



# "Malaysia's Leading Property Inspection Service Provider"

- **PROPERTY ENHANCEMENT**
- **ASSET PROTECTION**
- **SAFETY & PEACE OF MIND**

Home-owners and home-buyers can now be rest assured that their property is protected from early devaluation by having it inspected by accredited architects at a minimal cost.

The first few home inspections undertaken by the newly launched **Architect Centre Sdn Bhd**, an architectural service centre of Pertubuhan Akitek Malaysia (PAM) set-up in joint venture with Australian service provider, Archicentre Ltd., have proven to home-owners and home-buyers that investing a little goes a long way.

The home inspections found a number of significant defects resulting from lack of maintenance and repair such as:

- Dampness in internal walls surrounding bathrooms and wet areas
- Termites in the flooring and door frames
- Dangerous electrical wiring left without disconnection
- The absence of safety switches on switchboards
- Poorly maintained services, including water pipes, hot water systems, and drainage

With proper maintenance, a minor issue costing less than RM500 to repair would not turn into a major problem costing thousands to repair, placing people in danger and adding to health concerns.



It is recommended that house-owners prepare a maintenance program to ensure they do not also devalue their property over time.

**Architect Centre Sdn Bhd** provides property inspections and building advisory services by Accredited Architect Centre Architects to the Malaysian home-buyers, home-owners and property investors. It was officiated by the Minister of Housing and Local Government on the 8<sup>th</sup> of May 2008, with support from major players in the building industry to improve the quality of housing and buildings in Malaysia.

## Architect Centre Services

- **Property Inspections**
- **Building Advisory Services**
- **Seminars & Skills Training**

### PROPERTY INSPECTION SERVICES

A professional assessment through a systematic visual inspection of an existing building providing an analysis of the building condition prior to the purchase, rental or renovation.

- A 300-point checklist report includes identification of defects, possible causes and suggestions on remedying the defects
- A specialist trade guide is referenced for rectifications or improvements
- Same-day verbal report and fast turnaround
- Repair and maintenance advice

*Architect Centre conducts Pre-Purchase Inspection, Established Property Inspection, Pre-Tenancy and Post-Tenancy Inspection and Pre-Renovation Inspection.*

### BUILDING ADVISORY SERVICES

Professional advice on planning, procedural, technical matters, design and defects issues.

- **Architect Advice Report**
- **Ask An Architect**

*For those who are planning to buy a house or an apartment, retail shops, factories or any other commercial property for investment, make sure you don't take unnecessary risks.*

### SEMINARS & SKILLS TRAINING

- To create awareness and educate Malaysian home-owners and home-buyers on the quality standards of buildings
- To provide skills training to tradesmen to upgrade their skills and produce quality workers

### Why Architect Centre?

- Accredited Architects are specially trained to carry out systematic visual inspection on site to identify defects and recommend solutions.
- Services are "packaged" into streamlined set fee, set-service formats
- Public now have access to a range of professional architectural services at affordable rates.



### Aims

As an independent property inspection service provider, the centre aims to be the foremost national authority on property related issues (housing) throughout Malaysia providing advice on issues which affect the properties and construction industries. The centre also aims to strengthen the housing and building industry, and empower the public through education.

### Benefits:

- A comprehensive visual inspection and 300- point report of the property
- Provides basis to assist in evaluating the appropriate purchase price of the property
- Risk assessment – provides building condition analysis
- All services are independent, therefore are completed without bias to the client or a third party

## CONTACT US TODAY!

**Architect Centre Sdn Bhd (805977-A)**  
 4 & 6 Jalan Tangsi  
 50480 Kuala Lumpur Malaysia  
 t +603 2698 2488  
 f +603 2698 3488  
 e info@architectcentre.com.my  
 w www.architectcentre.com.my