

# CORPORATE PROFILE



EXPLORE IN DETAILS, **COST  
EFFECTIVE AND CREATIVE  
SOLUTIONS** TOWARDS ACHIEVING  
CUSTOMER SATISFACTION AND  
LEGAL COMPLIANCES



# INTRODUCTION

Almas Building Control is a multi-disciplinary building inspection firm which is involved in Pre-Construction, During Construction and post construction phases. The company also carries out site testing and laboratory testing for strength determination, quality and durability of building element and components.

Almas Building Control is officially registered with the Royal institution of surveyor Malaysia (RISM) Our team of Building Surveyors has extensive experience in construction, Building Maintenance, building inspection, refurbishment, material testing, building assessment include ( M&E ) and etc.

Building surveying is an area of strength which has develop in Almas Building Control and the team has experience with numerous building inspection projects of landed property, high and low rise buildings, luxury bungalows, infrastructure, refurbishment, new building construction.

## MISSION

Our mission is to provide professional building surveying consultation and credible building solution that meets client's expectation not only by providing a peace of mind but by particularly adhering to principle of Malaysian Building codes and others related international standard.

## VISION

Exploring innovative & cost effectiveness solutions whilst safe guarding our client's interests and helping to ensure they emerge with the commercial results they need such as: thoroughly investigate and promptly advise on items that mat not conform to regulatory standard .

## OUR MERITS

1. Professional Building Surveying and Infrastructure solution by highly motivated and an energized team.
2. Team work based on the implementation of progressive communication disciplines.
3. Resolving complicated issues by communicating on behalf client or asset owners with third party.



# OUR SERVICES

Almas building Control Surveyor offer a comprehensive range of building surveying and infrastructure services.

- Building & infrastructure Condition Inspection
- Due Diligence Assessment
- Dilapidation Survey
- Building Dampness Inspection
- Building Defects analysis
- Building refurbishment & quality monitoring works during work in progress
- Structure condition assessment including mechanical , electrical & fire fighting system.

## 1. BUILDING CONDITION ASSESSMENT

Almas Building Control will conduct building condition assessment of building components & element such as civil, mechanical, and electrical and fire fighting system to verify the condition of said property. The condition report will be based on the laboratory testing result and Professional or an expertise recommendation.



## 2. DUE DILIGENCE ASSESSMENT

Due diligence assessment report will include details of the property and prioritize on cost schedule which will help the new owner to consider the screen the purchase price in relation to defects rectification cost. This report is straight forward to the client on the investment of said property.

## 3. DILAPIDATION SURVEY

If there any new development or demolishing work planned in between the existing building within required radius, Almas Building Control surveyors will provide onsite inspection on the existing condition of neighbouring properties. Basically this dilapidation survey will give the current status of the buildings in term structure defects and infrastructure inspect based on instrumentation and monitoring input. This report is beneficial to all Government and private related bodies or other parties such as developers, contractors and asset owners.



|             |                                   |                 |     |
|-------------|-----------------------------------|-----------------|-----|
| Location    | BASEMENT2                         | Mapping Tag No. | 170 |
| Description | General view cement floor surface |                 |     |
| Remarks     | -                                 |                 |     |



|             |  |                 |     |
|-------------|--|-----------------|-----|
| Location    | BASEMENT2  | Mapping Tag No. | 170 |
| Description | Separation gap between wall and cement floor surface. Medium crack lines on cement floor surface (gap width 23mm, crack width 2mm) |                 |     |
| Remarks     | -  |                 |     |



|             |                                   |                 |     |
|-------------|-----------------------------------|-----------------|-----|
| Location    | BASEMENT2                         | Mapping Tag No. | 170 |
| Description | General condition of wall surface |                 |     |
| Remarks     | -                                 |                 |     |



|             |  |                 |     |
|-------------|--|-----------------|-----|
| Location    | BASEMENT2  | Mapping Tag No. | 170 |
| Description | Medium crack lines on wall surface (crack width 2mm) |                 |     |
| Remarks     | -  |                 |     |



## 4. BUILDING DAMPNESS INSPECTION

Dampness in building may arise from various kind or combined sources, it could be contributed through environmental factors, different internal and external temperature of building, and also due to non-visible of leaks from building utilities. Dampness can lead to structural problem if left unsolved. The dampness inspection will help to measure dampness ratio: detect causes of dampness and suggest preventive methods for the entire defects.



## 5. BUILDING DEFECTS ANALYSIS

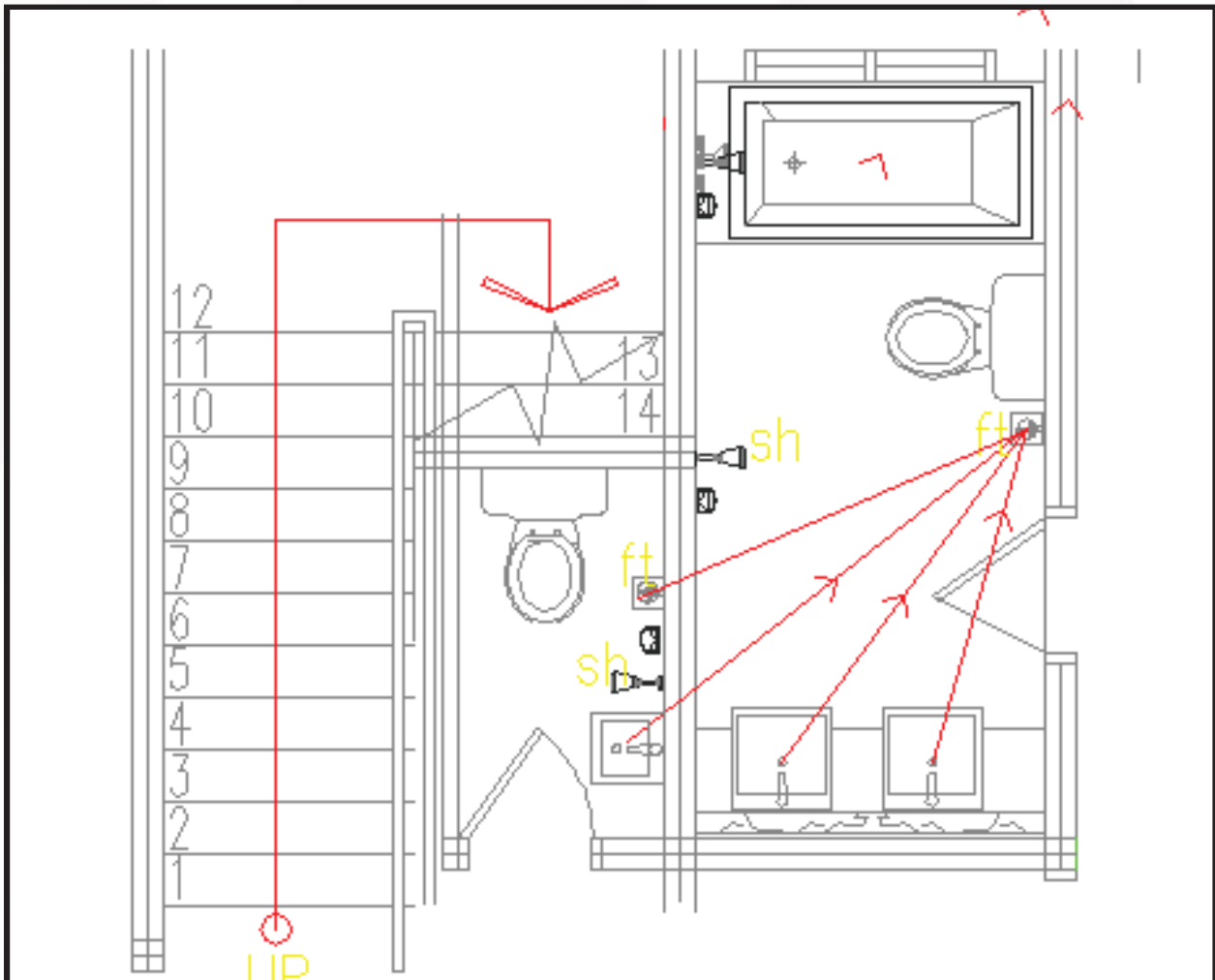
The task will be to identify all the defects on the building and categorize them in two major categories:

- a. Major/Serious defects
- b. Minor defects

The two categories are analysis based on the failure mode. General and special causes will be determined to identify credible solution for remedial work.

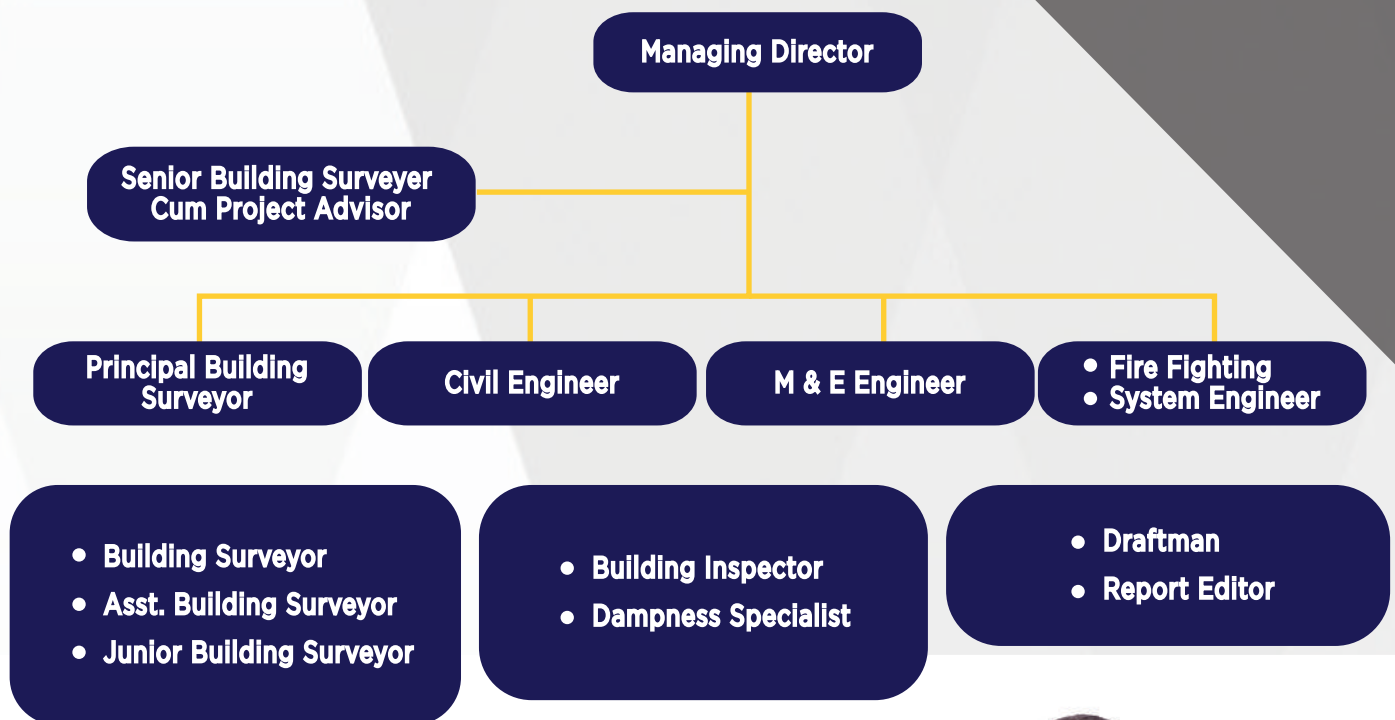
## 6. BUILDING REFURBISHMENT QUALITY MONITORING WORKS DURING CONSTRUCTION

Usually, clients and properties owner intend to start renovation project on their property, but do not know how to run the project without having on complications between contractors and owner's and when and where to appoint expertise to smoothen the progress of the project. Almas provides a bridge between the owners and professionals to involve in site inspections, work progress monitoring and also to ensure satisfactory build quality and compliance on the council regulation. Most projects fail due to the ignorance of this process

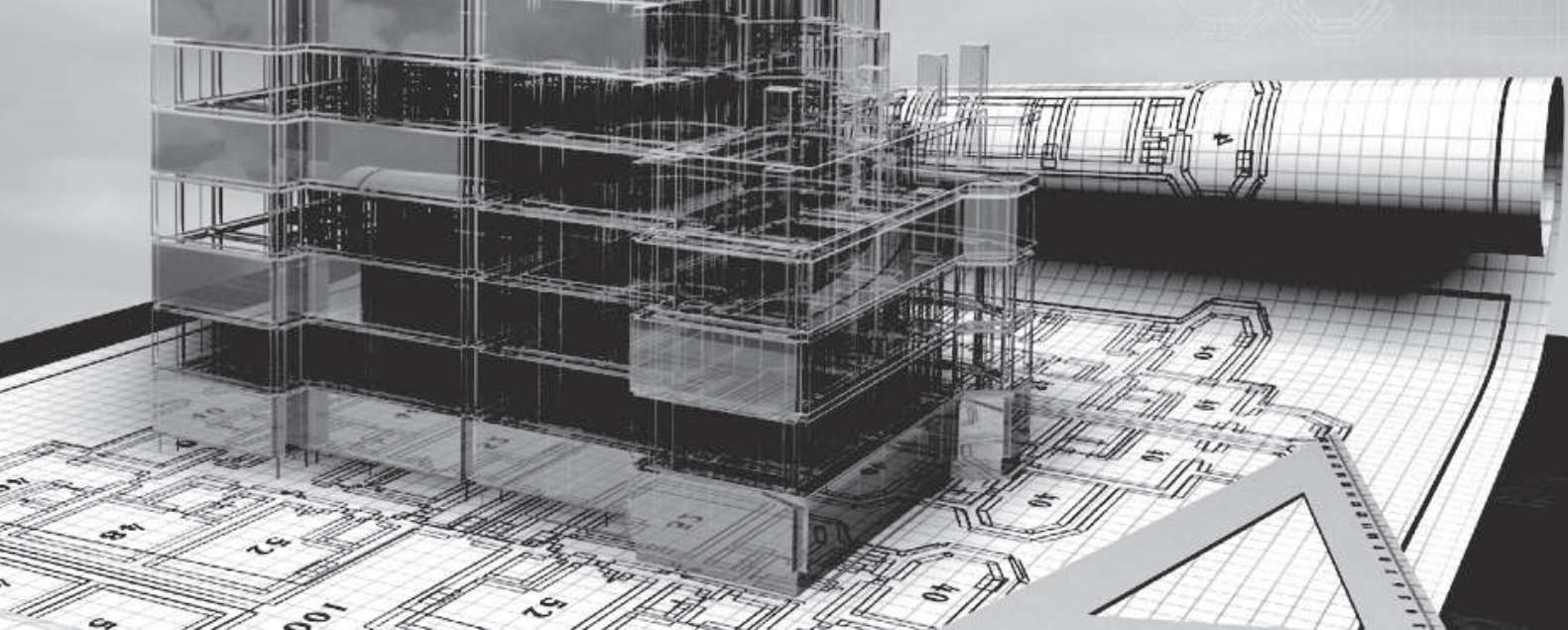




# ORGANIZATION







# OUR PROJECT

## EXPERIENCE-BUILDING ASSESMENT

- Proposed to carry out building assessment ( Civil, Mechanical, Electrical ,Fire Fighting for M/S. Kiaramas Ayuria Condominium at Desa Sri Hartamas, Sri Hartamas Kuala Lumpur.
- Proposed of structural assessment to steel structure roof analysis of East building for Motorola Semiconductor s/b, Petaling jaya Selangor Darul Ehsan, Malaysia.
- Slope condition and preventive measure for land slide analysis and inspection for Vijay & Co at Jalan Ampang, Ampang Selangor.
- Proposed of structural impact inspection on 1st floor main beam and floor slab at Taman Megah, Jalan Tun Razak, K.L.





## EXPERIENCE-BUILDING DAMPNESS INSPECTION

- Proposed of floor slab dampness detection, determination and preventive measure for proposed of building element inspection on impact ground water due to failure of water proofing on entire property at Bandar Puteri, Klang Selangor.
- Inspection on root cause detection of building settlement differential settlement at Taman Sunagei Manggis, Banting Selangor.
- Proposed of preventive measure determination of condensation on building facade for Motorola (M) Semiconductor S/B at Petaling Jaya Selangor.
- Proposed Inspection of clip lock roof, gutter and rain water down pipe condition and verification of capacity of existing gutter and down pipe size for Reez Enterprise.
- To inspect, detect and resolve water seepage from neighbourhood by liaise on behalf of house owner for Miss. Loh Kim Ngan at Jalan Mida, Cheras.

## EXPERIENCE-BUILDING DEFECTS ANALYSIS

- Proposed of building crack assessment for re-occurring crack on building elements.

## EXPERIENCE-BUILDING REFURBISHMENT FOR QUALITY MONITORING PURPOSED DURING AND POST CONSTRUCTION

- Proposed construction of double story bungalow at Klang
- Proposed extension of rear site of house at setia Alam
- Sub & super structure quality monitoring works and behalf structure consultant
- Piling and concrete reinforcement inspection on behalf structure consultant and upon request by asset owner.
- Proposed refurbishment and retrofit work for construction of budget hotel on existing shop lot at Batu Feringgi, Pulau Pinang.

## EXPERIENCE-PROPERTY INSPECTION

- Proposed of apartment and condominium inspection for NAZA group of companies.
- Proposed of Semi-D inspection for Reez enterprise Sdn. Bhd.
- Mix - Development property inspection for BandarIntan Sdn. Bhd.
- Inspection of ner semi-D and bungalow at Jalan Aman Perdana, taman Aman Perdana Kalng.
- Inspection of dauble story link house at Taman Segar Indah, Jalan Raja Uda, Butterworth for Associate Prof. Dr. Sukumar Letchumunan.
- Inspection dauble stury terrace house at Puchong Prima.
- Proposed existing property condition inspection at Bandar Puteri Klang for Mr.Jagaraja Nagaraja.
- Inspection of Bungalow unit for Precise Sub - Surface Sdn. Bhd.

## EXPERIENCE- DILAPIDATION SURVEY / PRE-CONSTRUCTION SURVEY

- SETARA PELANA
- Cadangan Mebina Dan Menyiapkan Sebuah Bangunan Kpomerssial ,5 Tingkat dan Tempat Letak Kereta Di Atas Lot P.T 408,Seksyen 41,Jalan YAP AH SHAK, KUALA LUMPUR.
- VERTITECH (M) SDN.BHD CUM Konsortium Lebuhraya Utara-Timur (kl) Sd. Bhd. Traffic Dispersal (Phase 2 ) to DUTA - ULU KLANG EXSPRESSWAY (DUKE)
- VERTITECH (M) SDN.BHD CUM IJM CONSTRUCTION SDN BHD.  
- PROJECT MASS RAPID TRANSIT (MRT)  
JAJARAN SG BULOH - KAJANG ( PACKAGE V5)
- VERTITECH (M) SDN.BHD CUM KTMB SDN.BHD.
- ACE EXPERTISE SDN.BHD CUM i-City Development Sdn.Bhd
- ACE EXPERTISE SDN.BHD CUM KEWINGSTON SDN.BHD  
- CADANGAN PEMBANGUNAN 1 BLOCK PEJABAT 33 TINGKAT DI ATAS LOT P.T 48663,JALAN 19/70 A, DESA SRI HARTAMAS,MUKIM KUALA LUMPUR.
- PERMAI SYUKUR SDN.BHD ( IRDK GROUP OF COMPANIES )
- KELPILES SDN.BHD
- PEMBINAAN IKHASAS-MERAK SDN.BHD.- Langat 2 Pipe line project



**ALMAS**  
BUILDING CONTROL

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