

ZERIN PROPERTIES

Property & Facilities
Management Services



ZERIN PROPERTIES URUS HARTA



Core Services

Our professionals have extensive experience with all asset types, including residential, office, hospitality, industrial, and retail.

Building Management

- Customer service management
- Routine & periodic building inspection
- Preventive maintenance & breakdown maintenance/repairs
- Liaison with external contractors and authorities

Integrated Facilities Management

- Routine & periodic facilities inspection and testing
- Preventive maintenance & breakdown maintenance/repairs
- Liaison with external contractors and authorities
- Building Audit

Services Management

- General & façade cleaning service
- Landscaping service
- Pest control service
- Rubbish collection
- Security detail
- Review of contracts

Financial Management

- Prepare management account
- Billing of & collection of charges
- Statutory payments and taxation
- Budgeting and planning
- System migration

Advisory & Research

- Advice on Statutory Requirement
- Advice on upgrading works
- Advice of Related Insurance Coverage
- Explore Potential Additional Revenue Generation
- Advice & Conducting AGM/EGM for Self Managed Properties
- Handover from Developer to JMB

Z E R I N
P R O P E R T I E S
U R U S H A R T A

Tenancy & Financial Management

At Zerin Properties Urus Harta, we watch your money as if it is our own; working harder everyday to give you more value for your investment with us. We work smarter to ensure that your property offers you more fiscal stability as well as physical soundness.

It is common knowledge that the financial well being of a property is imperative to it being a success. Zerin Properties Urus Harta offers its clients and patrons unique solutions to tenancy and financial management to put you way ahead of your competition on the road to distinguished accomplishment. This includes:

- assistance in marketing of available spaces for rental within your property;
- provision of tenancy management and administration services;
- preparation of invoices for rental, service charges, utilities and the collection process; and
- preparing a management account on the income and expenses incurred.

Value Added Services

“We walk the extra mile so you don’t have to”

Our doors are always open to ensure that you are always fully satisfied in every way. That’s why we offer more than what our competitors do. Zerin Properties Urus Harta also offers:

- Project Consultancy & Management
- Conducting AGMs & EGMs for Self Managed Properties
- Car Park Operations
- Real Estate Agency Services
- Warranty Management
- Energy Management etc.
- Concierge Service

Come on over and talk to us over a cuppa on what we can do for your property that would make you leave our offices with a broad smile on your face!

Track Record – Residential

Our current Asset Management portfolio for Residential developments - delivering the very best to our satisfied Clients & Partners alike.

No.	Project Description	Scope of Works	Building Status	Location	Duration of Contract
1.	Suasana Iskandar Johor Bahru (300 units)	Property Management, Building Maintenance & Supervision of all building Contracts.	Mixed Development	Johor Bahru	1 +1 years (Beginning Jan 2019)
2.	Somerset Puteri Harbour, Johor Bahru (168 units)	Property Management, Building Maintenance & Supervision of all building Contracts.	Mixed Development	Puteri Harbour, Medini Iskandar	1 +1 years (Beginning Jan 2019)
3.	Suasana Bukit Ceylon (310 units)	Property Management, Building Maintenance & Supervision of all building Contracts.	Mixed Development	Kuala Lumpur	1 +1 years (Beginning Aug 2019)
4.	Taman Desa Pesona (100 units)	Property Management, Building Maintenance & Supervision of all building Contracts.	Residential Apartment	Petaling Jaya	1 +1 years (Beginning Sep 2019)
5.	Li Villa (22 units)	Property Management, Building Maintenance & Supervision of all building Contracts.	Townhouse	Petaling Jaya	1 +1 years (Beginning Sep 2019)
6.	Izen @ Kiara 2 (244 units)	Property Management, Building Maintenance & Supervision of all building Contracts.	Mixed Development	Mont' Kiara	1 +1 years (Beginning Mar 2020)

Track Record – Residential

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No.	Project Description	Scope of Works	Building Status	Location	Duration of Contract
7.	Pantai Hillpark 5 (470 units)	Property Management, Building Maintenance & Supervision of all building Contracts.	Residential Condominium	Bangsar	1 +1 years (Beginning Apr 2020)
8.	TAR Villa (100 units)	Property Management, Building Maintenance & Supervision of all building Contracts.	Residential Apartment	Setapak	1 +1 years (Beginning May 2020)
9.	Antilla Lagoon Villas (120 units)	Property Management, Building Maintenance & Supervision of all building Contracts.	Residential Townhouses	Kota Kemuning	1 +1 years (Beginning Sept 2020)
10.	Pangsapuri Damai (600 units)	Property Management, Building Maintenance & Supervision of all building Contracts.	Residential Condominium	Sect 25 Shah Alam	1 +1 years (Beginning Dec 2020)
11.	The Villa @ Serai Saujana (88 units)	Property Management, Building Maintenance & Supervision of all building Contracts.	Residential Landed	Saujana Subang	1 +1 years (Beginning Oct 2020)
12.	iZen @ Kiara 1 (340 units)	Property Management, Building Maintenance & Supervision of all building Contracts.	Residential Condominium	Mont Kiara	1 +1 years (Beginning Nov 2020)

Track Record – Commercial

Our current Asset Management portfolio for Commercial developments - delivering the very best to our satisfied Clients & Partners alike.

No.	Project Description	Scope of Works	Building Status	Location	Duration of Contract
1.	AIA Malaysia Berhad –88 Leboh Bishop, Georgetown, Pulau Pinang	Non-Comprehensive Facility Management. Building Maintenance. All Mech/Elect. and Rectification works plus Supervision of all building Contracts.	Commercial Office & Retail	Pulau Pinang	1 + 1 years (Beginning May 2019)
2.	AIA Malaysia Berhad – 41-45, Jln Seenivasagam, 30450 Ipoh	Non-Comprehensive Facility Management. Building Maintenance. All Mech/Elect. and Rectification works plus Supervision of all building Contracts.	Commercial Office & Retail	Perak	1 + 1 years (Beginning May 2019)
3.	AIA Malaysia Berhad –B-10 & B-12, Jln Tun Ismail 1, Sri Dagangan Business Centre, 25000 Kuantan, Pahang	Non-Comprehensive Facility Management. Building Maintenance. All Mech/Elect. and Rectification works plus Supervision of all building Contracts.	Commercial Office & Retail	Pahang	1 + 1 years (Beginning May 2019)
4.	AIA Malaysia Berhad – 20-21 Jln Dato Lee Fong Yee, 70000 Seremban, Negeri Sembilan	Non-Comprehensive Facility Management. Building Maintenance. All Mech/Elect. and Rectification works plus Supervision of all building Contracts.	Commercial Office & Retail	Negeri Sembilan	1 + 1 years (Beginning May 2019)
5.	AIA Malaysia Berhad – 9E & 9F, Admiral Marina Crescent, Batu 5, Jln Pantai, 71050 Port Dickson, Negeri Sembilan	Non-Comprehensive Facility Management. Building Maintenance. All Mech/Elect. and Rectification works plus Supervision of all building Contracts.	Commercial Office & Retail	Negeri Sembilan	1 + 1 years (Beginning May 2019)

Track Record – Commercial

Our current Asset Management portfolio for Commercial developments - delivering the very best to our satisfied Clients & Partners alike.

No.	Project Description	Scope of Works	Building Status	Location	Duration of Contract
6.	AIA Malaysia Berhad – Lot 4351, No 54, 54A, 54B, 54C, Jln Rahmat, Bandar Penggaram, 83000 Batu Pahat, Johor	Non-Comprehensive Facility Management. Building Maintenance. All Mech/Elect. and Rectification works plus Supervision of all building Contracts.	Commercial Office & Retail	Johor	1 + 1 years (Beginning May 2019)
7.	AIA Malaysia Berhad – Lot 7800, 2 Jln Bukit Timbalan, Johor Bahru, 80000 Johor	Non-Comprehensive Facility Management. Building Maintenance. All Mech/Elect. and Rectification works plus Supervision of all building Contracts.	Commercial Office & Retail	Johor	1 + 1 years (Beginning May 2019)
8.	AIA Malaysia Berhad – 216, Jalan Siong Thian Cheok , Kuching, Sarawak	Non-Comprehensive Facility Management. Building Maintenance. All Mech/Elect. and Rectification works plus Supervision of all building Contracts.	Commercial Office & Retail	Sarawak	1 + 1 years (Beginning May 2019)
9.	AIA Malaysia Berhad – No. 20, Jalan Rubber, Kuching, Sarawak	Non-Comprehensive Facility Management. Building Maintenance. All Mech/Elect. and Rectification works plus Supervision of all building Contracts.	Commercial Office & Retail	Sarawak	1 + 1 years (Beginning May 2019)
10.	Menara Sunway	Non-Comprehensive Facility Management. Building Maintenance. All Mech/Elect. and Rectification works plus Supervision of all building Contracts.	Commercial Office	Bandar Sunway	1 + 1 years (Beginning July 2019)

Track Record – Commercial

Our current Asset Management portfolio for Commercial developments - delivering the very best to our satisfied Clients & Partners alike.

No.	Project Description	Scope of Works	Building Status	Location	Duration of Contract
11.	Sunway Tower	Non-Comprehensive Facility Management. Building Maintenance. All Mech/Elect. and Rectification works plus Supervision of all building Contracts.	Commercial Office	Jalan Ampang	1 + 1 years (Beginning July 2019)
12.	Sunway Putra Tower	Non-Comprehensive Facility Management. Building Maintenance. All Mech/Elect. and Rectification works plus Supervision of all building Contracts.	Commercial Office	Sunway Putra	1 + 1 years (Beginning July 2019)
13.	Wisma Sunway	Non-Comprehensive Facility Management. Building Maintenance. All Mech/Elect. and Rectification works plus Supervision of all building Contracts.	Commercial Office	Shah Alam	1 + 1 years (Beginning July 2019)
14.	Pinnacle Annex	Non-Comprehensive Facility Management. Building Maintenance. All Mech/Elect. and Rectification works plus Supervision of all building Contracts.	Commercial Office	Bandar Sunway	1 + 1 years (Beginning July 2019)
15.	Sunway Pyramid Shopping Mall	Non-Comprehensive Facility Management. Building Maintenance. All Mech/Elect. and Rectification works plus Supervision of all building Contracts.	Commercial Retail	Bandar Sunway	1 + 1 years (Beginning July 2019)
16.	Sunway Carnival Shopping Mal	Non-Comprehensive Facility Management. Building Maintenance. All Mech/Elect. and Rectification works plus Supervision of all building Contracts.	Commercial Retail	Pulau Pinang	1 + 1 years (Beginning July 2019)

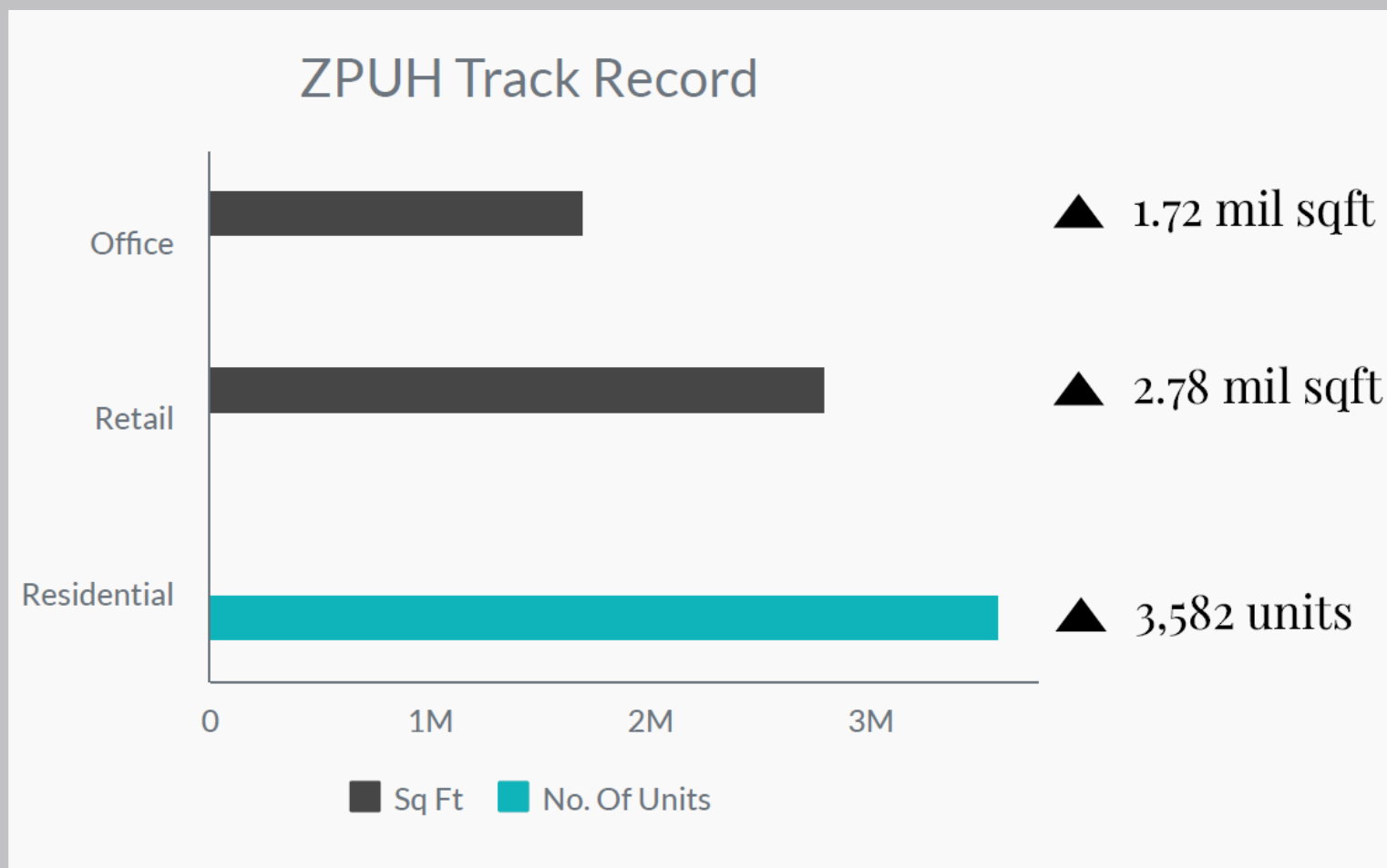
Track Record – Commercial

Our current Asset Management portfolio for Commercial developments - delivering the very best to our satisfied Clients & Partners alike.

No.	Project Description	Scope of Works	Building Status	Location	Duration of Contract
17.	Sunway Putra Mall	Non-Comprehensive Facility Management. Building Maintenance. All Mech/Elect. and Rectification works plus Supervision of all building Contracts.	Commercial Retail	Kuala Lumpur	1 + 1 years (Beginning July 2019)
18.	Sunway Clio Retail	Non-Comprehensive Facility Management. Building Maintenance. All Mech/Elect. and Rectification works plus Supervision of all building Contracts.	Commercial Retail	Bandar Sunway	1 + 1 years (Beginning July 2019)
19.	Sunway Pinnacle	Non-Comprehensive Facility Management. Building Maintenance. All Mech/Elect. and Rectification works plus Supervision of all building Contracts.	Commercial Office	Bandar Sunway	1 + 1 years (Beginning July 2020)
19.	Menara MIDF	Non-Comprehensive Facility Management. Building Maintenance. All Mech/Elect. and Rectification works plus Supervision of all building Contracts.	Commercial Office	Kuala Lumpur	1 + 1 years (Beginning Q1 2021)
20	PJ Industrial Facility	Non-Comprehensive Facility Management. Building Maintenance. All Mech/Elect. and Rectification works plus Supervision of all building Contracts.	Industrial	Sect. 51A, Petaling Jaya	1 + 1 years (Beginning Dec 2020)

Track Record

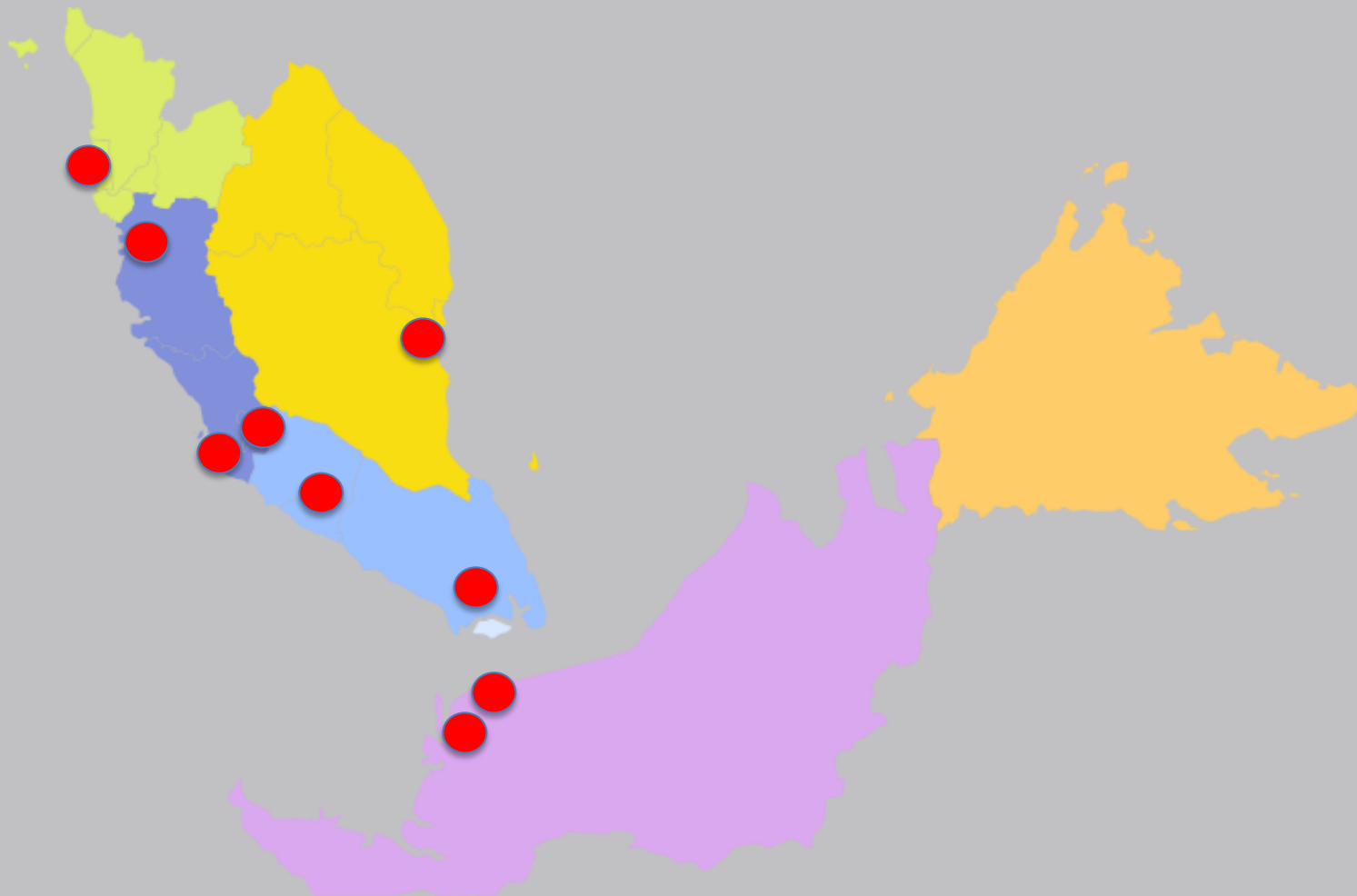
Our current Management portfolio for Residential & Commercial developments - delivering the very best to our satisfied Clients & Partners alike.



Track Record – Nationwide

Our Nationwide portfolio for Residential & Commercial developments - delivering the very best to our satisfied Clients & Partners alike.

NATIONWIDE PORTFOLIO



Award Won By Us:

- **Winner of Asia's Best Brand Awards 2018** – CMO's Best Brand award for Real Estate Services 2018.
- **Winner of MIEA Awards 2014 for Specialized Category** – Internet Marketing, usage of technology in real estate marketing
- **Best Real Estate Agency Marketing Malaysia** – by The International Property Awards in conjunction with Virgin Atlantic for One Mont Kiara 2013
- **Best Commercial Property Consultancy Marketing, Malaysia** - Highly Commended for the sale of 1 Mont Kiara 2011 by International Property Awards in Association with Bloomberg Television
- **Best Commercial Property Consultancy Website, Malaysia** - Highly Commended for www.officespace.com.my 2011 by International Property Awards in Association with Bloomberg Television
- **Overall Best Commercial Property Consultancy Marketing Malaysia** - 2010 by International Property Awards in Association with Bloomberg Television
- **Best Real Estate Strategy 2010 Asia Pacific** By RFP Magazine Hong Kong for the Evolution Capital Deal
- **Best Real Estate Agency Residential** in Malaysia 2010
- **Best Real Estate Agency Website for Asia Pacific 2009** by CNBC Asia Property Awards, 2009 for our www.klcc-living.com website
- **Specialized Deal Award for Tune Hotel – Evolution Capital Deal 2009** by MIEA (Malaysian Institute of Estate Agents)
- **Outstanding Individuals in Industry 2008**
International award issued by RFP Hong Kong to CEO, Previndran Sathurgasinghe
- **Best Real Estate Agent of The Year 2008**
by the Malaysian Institute of Estate Agents (MIEA) awarded to our CEO, Previndran Sathurgasinghe
- **Most Promising Entrepreneurship Award 2008** by Asia Pacific Entrepreneurship Award to our CEO, Previndran Sathurgasinghe





Previn Singhe
Founder & Group Chief Executive Officer

Previn is a real estate industry veteran, renowned in the industry for having structured some of the biggest real estate deals in the region. His unparalleled depth and breadth of knowledge of real estate and hospitality comes from over 20 years' experience in marketing, sales and consultancy in the property and hospitality industries. He is a registered Real Estate Agent with the Board of Valuers, Appraisers, and Estate Agents since 1995, and is also a Certified Residential Specialist from NAR and is a Registered Valuer and Property Manager. He is the Group CEO of Zerín Properties, Malaysia's premier real estate agency, which he founded in 2002.



Quek Wei Kin
Chief Executive Officer

Quek joined Zerín Properties in 2012 as a member of the business space team specializing in commercial real estate leasing and sales. Since then he has proven himself as strong performer and was Zerín Properties' highest grossing agent in 2014 and 2018. In terms of qualifications, he holds a BSc in Civil and Environmental Engineering from Cornell University, NY and is licensed as a property manager and probationary estate agent by the Board of Valuers, Appraisers and Estate Agents. Quek aims to improve the level of service in the property management industry in Malaysia with strong emphasis on proactive management, communication, efficiency and accountability.



Timothy Dawson
Chief Operating Officer

Tim Dawson has been in the real estate industry since before graduating with a Law Degree (LL.B) from Cardiff University. Prior to joining Zerin Properties he was working in the property management division of a local property developer. After joining Zerin Properties in late 2017 under the tutelage of the Group CEO of Zerin Properties Tim has made the transition into the property management arm – Zerin Properties Urus Harta. Tim ensures the operations of the company are ran efficiently and effectively whilst adhering to the Zerin Group's core values of Commitment to Serve, Customer Satisfaction and Corporate Responsibility



Aziz Shah
Chief Marketing Officer

A. Shah has over 10 years experience in the Real Estate Industry, Shah started off his Real Estate career in the Middle East. Being passionate to serve within the industry, he then decided to return to Malaysia to pursue this career thus beginning his lengthy tenure with the Business Space Team of Zerin Properties in February 2011. It was a natural transition for A. Shah into the group's Property Management arm to ensure the group's policies & visions are adopted and Client's continuing trust with the Zerin Properties Group remains intact, whilst utilizing his excellent technical know-how to most effectively fulfill the clients requirements.



Shirley Lai Swee Fong
Operations

Shirley is a former hotelier having worked in some of the finest branded hotels in Malaysia and globally. She has a passion for operations. With her background in hospitality and hotel management she ensures the properties under our care are managed to the standard expected of a hotel.

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