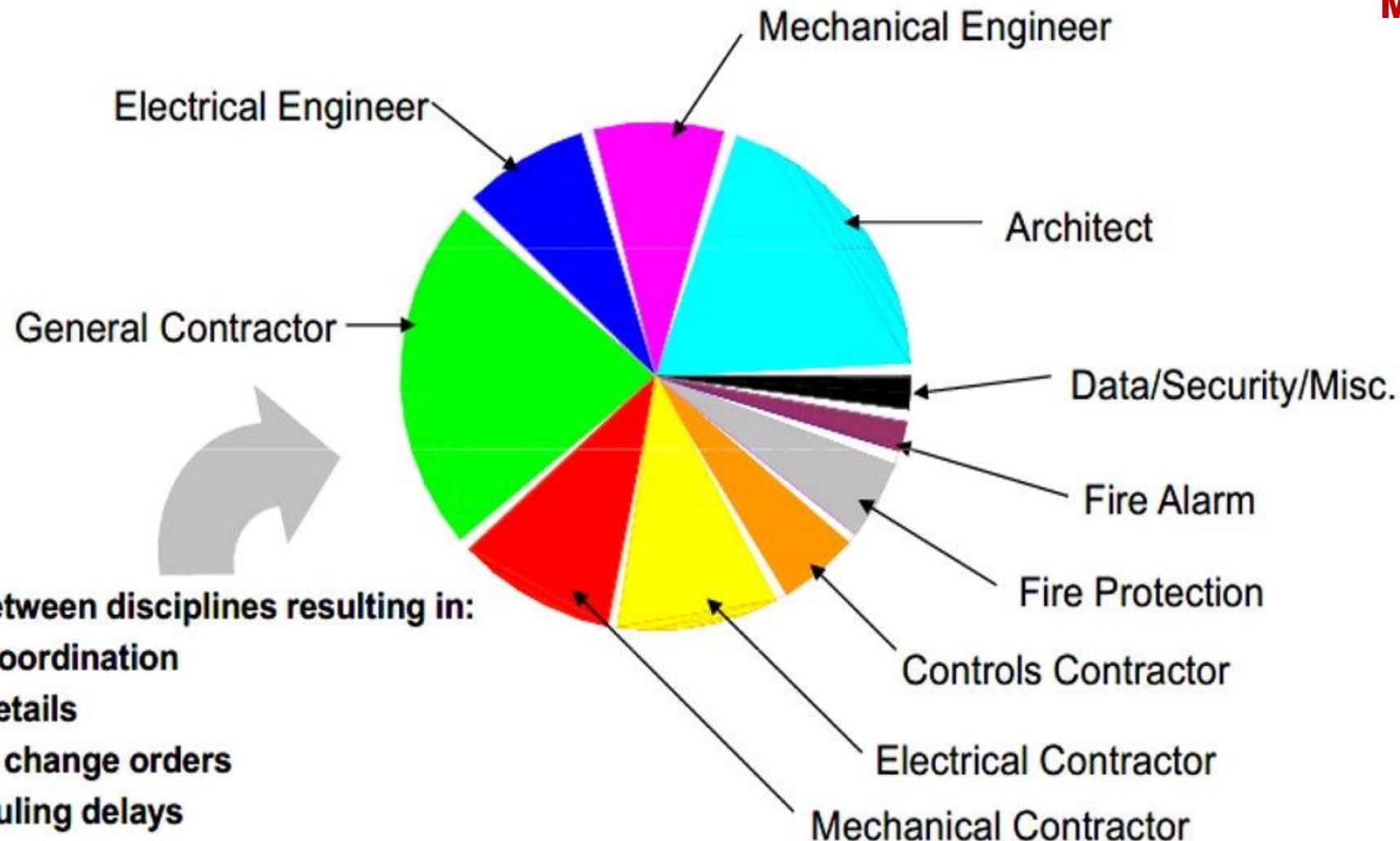
- a) Common Challenges faced by JMB and MC for Stratified properties in Property Maintenance.
- b) Understanding As-Built Drawings, Operational & Maintenance Manuals
- c) Understanding Latent Defects.
- d) SMA 2013 – what does it mean to my condo?
- e) Rethinking Building Safety in Tahfiz Schools – (similar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

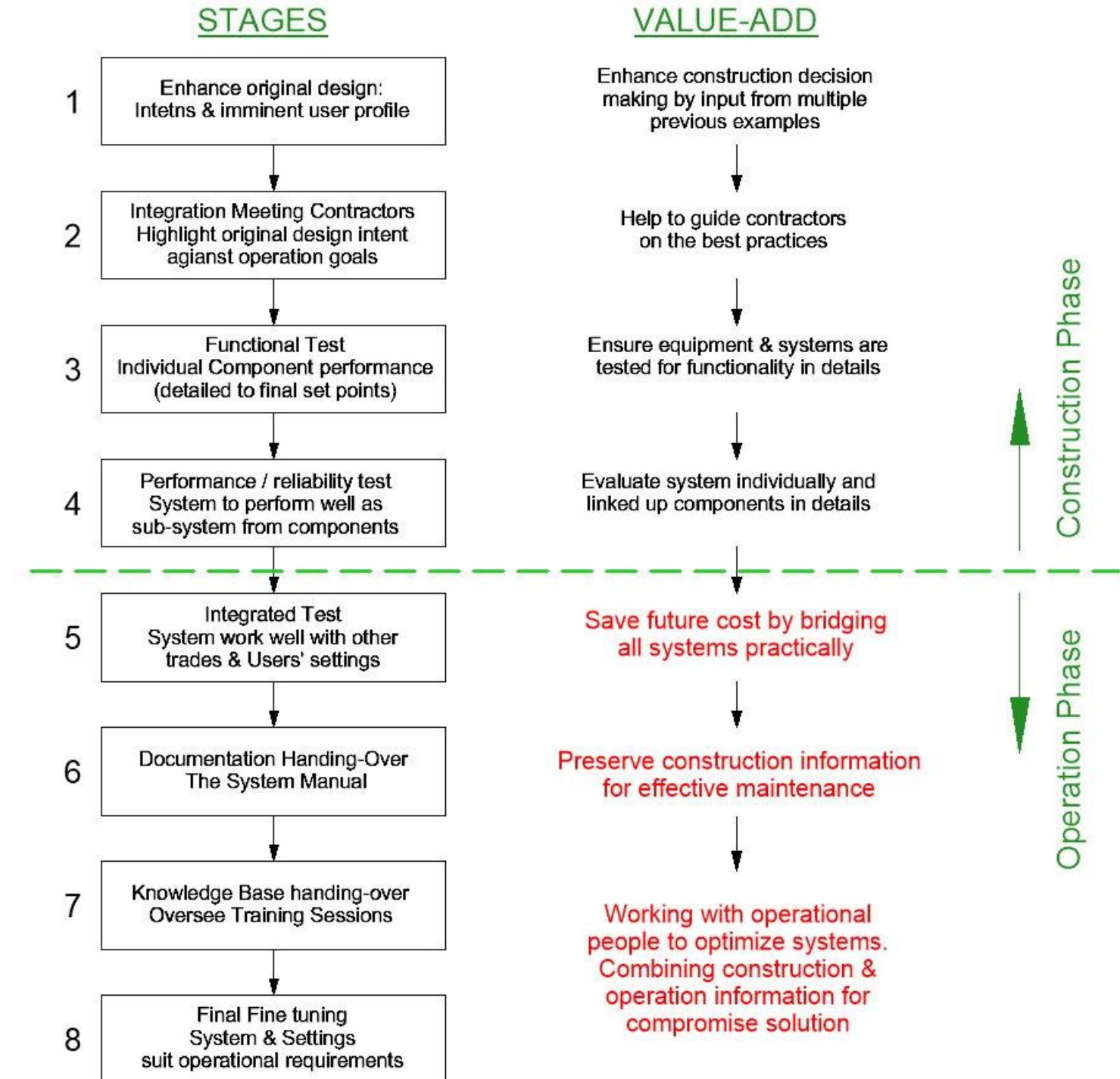
New Modules – work in progress:

- 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

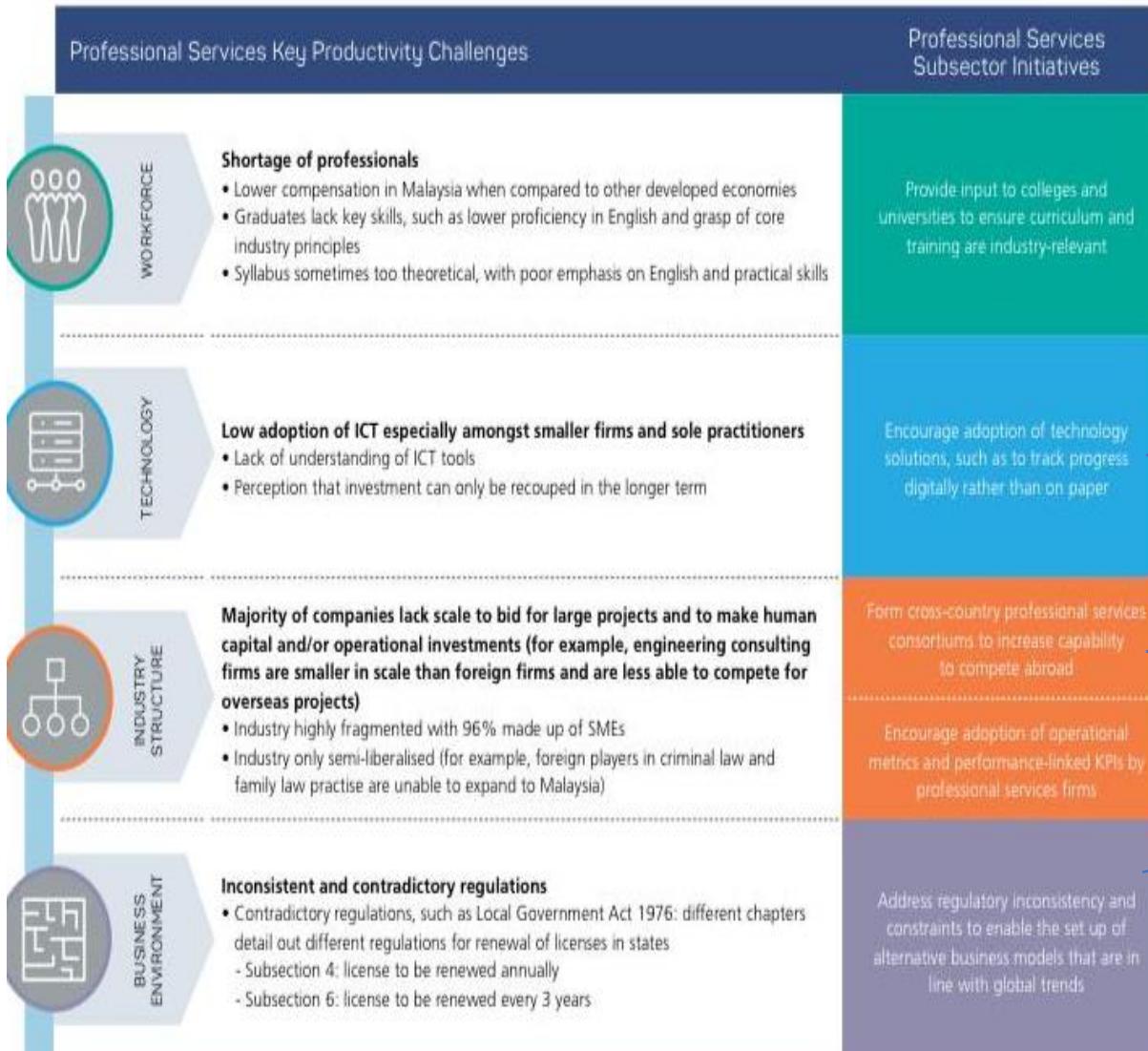
Trainings:
Tier 1
Tier 2
Master Class





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