

ZERIN PROPERTIES

Property & Facilities
Management Services



ZERIN PROPERTIES URUS HARTA

Zerin Properties was founded on 14 January 2002 by Previndran Singhe with a team of only 5 persons. In less than two decades, we have quickly established a reputation as the real estate dealmaker in the region, and evolved into one of Asia's leading, award-winning real estate agencies.

At Zerin Properties, we aspire to be industry visionaries. We aim to be the real estate advisor of choice to successful individuals and companies, to deliver the gold standard of real estate services. Zerin Properties is a Registered and Licensed Real Estate Agency with the Board of Valuers, Appraisers and Estate Agents, Malaysia. We are proud to be a homegrown Malaysian brand that is now successfully exporting our unique expertise to markets abroad. We continue to offer our clients the same personalised service that we emphasised at the start, with a team of experts, we deliver practical, on-point real estate solutions from our offices in Kuala Lumpur and Penang.

We work at understanding and anticipating your real estate needs, so that we can suggest solutions that maximise your returns and minimise your risks; helping you to meet your ultimate life and business goals. We focus on selected market segments where we can achieve and maintain a leadership position. We continuously set new industry benchmarks, consistently developing new services in response to client needs and the evolving industry landscape.

Thus, it is out of this vision that our property management services arm was born. There is a gap in the market whereby the property management standard has remained stagnant and unchanging. We intend to set a new industry benchmark of Property Management standards utilizing our experience in Hospitality. Green. Technology.

Be ready to take your property to the next level, because we are!

With a Heartfelt Commitment to Serve,

Previndran Singhe,

Founder & Group Chief Executive Officer

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

Services Management

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

Financial Management

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

Advisory & Research

- Advice on Statutory Requirement
- Advice on upgrading works
- Advice of Related Insurance Coverage
- Explore Potential Additional Revenue Generation

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 Zerín 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. Zerín 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
- 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 - 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.	NU Tower 1 (26 Storey)	Non-Comprehensive Facility Management. Building Maintenance. All Mech/Elect. and Rectification works plus Supervision of all building Contracts.	GBI & MSC Cybercentre Status	KL Sentral	2+1 years (Beginning April 2017)
2.	Menara Allianz (NU Tower 2) (36 Storey)	Non-Comprehensive Facility Management. Building Maintenance. All Mech/Elect. and Rectification works plus Supervision of all building Contracts	GBI & MSC Cybercentre Status	KL Sentral	2+1 years (Beginning April 2017)
3.	Menara Standard Chartered	Non-Comprehensive Facility Management. Building Maintenance. All Mech/Elect. and Rectification works plus Supervision of all building Contracts	Commercial Office & Retail	Technology Park Malaysia, Bukit Jalil	2+1 years (Beginning May 2017)

*Services provided via Zerbina Engineering Sdn. Bhd.

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.	Seroja Apartments (374 units)	Property Management. Building Maintenance. All Mech/Elect. and Rectification works plus Supervision of all building Contracts.	Residential Apartment	Kepong	1 +1 years (Beginning May 2018)

Track Record – Experience

At Zerin Properties, our experience is non negotiable. Portfolio managed by our colleagues:

Moorthy Krishnan
Head, Property Management

RESIDENTIAL

Menara Hartamas Condo
Plaza Damas
Armanee Condominium
Platinum Hill PV5 Condominium
Ukay Villa Condominium,
Putra Condominium
Kg. Warisan Condominium

COMMERCIAL

D6 & D7, Sentul East
Hong Leong Bank
Hong Leong Assurance
CitiBank Malaysia

Ir. Hj. Abdul Majid Shah
Head, Asset Management

COMMERCIAL

NU Tower 1, KL Sentral
Menara Allianz (Nu Tower 2), KL Sentral
Menara Standard Chartered, Technology
Park

Kalaivanan Velaithon
Building Manager

RESIDENTIAL

Verde, Ara Damansara
Amaya Maluri Residence, Taman Maluri
Lake Edge, Puchong
The Capers, Sentul
Pandan Mewah Heights, Cheras



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





Previndran Singhe
Group CEO

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 ZerIn Properties, Malaysia's premier real estate agency, which he founded in 2002.



Moorthy Krishnan
Head, Property Management

Moorthy Krishnan has over 20 years' experience in Property Management, both at professional real estate management firms, and as the in-house property manager for various banks in Malaysia. With his unparalleled knowledge of the property management industry, Moorthy finds great pleasure in improving the quality of his clients' properties, and brings with him the discipline and vigor of over 14 years of service in Royal Malaysian Navy in 1978.



Ir. Hj. Abdul Majid Shah
Head of Asset Management

Ir. Majid has held various senior positions in the engineering profession whilst being employed by Harissons Lister Eng., Sime Darby Plantations Bhd. and later with Goodyear Malaysia Bhd. before being employed on managing production facilities on International assignments in USA, Indonesia and the Philippines. Prior to retiring in 2008 he was also the Chief Executive Officer of Alam Flora Sdn. Bhd.. Ir. Hj. Abdul Majid has also extensive experience in Facility Management and has also attended Facility management Training Module (KK-T-048) conducted by CIDB, Malaysia. He held the position of Executive Director at Semasa Services Sdn. Bhd. before being appointed as Head, Asset Management at ZerIn Properties Urus Harta where he seeks to improve the services in the sector.



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



Tim Dawson
Operations

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



Yaziru Amiru
Executive, Property Management

Yaziru Amiru, graduated from the Universiti Teknologi Malaysia (UTM) after completing a Bachelor's degree in Property Management in November of 2018. Yaziru also completed studies in Valuation, Estate Agency & Property Management as a major during his time at UTM.

Having completed his internship at Firdaus & Associates Property Professional – Valuation & Property management department, Yaziru knew this was the industry for him and has now started his first job at ZerIn Properties.

Having a great passion in Property Management, Yaziru is determined and eager to boost the ZerIn Properties Urus Harta Team.

When not working, Yaziru is a keen sportsman, having represented Malaysia at the Asian Games 2018, Palembang as one of the nations top Skateboarders

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