



# SINAR TEKNIK URUS HARTA SDN BHD

(500575-A)

*Your preferred facilities manager*



COMPANY

PROFILE

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**Sinar  
Teknik**  
Urus Harta

# 1. ABOUT US

● **Sinar Teknik Urus Harta Sdn Bhd** was incorporated in 1999 with a dynamic team of personnel equipped with experiences in Facilities Management and Maintenance industry. With proven track records over the years, Sinar Teknik has secured contracts from reputable corporations. We ● plan, ● manage and ● deliver superior Facilities Management services.



# 2. VISION

We strive for excellence to be the ● **preferred service provider** in facilities management.



# 3. MISSION

Our mission is ● to provide the highest quality services to our customers in facilities management. We take pride in delivering our customers' needs and committed to meet the ● highest standard in the industry.

● To create awareness in Facilities Management.

## 4. QUALIFICATION:

### 4.1. KEMENTERIAN KEWANGAN (MINISTRY OF FINANCE)

No. 205863



**KEMENTERIAN KEWANGAN MALAYSIA**  
**AKUAN PENDAFTARAN KONTRAKTOR**

No. RUJUKAN PENDAFTARAN : 357-01000166

TEMPOH : 11/03/2006 - 10/03/2009

Bahawa dengan ini diperakui syarikat:

SINAR TEKNIK URUS HARTA SDN BHD  
11B, JALAN PETALING UTAMA 12  
PETALING UTAMA,  
JALAN KLANG LAMA  
46000 PETALING JAYA  
SELANGOR

telah berdaftar dengan Kementerian Kewangan Malaysia dalam bidang bekalan/perkhidmatan di bawah kepala dan sub-kepala berikut:

.....  
200100, 220101, 220103, 220104, 220105, 220109, 220111, 220113, 220115,  
220301, 220401, 220402, 220403, 220802 \*\*\*  
.....

Kelulusan ini adalah tertakluk kepada syarat-syarat seperti dinyatakan di sebelah

  
**HJ. MD. ISA BIN MD. YUSOP**  
Bahagian Pengurusan Perolehan Kerajaan  
b.p. Ketua Setiausaha Perbendaharaan  
Kementerian Kewangan Malaysia

13/03/2006

Bertarikh:



## 4.1.1. SCOPE IN MOF

<b>Heading/Kepala</b>	<b>Scope/Bidang</b>
200100	<i>Motors and Moving items including spare-parts/Motor dan alatubah (termasuk alat ganti)</i>
220101	<i>Air Conditioning System/Alat Hawa Dingin</i>
220103	<i>Fire Fighting and Extinguishers/Alat Kebompaan/Pemadam Api</i>
220104	<i>Alarm and Public Address/Alat Semboyan Perhubungan/Penyiaran</i>
220105	<i>Hospital Equipments/Alat Kelengkapan Hospital/Makmal</i>
220109	<i>Electrical System/Perkakas Sistem Elektrik</i>
220111	<i>Security Control Equipments/Peralatan Kawalan Keselamatan</i>
220113	<i>Mechanism System (Conveyor, lift, etc)</i>
220115	<i>Pump/Paip Air dan Komponen</i>
220301	<i>Pest Control/Kawalan Serangga Perosak/Termite bangunan</i>
220401	<i>Building cleaning/Mencuci Bangunan</i>
220402	<i>Compound Cleaning/Membersih Kawasan</i>
220403	<i>Waste Disposal/Mengangkat Sampah</i>
220802	<i>Building Maintenance/Bangunan</i>

## 4.1.2. BUMIPUTERA STATUS FROM MOF

BP 109825



**KEMENTERIAN KEWANGAN MALAYSIA**

**AKUAN PENDAFTARAN KONTRAKTOR BUMIPUTERA**

No. RUJUKAN PENDAFTARAN : 357-01000166

TARIKH TAMAT PENGIKTIRAFAN : 10/03/2009

Bahawa dengan ini diperakui syarikat:

SINAR TEKNIK URUS HARTA SDN BHD  
11B, JALAN PETALING UTAMA 12  
PETALING UTAMA,  
JALAN KLANG LAMA  
46000 PETALING JAYA  
SELANGOR

telah diiktiraf sebagai Kontraktor Bumiputera oleh Kementerian Kewangan  
Malaysia. Kelulusan ini adalah tertakluk kepada syarat-syarat seperti yang  
dinyatakan di sebelah.



**HJ. MD. ISA BIN MD. YUSOP**

Bahagian Pengurusan Perolehan Kerajaan  
*b.p.* Ketua Setiausaha Perbendaharaan  
Kementerian Kewangan Malaysia.

Bertarikh: 13/03/2006



## 4.2. CONSTRUCTION INDUSTRY DEVELOPMENT BOARD MALAYSIA CIDB

A 55135



**CIDB  
MALAYSIA**

# Perakuan Pendaftaran

Adalah dengan ini diperakui bahawa kontraktor yang dinyatakan di bawah ini telah berdaftar dengan Lembaga mengikut Bahagian VI Akta Lembaga Pembangunan Industri Pembinaan Malaysia 1994. Pendaftaran ini adalah tertakluk kepada syarat-syarat yang telah ditetapkan di belakang Perakuan ini

No Pendaftaran: 0120010228-SL062515

Nama Kontraktor : SINAR TEKNIK URUS HARTA SDN BHD  
 Alamat Berdaftar : 71-1 JALAN MEGA MENDUNG BANDAR PARK  
 JALAN KELANG LAMA  
 58200 KUALA LUMPUR  
 WILAYAH PERSEKUTUAN

Gred, kategori dan pengkhususan berdaftar

G5	Tidak melebihi RM5,000,000	B	B09
G5	Tidak melebihi RM5,000,000	CE	CE14
G5	Tidak melebihi RM5,000,000	ME	M15 E05 M01
G7	Tiada limit	ME	E04

Tarikh Mula Berkuatkuasa : 19 FEB 2004  
 Tarikh Habis Tempoh Perakuan : 01 MAR 2007\*

*\*Perakuan ini hendaklah diperbaharui seawal-lewatnya 60 hari sebelum tarikh habis tempoh.*

**STATUS : AKTIF - Kontraktor yang diawardkan projek semasa perakuan pendaftaran ini dikeluarkan.**

  
 ( DATUK R. HAMZAH HASAN )  
 Ketua Eksekutif  
 Bertarikh: 01 MAR 2006



### 4.2.1. SCOPE IN CIDB

Group	Category	Head	Description	Sub Head
G5	Contracts not more than RM5,000,000	B	BUILDING CONSTRUCTION	B09
		CE	CIVIL ENGINEERING	CE14
			MECHANICAL & ELETRICAL	ME15
				E05
				M01
G7	No limit	ME	MECHANICAL & ELECTRICAL	E04

# 5. QUALITY

## QUALITY MANAGEMENT SYSTEM

The adoption of ● Quality Management System is essential to ensure our growth and success. Our staffs are fully required to abide by the standards set for them, thus guarantees the procedures and instructions are properly executed.

Application of Quality Management System will maintain our ● professionalism in dealing with our business partners and customers.

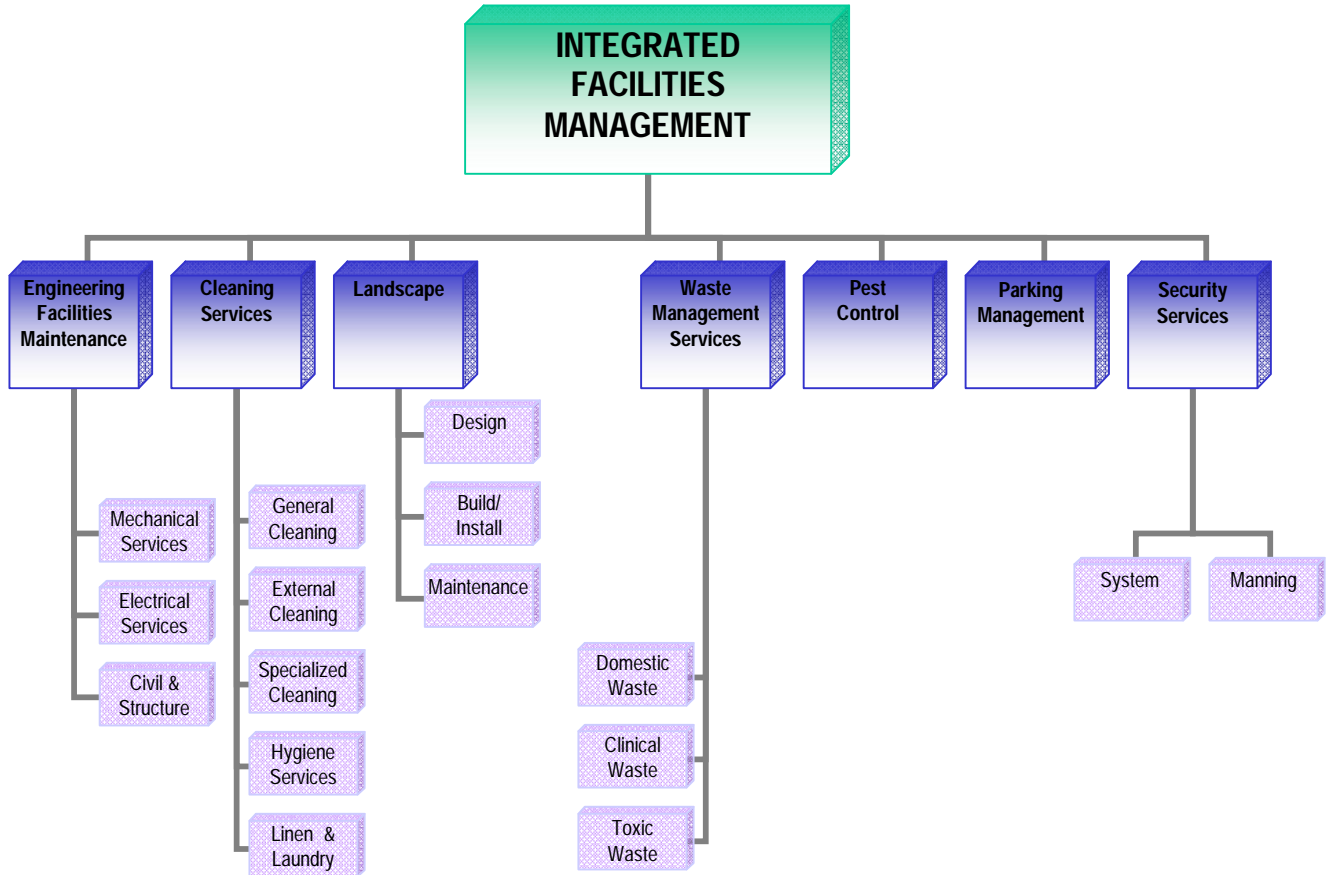
We are accredited with ISO in Facilities Management services.



## **ONE STOP CENTRE**

**We are a ‘One Stop Facilities Management’ Company. As promised by the very concept of outsourcing, we provide our services to our clients so that they will deal with only ● ONE contractor. Our Clients shall maximize their effort to focus on their core businesses instead. We as the management company, we ● plan, we execute and we monitor.**

# 6. OUR SERVICES





## MECHANICAL AND ELECTRICAL SYSTEMS MAINTENANCE

**SINAR TEKNIK URUS HARTA** specializes in •Mechanical and Electrical Maintenance.

•Apart from 'know how' experts, we do ensure that we possess proper certifications from the government authorities as well as conforming to all aspects of safety.

### **MANAGEMENT, MAINTENANCE AND SERVICING;**

We provide Planned Preventive Maintenance (PPM), Corrective Maintenance and Upgrading to the systems listed below:



### **MECHANICAL SYSTEMS:**

- ✚ Ventilation /Air Conditioning System
- ✚ Lift/Elevator
- ✚ Gondola/Building Maintenance Unit(BMU)
- ✚ Fire Fighting System
- ✚ Sanitary and Water Plumbing System
- ✚ Sewerage Treatment Plant (STP)
- ✚ Boilers
- ✚ PABX and Communication System
- ✚ Building Automation System



## ELECTRICAL SYSTEMS:

✚ HV (High Voltage) Installations Maintenance

✚ LV (Low Voltage) Installations Maintenance

✚ Lighting System

✚ Earthing System

✚ Lightning Protection Systems  
Maintenance

✚ Standby generator set

✚ MATV (master antenna TV)

✚ Uninterrupted Power Supply (UPS)



## MINOR CIVIL AND STRUCTURE

- Works like touch up painting, carpentry, iron mongery, sanitary and water plumbing are some of the scopes of services that we provide as part of facilities management. This is to ensure that the structure of buildings is maintained at its optimum level.



Before paint job



After paint job

However, we do major upgrading as and when needed or required. As the professional Facilities Manager, we have panel of experts in constructions as well as ID fit out to visualize designs and turn them into reality.



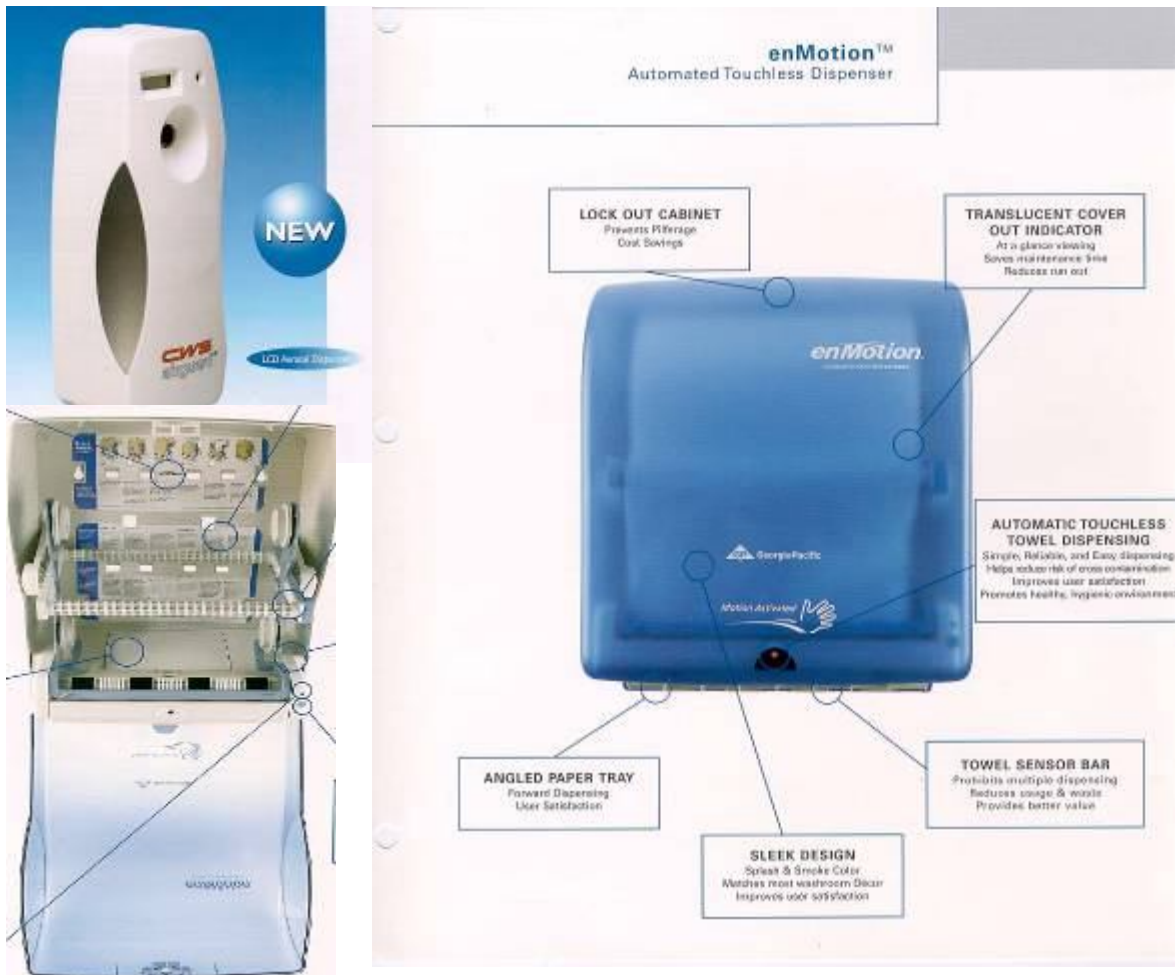
CLEANING SERVICES

We do all type of cleaning, ranging from simple daily cleaning up to special cleaning i.e. Air Duct cleaning and High Rise Building exterior cleaning. Our Cleaning services even include special stone-care (granite and marble care), which require delicate procedures.



HYGIENIC AND ENVIRONMENTAL CARE

In hygienic and environmental care, we provide top quality hygienic equipment to lavatories such as toilet rolls, jumbo rolls, soap dispensers, sanitary disposal bins and air fresheners.



## WASTE MANAGEMENT SERVICE



Our experiences in waste management are categorized in domestic waste management, clinical waste management and toxic waste management.

## LANDSCAPE SERVICES

As part of Comprehensive/Integrated Facilities Management, Landscaping plays a crucial role not only in environmental balance, but also as the part of aesthetic aspect of a building compound. Our expertise (horticulturists) will begin his/her services by surveying your area to investigate your immediate needs and to improve your landscaping structure.

We design, build and maintain landscapes.



## PEST CONTROL

We provide comprehensive pest control services to our array of clients. The scope includes trapping/eliminating pest's insects and animals such as rats, cockroaches, mosquitoes and ants.



## SECURITY MANAGEMENT

We support all building automation system installed in your building. Safety does not come cheap; however, we will suggest the best system according to your requirement and specification not exceeding your budget.

We install, maintain and service Integrated Building Automation system includes: Card Access System, Video Surveillance, Closed Circuit Television (CCTV), Guard System, Security System, and Alarm System.

Safety, security and efficient compliance management play a key role in reducing your costs and increasing profitability. For that reason, assuring the safety and health of our customers and employees is a critical focus and a yardstick of competency for us. Our services begin with individual safety and security assessments to identify areas that constitute unnecessary risk for our customers. Then we design and implement a program to address your safety needs. We also install Entry system, Alarm, Security and CCTV. Our primary goals are to help you operate more safely and more cost-effectively.

## COMPUTERIZED MAINTENANCE MANAGEMENT SYSTEM (CMMS)

CMMS is widely used in Maintenance Industry to aid smooth running of operation. This system also ensures proper reporting is done. It also keeps proper track records/history which is being monitored for various purposes.

**CMMS** helps in:

- Work Orders
- PPM
- Equipment Classifying
- Service Requests
- Predictive Maintenance/Condition Monitoring
- Staffs Scheduling, Staffs History and Contractors Monitoring
- Parts and Inventory Control
- Purchasing
- System Calibration

## 7. CORPORATE INFORMATION



Registered Name  
**Sinar Teknik Urus Harta Sdn Bhd**

Office Address  
**No. 11B, Jalan Petaling Utama 12,  
Petaling Utama, Jalan Klang Lama,  
46000 Petaling Jaya,  
Selangor Darul Ehsan.**

Telephone  
**+603-77841027**

Facsimile  
**+603-77810449**

Date of Incorporation  
**6 December 1999**

Company Registration  
**500575-A**

Authorized Capital  
**RM 500,000.00**

Paid-Up Capital  
**RM 500,000.00**

Status  
**100% Bumiputera**

Bankers  
**Malayan Banking Berhad**

## 8. OUR KEY PERSONNEL

**AZRI AZMI**

Director

**NOORHASLIZA MOHD SAID**

Director

**MOHD NASRI HUSSAIN**

General Manager

Bcs in Mechanical Engineering  
University of Portland, Oregon, USA

**SHABUDIN ISMAIL**

Senior Operation Executive

Certificate in Mechanical Engineering, Polytechnic,  
Kelantan, Malaysia

**AHMAD TAUFIK MOHAMED**

Senior Area Executive

Bcs in Mechanical Engineering, UTM, Johor, Malaysia

**AMIR AYUB**

Facilities Manager

Diploma in Civil Engineering, UTM, Kuala Lumpur, Malaysia

**KHAIRUL TAJUDIN TALIB**

Business Development Assistant Manager

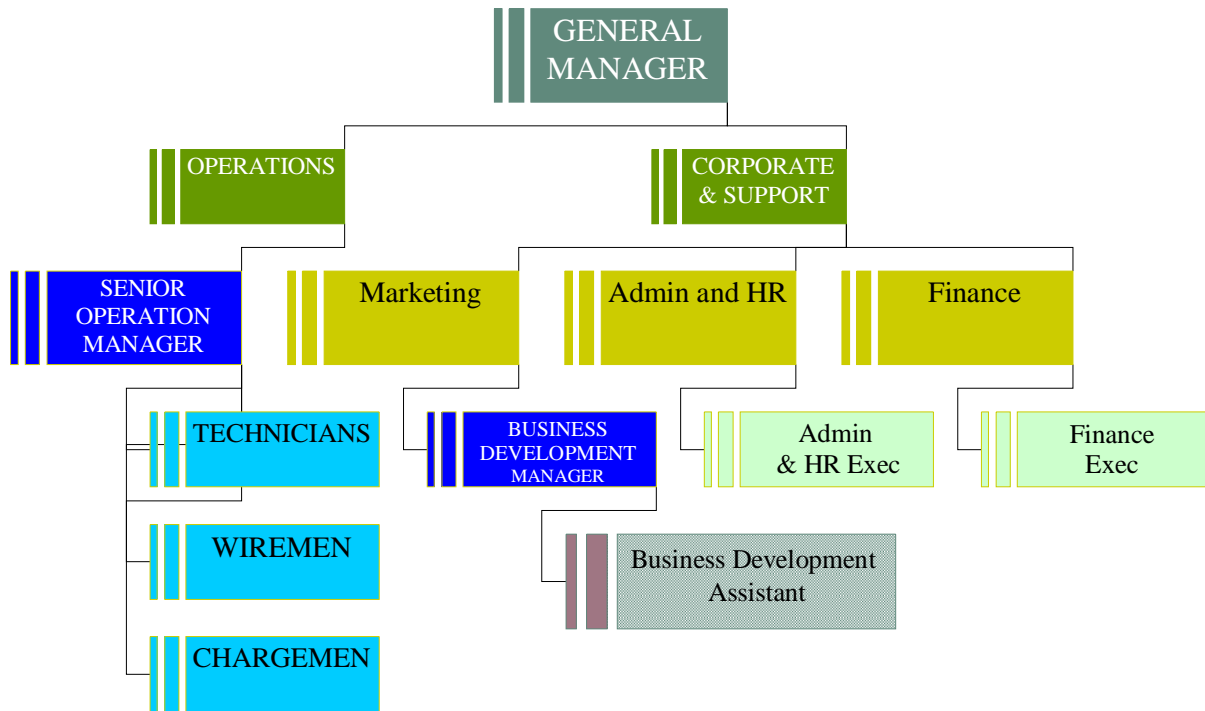
Dip in refrigeration and air conditioning technology,  
Malaysia France Institute, UniKL

**STRENGTHS**

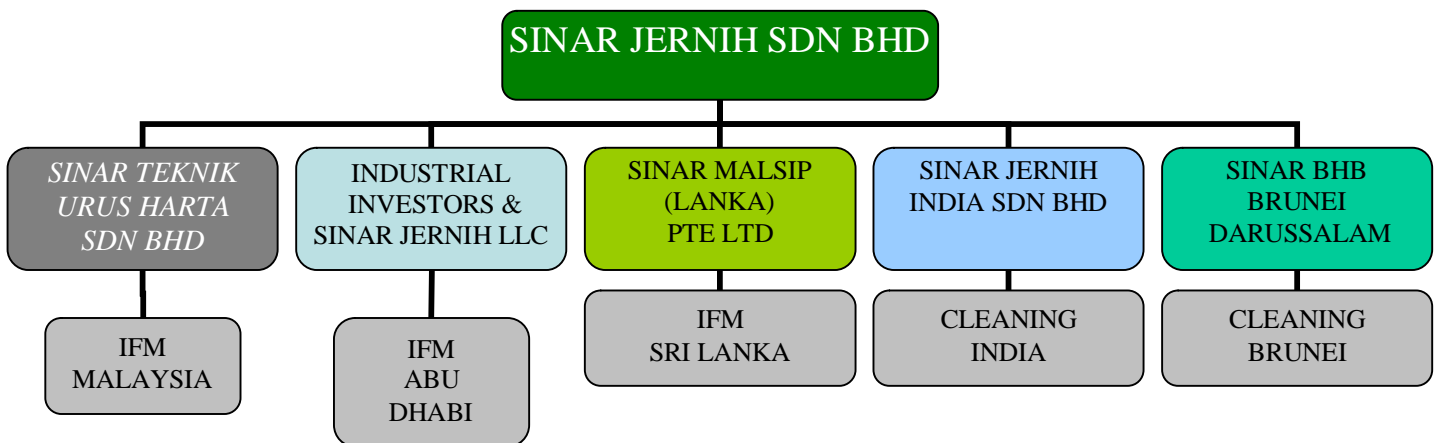
Technical, Corporate and Support Team-126 Dedicated Personnel

Cleaning and Housekeeping Team-3,800 personnel

# 9. ORGANIZATION CHART



# 10. GROUP OF COMPANIES



# 11. REGISTRATIONS

**Kementerian Kewangan Malaysia (KKM)-Ministry of Finance**

**Lembaga Pembangunan Industri Pembinaan Malaysia (CIDB)**

**Suruhanjaya Tenaga [Class A]**

**PETRONAS**

**PROTON**

**Tenaga Nasional Berhad (TNB)**

**Telekom Malaysia Berhad (TM)**

**Permodalan Nasional Berhad (PNB)**

**Expressway Lingkaran Tengah Sdn. Bhd (ELITE)**

**Malaysia Airlines System Berhad (MASB)**

**Projek Penyelenggaraan Lebuhraya Berhad (PROPEL)**

**PutraJaya Holdings Sdn Bhd**

**Lembaga Tabung Haji**

**Dewan Perniagaan Melayu Malaysia Negeri Selangor (DPMMS)**

# 12. EXPERIENCE

(Past and Present)



**FABER MEDI-SERVE SDN BHD**

**The Contract:**

Hospital Buildings and Facilities Maintenance for Hospital Support Services for 15 Hospitals in Kedah, Perlis and Pulau Pinang



**The Location:**

15 Hospitals in Kedah, Perlis and Penang.

**The Services:**

Mechanical and electrical  
Boilers  
Lifts  
Biomedical Waste Disposal

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## TELEKOM MALAYSIA BERHAD

**The Contract:**

Comprehensive Facilities Management

**The Location:**

MENARA TELEKOM (Rebung), Jalan Pantai, Kuala Lumpur.

**The services:**

Cleaning and Housekeeping Services  
Mechanical and electrical Maintenance  
Gondola Maintenance  
Document Conveyor Services  
CMMS



**PANTAI MEDIVEST SDN BHD**

**The Contract:**  
Ground Maintenance Services for 20 Hospitals in Negeri Sembilan, Melaka and Johor

**The Location:**  
20 hospitals in the southern region:  
Johor, Melaka and Negeri Sembilan

**The Services:**  
Landscape Services  
Cleaning Services



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**BANK SIMPANAN NASIONAL**

**The Contract:**  
Cleaning and Housekeeping services for Wisma BSN at Jalan Ampang.  
Cleaning and Housekeeping services for BSN at PKNS Complex.

**The Location:**  
BSN Headquarters, Jalan Ampang  
Branch Offices, Kompleks PKNS, Shah Alam

**The Services:**  
Housekeeping and Cleaning  
External Cleaning





**TIME DOTCOM BERHAD**

**The Contract:**  
Integrated Facilities Management at Wisma Time, Jalan Tun Razak, Kuala Lumpur



**The Location:**  
Wisma Time, Jalan Tun Razak:

**The Services:**  
Mechanical and Electrical  
Cleaning and Housekeeping  
Minor Civil and Structure Landscaping.

**KWSP (Employees Provident Fund) Negeri Kelantan**

**The Contract:**  
Comprehensive M&E Maintenance at KWSP Negeri Kelantan in Kota Bharu, Kelantan

**The Location:**  
Bangunan KWSP, Jalan Padang Garong, Kota Bharu, Kelantan



**The Services:**  
Mechanical Maintenance  
Electrical Maintenance

**PETRONAS (PETROLEUM NASIONAL MALAYSIA)**

**The Contract:**  
Maintenance of Electrical and Mechanical Systems at the Oil Refinery in Malacca

**The Location:**  
PETRONAS Penapisan (Melaka) Sdn Bhd, Sg. Udang, Melaka



**The Services:**  
Mechanical Maintenance  
Electrical Maintenance

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**JKR (MINISTRY OF WORKS) WILAYAH PERSEKUTUAN PUTRAJAYA**

**The Contract:**  
Comprehensive Maintenance of M&E and Cleaning Services at Government Buildings  
2G3&2G4, Putrajaya



**The Location:**  
2G3 & 2G4, Putrajaya

**The Services:**  
M&E Maintenance  
Minor Civil & Structure  
Cleaning Services  
External Cleaning  
Waste Disposal  
Pest Control



**TELEKOM MALAYSIA BERHAD**

**The Contract:**  
Comprehensive Facilities Management

**The Location:**  
MENARA CYGAL, Jalan Pantai, Kuala Lumpur.

**The services:**  
Cleaning and Housekeeping Services  
Mechanical and electrical Maintenance  
Gondola Maintenance



**TELEKOM MALAYSIA BERHAD**

**The Contract:**  
Comprehensive M&E Management and Maintenance

**The Location:**  
IBS PUTRAJAYA (EXCHANGE)  
IBS CYBERJAYA (EXCHANGE)  
SATELLITE FARM CYBERJAYA

**The services:**  
Mechanical and Electrical Maintenance  
Gondola Maintenance  
Lift System Maintenance



### **KWSP (Employees Provident Fund) Negeri Perlis**

**The Contract:**  
Comprehensive M&E Maintenance at KWSP Negeri Perlis in Kangar, Perlis

**The Location:**  
Cawangan Kangar, Blok Podium, Bangunan KWSP, Jalan Bukit Lagi, 01000 Kangar, Perlis.

**The Services:**  
Mechanical Maintenance  
Electrical Maintenance

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### **PROTON EDAR**

**The Contract:**  
Comprehensive M&E Maintenance at Proton Edar Centre of Excellence (COE)

**The Location:**  
Proton Edar Sdn Bhd  
Centre of Excellence  
Selangor



**The Services:**  
Mechanical Maintenance  
Electrical Maintenance  
Minor Civil and Structure

**AIRCONDITIONING SYSTEM SERVICES EXPERIENCE:**

1. MAA – Medicare Dialysis, Jalan Cheras
2. MAA – Medicare Dialysis, Jalan Ipoh
3. MAA – Medicare Dialysis, Kajang
4. Bangsar Suria Condominium, Bangsar
5. Life Style Health & Fitness, Bangsar
6. Sinar Jernih Sdn. Bhd., HQ
7. Bayu Angkasa Condominium, Bangsar
8. Desa Angkasa Condominium, Kuala Lumpur
9. Mayang Desa Condominium, Jalan Ampang
10. Amanah Raya Berhad, Jln.Semantan (Air Cool Package Unit)
  11. Seri Duta II Condominium, Jalan Duta
  12. Sery Sery Sdn. Bhd., Taman Melewati
13. Worldwide Recruitment Agency, Jalan Ipoh
14. Rahim & Co. Quantity Surveyors, Petaling Jaya
  15. Pantai Klang Medical Centre, Klang
16. Aroma Laundry & Dry Cleaners Sdn. Bhd., Dengkil Sepang
  17. Becthel Malaysia Inc., Kuala Lumpur
  18. Neuroweb Sdn. Bhd., Kuala Lumpur
19. Syarikat JASA A.S. Sdn. Bhd., Selangor
20. Surau Al-Syakirin, Bandar Utama, Damansara, Kuala Lumpur
  21. Advance Pact Sdn. Bhd. Damansara Perdana
  22. National Kidney Foundation, Klang
23. Putrajaya Marketing Complex c/o Rahim & Co.Chartered Surveyors Sdn. Bhd.
  24. PERNEC, Jalan Ulu Klang, Kuala Lumpur
25. Mutiara Reka Sdn. Bhd., Taman Setia Wangsa, Kuala Lumpur
  26. Pelita Hati Sdn. Bhd.
27. Omnicrest Sdn. Bhd., Damansara, Kuala Lumpur
28. Individual Clients in Klang Valley
29. Telekom Malaysia Berhad (Melaka & Negeri Sembilan)