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 BEFORE 5PM,  
 MAY 12, 2008**

## CONTEST 2008

*haven/The Edge My Dream Home Contest 2008 is open to detached/semi-detached, terraced homes and condominiums located in Kuala Lumpur or Selangor. Contest forms are available at The Edge (3rd floor), Lot 6, Jalan 51/217, 46050 Petaling Jaya (Tel: 03-77879988/9910), Pertubuhan Akitek Malaysia (PAM) Secretariat or Institut Perikhabentuk Dalam Malaysia (IPDM) Secretariat, 4 & 6 Jalan Tangsi, 50480 Kuala Lumpur (Tel: 03-26934182/26915607). It may also be downloaded from [www.theedgejaily.com](http://www.theedgejaily.com).*



# Professional advice for homebuyers

**P**lanning to buy a property or renovate one? Often, it helps if one had some form of professional advice when making such important decisions. The public will be pleased to know that professional help is now available with the setting up of Architect Centre Sdn Bhd. This is a service centre established by Pertubuhan Akitek Malaysia (PAM) in a joint venture with Australian service provider Archicentre Ltd that aims to provide property inspection and building advisory services to the Malaysian public for a fee.

Architect Centre's operations and service delivery are tailored after Archicentre's success model in providing professional asset management services since 1981. Archicentre, a fully owned subsidiary of the Royal Australia Institute of Architects, has become a prestigious household name in the Australian building industry, with 27 years of experience in a wide range of building inspection services and architectural advice.

Architect Centre's services will include:

- Property inspection — pre-purchase, pre-handover and tenancy inspection;
- Building advisory services; and
- Seminars and skills-based training.

### Property inspection

The architect goes around the ground, under the floor, onto the roof and through the house, reporting on any visible faults. A comprehensive 300-point checklist includes helpful suggestions on renovation and a cost estimation of remedying the defects. There is a specialist trade guide for rectifications or improvements. There's also a same-day verbal report by telephone so clients can act fast. Clients will have the required information to negotiate a reasonable purchase price while ensuring a higher quality product.

### Building advisory services

An architect's report offers clients advice on planning, procedural and technical matters, and design and defect issues. In the absence

of a Malaysian building standard for tolerance in building and work quality, problems can arise over what is perceived as acceptable workmanship by different parties. Hence critical assessment and formal documentation in the form of a report by an independent body could minimise the risks of contractual issues in rectifying defective works and resolving building disputes. If you are investing in apartments, retail shops, factories or any other commercial property, make sure you don't take unnecessary risks.

### Seminars and skills-based training

A regular series of seminars on topics relevant to the homeowner and homebuyer markets aims to create awareness and educate people on building quality standards in line with their improved quality of life and income.

Skills-based training programmes will be offered to tradesmen, such as carpenters, plumbers and construction workers, to upgrade their skills

by drawing from the expertise of their Australian counterparts.

### Why Architect Centre?

Architect Centre-accredited architects are specially trained to carry out systematic visual inspection on site to identify defects and recommend improvements. Services are packaged into streamlined formats so that people who might not otherwise have considered using an architect can have access to a range of professional architectural services at affordable rates.

Architect Centre aims to promote a mindset change on quality assurance standards in terms of accountability in workmanship and to meet consumers' expectation of greater quality standards for the property that they are investing in.

The centre takes an independent role in closing the work quality gaps among architects, contractors and builders, leading to a higher standard of professionalism while ensuring customer satisfaction.

For more information on Architect Centre, call PAM at (03) 2693 4182. ■