



OCEANSTARS

PROPERTY
MANAGEMENT (PM {1} 0222) / 1479999-T





“Excellence is not an act; it is the result of commitment”

OUR COMMITMENT

“Professional property management, built on trust and accountability.”

At Ocean Stars Property Management Sdn. Bhd., our commitment has always been clear — to deliver exceptional property and facilities management services with professionalism, integrity, and care.

As a Malaysia-based property management company, we take pride in managing both commercial and residential properties, ensuring that every asset under our care is maintained to the highest standards. Our role goes beyond daily operations; we are entrusted with protecting property value, supporting sustainable growth, and aligning management strategies with the long-term goals of our clients and stakeholders.

The Board firmly believes that effective property management requires a holistic and disciplined approach. From asset management and property maintenance to facilities management and regulatory compliance, our team is guided by strong governance, structured processes, and continuous improvement. These principles allow us to deliver consistent, reliable, and cost-effective solutions across all managed properties.

Our success is further strengthened by strategic partnerships with legal advisors, accountants, system providers, and trusted contractors. These collaborations, combined with our experienced management team, enable Ocean Stars to respond proactively to challenges while upholding compliance, transparency, and operational excellence.

As we move forward, the Board remains committed to steering the company with a clear vision — to be a trusted property management partner known for accountability, service excellence, and value creation. We thank our clients, partners, and stakeholders for their continued confidence and support, and we look forward to building enduring relationships together.

Ocean Stars Property Management Sdn. Bhd.



VISION

Our vision is to produce high quality service that is affordable and satisfactory. Enter a challenging new era of globalization by understanding the importance of and delivering reliable, high quality standards and highest value services possible to our customers.

MISSION

We focus on managing, protecting and maximising the potential of property assets. Our mission is to bring property and infrastructure management into the 21st Century by aligning the interests of the tenant and client through service and asset protection as well as ensuring the maximisation of the asset value.



*“A leaders’ success is measured by
the team he builds”*



OUR LEADERSHIP & MANAGEMENT



DATO' PADUKA SAKTHISHWARAN - FOUNDER & MANAGING DIRECTOR

Dato' Paduka Sakthishwaran is a distinguished Managing Director with over 10 years of experience in leading high-performing teams, driving strategic growth, and delivering exceptional business results throughout his entrepreneurial journey. At the helm of Ocean Stars Property Management Sdn Bhd, Dato' Paduka has played a pivotal role in transforming the company into a leader in the strata property management and maintenance sector through innovative strategies and an unwavering commitment to excellence.



SOFFIAN TAN EARN TING - CO-FOUNDER & DIRECTOR

Mr. Soffian Tan Earn Ting is an accomplished Director with 5 years of experience in property management and maintenance fraternity. At Ocean Stars Property Management Sdn Bhd, he plays a crucial role in steering the organization towards its strategic goals and fostering a culture of innovation and collaboration.



PMGR SUKUMAR MUTTHAIAR - PRINCIPAL & OPERATIONS DIRECTOR PM0707 & MIPFM1242

PMGR Sukumar is an accomplished Principal & Director with an impressive 18 years of experience in the property management and maintenance industry. His unwavering dedication and expertise have propelled him to his current role as the Principal & Director of Ocean Stars Property Management Sdn Bhd (PM-0222), a firm registered with the Board of Valuers, Appraisers, Estate Agents & Property Managers (BOVAEAP) in Malaysia.



PMR RAJA MOHAMOOD - DIRECTOR (PM 2372)

PMGR Raja Mohamood is a dedicated Director with extensive experience in property management and maintenance. As a certified Property Manager, he brings valuable expertise and leadership to Ocean Stars Property Management Sdn Bhd, contributing to the company's mission of delivering exceptional property management services.

SENIOR MANAGEMENT & OPERATIONS TEAM



MUGILAN BALAKRISHNAN - CHIEF PROPERTY OPERATION OFFICER

With over 20 years of experience in property and facility management, he has handled a wide range of assets — from residential and mixed-use developments to commercial and industrial properties. His extensive work with developers, JMBs, MCs, and corporate clients has strengthened his expertise in operational excellence, regulatory compliance, and service delivery. Mr. Mugilan is committed to ensuring every property under Ocean Stars maintains high standards of efficiency, safety, and long-term asset value.



RYAN ENG - BUSINESS GROWTH & CLIENTS RELATION MANAGER

Ryane is a seasoned Business Development Manager with over 20 years of experience in sales and marketing within the corporate sector. Since 2019, Ryane has expanded into the real estate industry, focusing on property management operations from 2022 onwards. With strong expertise in SMA 757 and AGM moderation, Ryane is committed to ensuring smooth, compliant, and efficient management processes. Dedicated to creating long-term value, Ryane aims to bring a prosperous future to JMB/MC sites by optimizing operations and generating passive income streams for the building, combining strategic business development with practical property management solutions.



DEVAPRIYA MOORTHY - CHIEF FINANCE OFFICER

Devapriya is an experienced finance professional with over 12 years in financial management and corporate operations. As Chief Financial Officer, she oversees budgeting, cash-flow, financial reporting, statutory compliance, and strategic planning. She has led multiple system migration projects, strengthened internal controls, and implemented effective cost-control measures. Devapriya works closely with management and the Board to provide clear financial insights and support long-term decision-making.



FOO TIANG HWANG - AREA MANAGER

A proactive and hands-on property management professional with over 20 years of extensive experience in managing commercial, residential, and mixed-use developments. Possessing strong expertise in strata management, building operations, compliance, and stakeholder engagement, he has successfully overseen the day-to-day management of diverse properties while ensuring operational efficiency and regulatory compliance.

“Doing the right thing every time”



OUR SERVICES



PROPERTY MANAGEMENT

We provide comprehensive day-to-day property management to ensure smooth operations and well-maintained common areas. Our team oversees site staff and outsourced service providers, implements scheduled and preventive maintenance programmes, and ensures all operational tasks are executed efficiently and in accordance with approved standards. In addition, we manage resident administration and maintain systematic records of owners, tenants, and occupants, ensuring all statutory, operational, and administrative documents are properly organised, updated, and readily accessible.

Most importantly, we ensure full compliance with the Strata Management Act 2013 (Act 757), Strata Titles Act 1985 (Act 318), and all applicable local authority, COB, BOMBA, and relevant statutory directives. Our management approach is guided by regulatory best practices, ensuring that property operations, meetings, financial administration, and maintenance activities are conducted in strict accordance with legal and compliance requirements, thereby protecting the interests of the Management Corporation, Joint Management Body, and parcel owners.



FINANCIAL MANAGEMENT

Ocean Stars Property Management Sdn. Bhd. delivers transparent, disciplined, and well-governed financial management for managed properties, ensuring sustainability, accountability, and regulatory compliance. Our scope covers the full financial lifecycle, from planning and budgeting to reporting, control, and enforcement. We prepare comprehensive annual budgets, incorporating historical expenditure review, budgetary analysis, forecasting, and variance assessments to ensure realistic cost planning and optimal allocation of maintenance and sinking fund resources. Regular budget performance reviews are conducted to identify variances, recommend corrective actions, and support informed decision-making by the Management Corporation or Joint Management Body. Our financial services include billing, invoicing, service charge and sinking fund administration, as well as the preparation of monthly financial statements, management accounts, and cash-flow reports. We enforce strict cost-control measures and manage arrears recovery in accordance with the Strata Management Act 2013 (Act 757), including issuance of reminders, notices, and follow-up actions as prescribed under the Act. To strengthen governance and prevent financial leakages, we implement a centralised procurement and quotation vetting process, ensuring all expenditures, vendor appointments, and contracts are properly evaluated, competitively sourced, and approved in accordance with established SOPs and delegated authority limits. This process enhances transparency, mitigates risks of irregular procurement practices, and ensures value for money for the property. We further ensure timely payments to approved vendors and statutory bodies, proper reconciliation of accounts, and accurate record-keeping to maintain healthy cash flow and audit readiness. Our financial management framework supports external audits, statutory reporting, and compliance with regulatory and local authority requirements, providing stakeholders with confidence in the financial integrity of the property.

OUR SERVICES



REPAIRS & MAINTENANCE MANAGEMENT

We manage both preventive and corrective maintenance for mechanical and electrical (M&E) systems, building structures, and essential facilities to ensure uninterrupted operations, occupant safety, and prolonged asset lifespan. Strong emphasis is placed on planned and preventive maintenance, as it plays a critical role in minimising breakdowns, reducing long-term repair costs, extending equipment life, and ensuring continuous compliance with statutory and safety requirements.

Our scope includes routine inspections, coordination and supervision of repair works, pest control and fumigation programmes, and regular testing, servicing, and certification of fire-fighting and life safety systems. To support site operations, we provide access to a 24/7 Emergency Response Team (ERT) to attend to urgent breakdowns, safety incidents, and critical system failures, ensuring swift response and minimal disruption to residents and occupants. Maintenance works are delivered through our established panel of vetted and approved contractors, enabling prompt mobilisation, consistent service quality, transparent pricing, and protection against overpricing. This structured approach ensures works are completed efficiently, cost-effectively, and in the best interest of the property and its stakeholders.



STRATA ADVISORY SERVICES

We provide comprehensive strata advisory services to developers, Joint Management Bodies (JMBs), Management Corporations (MCs), and property owners, supporting effective governance, statutory compliance, and the long-term sustainability of strata developments. For developers, our advisory engagement begins at the planning and pre-delivery stages, where we work closely with project teams to ensure compliance with the Strata Management Act 2013 (Act 757), Strata Titles Act 1985 (Act 318), and all relevant subsidiary regulations, guidelines, and local authority requirements. Our support includes advisory on strata configuration, facilities planning, and operational readiness to facilitate a smooth transition from vacant possession to JMB/MC formation and ongoing management. We assist in the drafting and structuring of key governance documents, including House Rules & Regulations, Deeds of Mutual Covenants (DMC), by-laws, and standard operating policies, ensuring they are legally compliant, practical for enforcement, and aligned with the intended use and operational needs of the development. Our advisory scope further extends to insurance and risk management, where we advise on statutory insurance requirements, adequacy of coverage, policy scope, and alignment with building risk profiles. In addition, we provide strategic advisory on the planning and management of common property, focusing on accessibility, safety, security, and operational efficiency. This includes reviewing common area layouts, traffic flow, access control, fire and life safety considerations, and security zoning to ensure the premises are safe, functional, and compliant with regulatory and best-practice standards. For JMBs and MCs, we offer ongoing advisory on statutory compliance, governance frameworks, and forward planning, including meeting procedures, resolutions, budgeting strategies, sinking fund planning, procurement governance, and risk management. Our guidance ensures that management decisions and operational plans remain aligned with the requirements of SMA 2013, COB directives, and applicable local authority regulations.

PROPERTY MANAGEMENT SYSTEM (PMS)

We leverage a comprehensive, technology-driven Property Management System (PMS) to enhance operational efficiency, reporting accuracy, transparency, and stakeholder engagement across the entire property lifecycle.

Our PMS supports developers from the Vacant Possession (VP) stage through to full operational management, providing a seamless digital platform for coordination, documentation, and communication. During VP, the system facilitates appointment scheduling, resident onboarding, handover tracking, and structured Defect Submission and Defect Liability Period (DLP) management, ensuring issues are logged, monitored, and resolved systematically.

The system incorporates an integrated financial management module that enables automated billing, real-time account updates, and easy online payment options for residents. This allows proprietors to view their outstanding balances, transaction history, and payment status, while management benefits from improved collection efficiency, accurate records, and transparent financial reporting.

An AI-driven complaint and service request module allows residents to submit issues through a digital platform, triggering immediate acknowledgement, prioritisation, and assignment to the relevant team or contractor. All complaints are tracked through resolution, providing clear audit trails, response-time monitoring, and performance analytics to support service quality improvements. For security operations, the PMS includes a Security Management Module integrated with Visitor Management System (VMS) and security patrol tracking features. This enables digital visitor registration, access control monitoring, patrol route logging, and incident reporting, enhancing site security, accountability, and compliance with safety protocols. Additional modules include delivery management, facility and amenity booking systems, and a dedicated resident engagement platform for announcements, notices, feedback, and community communication. These features improve resident experience while reducing administrative workload for site teams.

The PMS also supports supplier and vendor registration, allowing approved service providers to be onboarded into the system. This creates opportunities for controlled income-generating schemes, improved vendor governance, transparent pricing, and better coordination of service delivery.

Through a unified, data-driven platform, our PMS enables developers, JMBs, MCs, and property managers to monitor operations in real time, streamline workflows, enhance security, strengthen financial controls, and deliver a modern, responsive, and compliant property management experience.



OUR SERVICES

ADDED VALUE SERVICES

In addition to core property management, OSPMSB provides value-added services designed to enhance operational resilience, optimise costs, strengthen governance, and maximise long-term asset value for properties of varying scales and financial capacities.

Off-Site Management Services

To accommodate developments with lower revenue or lean operating budgets, OSPMSB offers off-site management solutions as a cost-effective alternative to full on-site deployment. Under this model, key management, administrative, financial, and compliance functions are centrally managed by our headquarters team, while essential on-site presence is maintained through scheduled site visits and on-call support.

Off-site management enables properties to benefit from professional oversight, statutory compliance, financial governance, reporting, and advisory support without the cost burden of full-time on-site management personnel. This approach is particularly suitable for small to medium developments, low-density projects, or sites in early operational stages.

Energy Optimisation & Solar Energy Advisory

We provide advisory on energy optimisation strategies, including evaluation and recommendation of solar energy solutions with minimal or zero upfront capital expenditure. Our focus is on reducing utility costs, improving energy efficiency, and supporting sustainability objectives while ensuring technical feasibility and regulatory compliance.

In-House Chargeman Support

OSPMSB provides access to qualified in-house chargemen to support M&E operations, inspections, troubleshooting, and statutory compliance. This ensures timely technical support, reduced downtime, and compliance with applicable safety and engineering regulations.

Revenue Generation Initiatives

We develop structured revenue-generation proposals for JMBs, MCs, and property owners, identifying permissible opportunities to monetise common property without compromising safety, aesthetics, or resident comfort. These initiatives help offset operating costs and improve financial sustainability.

Green Initiative Programme (Energy Saver)

Our Green Initiative Programme delivers practical energy-saving solutions such as LED upgrades, motion sensors, and energy-efficient technologies, designed to reduce operating costs, lower carbon footprint, and support long-term sustainability with minimal capital investment.

AGM / EGM Management & Conduct

We provide end-to-end support for the planning and conduct of Annual General Meetings and Extraordinary General Meetings, including statutory notices, agenda preparation, quorum management, meeting logistics, and post-meeting documentation, ensuring full compliance with the Strata Management Act 2013 and COB requirements.



*“Where service meets
accountability”*



OUR SERVICES

OPERATIONS & SUPPORT SERVICES



SECURITY SERVICES (LICENSED SECURITY FIRM)

We provide comprehensive security services through licensed and approved security firms, ensuring all security operations are conducted in full compliance with Malaysian laws and regulatory requirements. All deployed security personnel are properly trained, certified, and vetted in accordance with the Private Agencies Act 1971 and relevant Ministry of Home Affairs (KDN) guidelines.

Our security scope includes 24-hour manned guarding, access control, patrol management, visitor verification, incident handling, and detailed reporting. Security personnel are deployed based on site-specific risk assessments and operational needs to ensure optimal coverage and effectiveness. In addition to manpower, our security services are supported by integrated surveillance systems such as CCTV monitoring, access control systems, alarm integration, and visitor management systems. These technologies enhance situational awareness, improve response times, and strengthen overall site security.

For special events, AGMs/EGMs, festive seasons, or high-traffic periods, we arrange dedicated security deployment, including crowd control, traffic management, and coordination with relevant authorities where necessary. This ensures the safety of residents, visitors, and common property assets at all times.

All security operations are monitored and supervised to ensure adherence to approved SOPs, client requirements, and statutory obligations, providing stakeholders with assurance of professionalism, compliance, and reliability.



OUR SERVICES

OPERATIONS & SUPPORT SERVICES



CLEANING SERVICES

We provide comprehensive cleaning services covering all stages of property occupation, ensuring cleanliness, hygiene, and readiness of facilities.

- **Pre-Construction / Initial Cleaning**

Comprehensive initial cleaning conducted prior to vacant possession or opening of facilities. This includes removal of construction debris, cement stains, dust, paint marks, and thorough cleaning of floors, walls, fixtures, toilets, windows, and common areas to prepare the property for handover and occupancy.

- **Contractual (Routine) Cleaning**

Daily, weekly, and periodic cleaning services for common areas, facilities, and external spaces in accordance with agreed service levels. Scope includes sweeping, mopping, washing, waste handling, restroom cleaning, high-touch surface sanitation, and periodic deep cleaning to maintain consistent hygiene and presentation standards.

- **Ad-Hoc / Special Cleaning**

On-demand cleaning services for specific requirements such as post-event cleaning, major spillages, emergency cleaning, festive preparation, or intensive deep-cleaning works. These services provide flexibility to address unexpected or special cleaning needs promptly and effectively.

All cleaning works are carried out by trained personnel using suitable equipment, approved chemicals, and established SOPs. Regular supervision, quality inspections, and performance monitoring ensure consistent service delivery and compliance with hygiene and safety standards.



PARKING MANAGEMENT (HARDWARE & SOFTWARE SOLUTIONS)

We provide comprehensive parking management solutions designed to ensure orderly, secure, and efficient use of parking facilities within residential, commercial, and mixed-use developments. Our approach integrates reliable hardware systems with intelligent software platforms to enhance control, monitoring, and enforcement while improving user convenience. Our services include the planning, supply, installation, operation, and maintenance of parking hardware such as boom gates, RFID access cards, remote controls, QR code access, and Automatic Number Plate Recognition (ANPR) systems. These systems are integrated with CCTV surveillance and monitoring platforms to strengthen security, provide audit trails, and deter unauthorised access or misuse.

On the software side, we implement digital parking management systems that support season parking registration, visitor parking management, access permissions, reporting, and enforcement tracking. The system allows management to monitor parking usage in real time, generate reports on access records, identify misuse or abuse of parking facilities, and take timely corrective action in accordance with approved house rules.

We also manage visitor parking control, including time-limited access, digital registration, and monitoring to prevent long-term abuse of visitor bays. Enforcement measures are carried out systematically and transparently, ensuring fairness and consistency while maintaining compliance with house rules and management resolutions. Where applicable, our parking management solutions can be integrated with resident management systems, security operations, and billing modules, enabling seamless coordination between access control, security monitoring, and administrative functions. This integrated approach improves operational efficiency, reduces manual intervention, and enhances the overall parking experience for residents, tenants, and visitors.

OUR SERVICES

OPERATIONS & SUPPORT SERVICES



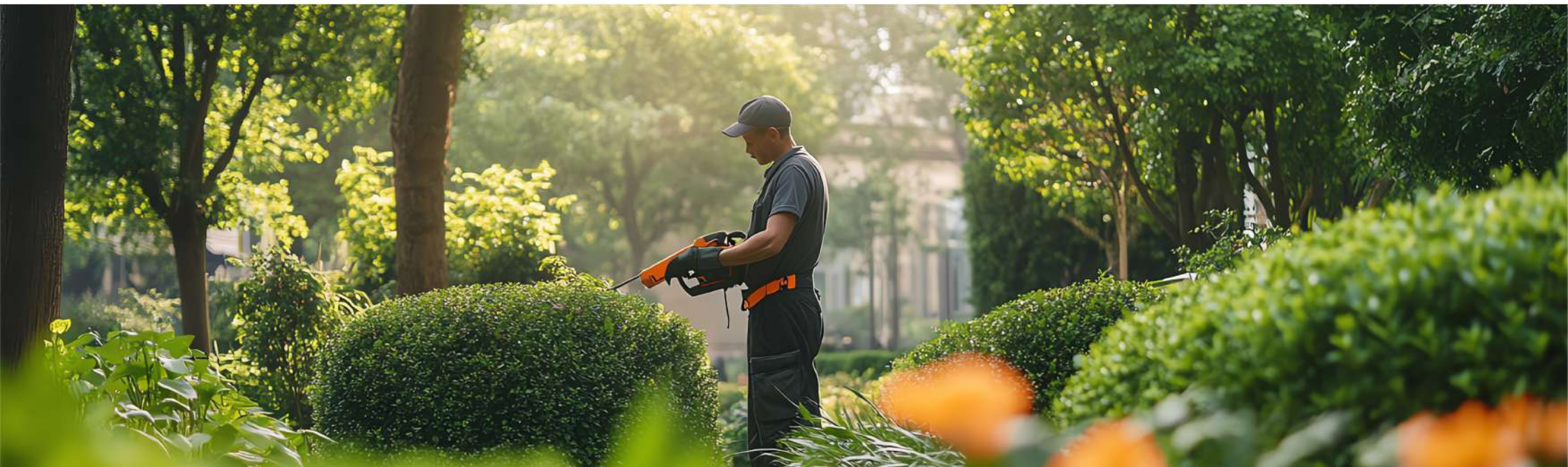
LANDSCAPE SERVICES (SOFTSCAPE DESIGN, INSTALLATION & MAINTENANCE)

We provide comprehensive landscape services covering the full lifecycle of outdoor environment management, from initial softscape design and planning through to installation, establishment, and long-term maintenance. Our approach ensures that landscaped areas are functional, aesthetically pleasing, sustainable, and aligned with the overall design intent of the development.

At the initial stage, we work closely with developers, consultants, and management bodies to plan and design softscape elements that complement the building architecture, site layout, and intended usage of the property. This includes plant selection, layout planning, soil preparation strategies, drainage considerations, and sustainability factors such as water efficiency, shade provision, and long-term maintenance requirements. The design phase prioritises plant suitability, safety, visibility, and ease of upkeep to ensure practical and cost-effective outcomes.

Following installation, we oversee the establishment and maintenance phase, which is critical to the long-term success of the landscape. Our maintenance services include regular grass cutting, pruning, trimming, fertilisation, watering, pest and disease control for plants, soil conditioning, and replacement of unhealthy or damaged vegetation. Seasonal maintenance programmes are implemented to support plant health, safety, and visual consistency throughout the year.

We also manage landscape cleanliness, removal of fallen leaves and debris, control of overgrowth that may obstruct walkways or visibility, and maintenance of landscaped areas to prevent safety hazards. All landscape works are carried out using proper tools, trained personnel, and environmentally responsible practices.



OUR SERVICES

OPERATIONS & SUPPORT SERVICES

PEST CONTROL SERVICES (ROUTINE CONTROL & PEST EXTERMINATION)

Comprehensive and systematic pest control services designed to protect the health, safety, and hygiene of residents while maintaining a clean and compliant environment across the property. Our pest control programme combines routine preventive treatments with targeted extermination measures to effectively manage both common pests and wildlife-related issues.

Routine Pest Control Services

Our routine pest control programme is structured and scheduled to prevent infestations and maintain continuous control, including:

- **General Pest Control (GPC)**

Regular treatment targeting common pests such as cockroaches, ants, flies, rodents, and crawling insects in common areas, facilities, refuse chambers, and critical zones. Treatments are conducted using approved chemicals and methods in compliance with health and environmental regulations.

- **Fogging & Vector Control**

Periodic fogging programmes to control mosquitoes and flying insects, particularly in high-risk areas such as landscaped zones, drains, refuse areas, and car parks. Fogging schedules are planned to minimise disruption while effectively reducing vector breeding and infestation risks.

- **Termite Control & Treatment**

Preventive and corrective termite solutions including soil treatment, baiting systems, and targeted spot treatments. These measures are designed to protect building structures, wooden fixtures, and common property assets from termite damage, with monitoring and follow-up actions to ensure long-term effectiveness.

Pest Extermination & Animal Control Services

In addition to routine pest control, we provide controlled extermination and removal services for pest and wildlife-related issues, including:

- **Wild Animal & Stray Control**

Safe and humane handling of wild animals or stray animals found within the premises, carried out in coordination with relevant authorities or licensed operators where required, to ensure safety and compliance with applicable regulations.

- **Bird Control & Management**

Implementation of bird control measures such as deterrent systems, netting, spikes, and removal of nests (where permitted), to prevent roosting, fouling, and damage to building façades and common areas.

All pest control and extermination works are carried out by licensed pest control operators using approved chemicals, equipment, and humane methods. Detailed service reports, treatment records, and monitoring logs are maintained to ensure transparency, effectiveness, and audit readiness.

CERTIFICATE





AKTA SYARIKAT 2016 [Seksyen 28]

No. Pendaftaran : 202201034302 (1479999-T)

NOTIS PERAKUAN PEMERBADANAN ATAS PERTUKARAN NAMA SYARIKAT

Dengan ini diperakui bahawa

ALL STARS PROPERTY MANAGEMENT SDN. BHD.

yang telah diperbadankan di bawah Akta Syarikat 2016, pada
14 haribulan September 2022, sebagai sebuah syarikat persendirian,
pada 08 haribulan Februari 2024 telah menukar namanya kepada

OCEAN STARS PROPERTY MANAGEMENT SDN. BHD.

dan bahawa syarikat ini adalah sebuah syarikat persendirian
dan adalah sebuah syarikat berhad menurut syer.

Pendaftar Syarikat Malaysia

Notis ini dicetak oleh komputer, oleh itu tidak perlu ditandatangani
UserID : bncsrh Date : 08/02/2024 03:24:59 PM

MENARA SSM@SENTRAL
NO. 7, JALAN STESEN SENTRAL 5, KUALA LUMPUR SENTRAL, 50623 KUALA LUMPUR
OPERATOR: 03-2299 4400 CONTACT CENTRE: 03-7721 4000 FAKS : 03 - 7721 4001. E-MAIL : enquiry@ssm.com.my




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Although all efforts have been carried out to ensure that the information provided is accurate and up to date, the Registrar will not be liable for any losses arising from any inaccurate or omitted information.

CORPORATE INFORMATION

Name	:OCEAN STARS PROPERTY MANAGEMENT SDN. BHD.
Last Old Name	:ALL STARS PROPERTY MANAGEMENT SDN. BHD.
Date Of Change	:08-02-2024
Registration No.	:202201034302 (1479999-T)
Incorporation Date	:14-09-2022
Type	:LIMITED BY SHARES PRIVATE LIMITED
Status	:EXISTING
Registered Address	:52B, JALAN ANGERIK VANILLA M31/M, KOTA FEMUNING, SHAH ALAM SELANGOR
Postcode	:40460
Origin	:MALAYSIA
Business Address	:D-2-02 ONE SOUTH OFFICE SUITS @ ONE SOUTH SREETMALL, JALAN OS, TAMAN SERDANG PERDANA, SEKSYEN 6, SERI KEMBANGAN SELANGOR
Postcode	:43300
Nature Of Business	:SECURITY CONSULTING;CLEANING OF BUILDINGS OF ALL TYPES;MANAGEMENT OF REAL ESTATE ON A FEE OR CONTRACT BASIS

PROFESSIONAL ACCREDITATION & INSURANCE




FORM O
(RULE 25G) Certificate No. **0118**

BOARD OF VALUERS, APPRAISERS, ESTATE AGENTS AND PROPERTY MANAGERS
AUTHORITY TO PRACTISE *~~Valuation / Appraisal / Estate Agency~~ / PROPERTY MANAGEMENT AS A FIRM


This is to certify that:

Messrs. **OCEAN STARS PROPERTY MANAGEMENT SDN BHD**
of **BLOCK C-15-3, JALAN ATMOSPHERE 5, PUSAT PERNIAGAAN**
THE ATMOSPHERE, BANDAR PUTRA PERMAL, 43000, SERI
KEMBANGAN, SELANGOR, MALAYSIA
Firm's Registration No. **PM (1) 0222**
having complied with the requirements of the Valuers, Appraisers, Estate Agents and Property Managers Act 1981 has been registered as a firm and is authorized to practise *~~valuation / appraisal / estate agency~~ / property management under and subject to the provisions of the Act.

This authority to practise shall expire on 31 December **2026**



Authenticating Signature
President
Board of Valuers, Appraisers,
Estate Agents And Property Managers



Registrar

Date Issued **22 OCTOBER 2025**



QBE INSURANCE (MALAYSIA) BERHAD
196701002415 (161896-0)
No. 608 Level 6 Block E1, Leisure Commerce Square
No. 9 Jalan PJS 9/9,
49150 Petaling Jaya, Selangor Darul Ehsan
Tel: 03-7851 8833 Fax: 03-7873 7963
SST No.: R16-1806-31042744

Professional Indemnity
POLICY SCHEDULE
Renewal
Date of Issue 30/05/2025 Page 1 of 3
STAMP DUTY PAID

Policy Number 45-P0014776-PID-R001	Period of Insurance 24/05/2025 to 23/05/2026	Account Number 02103347
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OCEAN STARS PROPERTY MANAGEMENT SDN BHD
C-15-03, Jalan Atmosphere 5
Pusat Perniagaan The Atmosphere,
Bandar Putra Permai
Seri Kembangan 43300

This policy is issued/tranferred from information you have disclosed. If there are any material changes during the period of this cover, please inform us.

The Insured : OCEAN STARS PROPERTY MANAGEMENT SDN BHD

Risk Details	Professional Indemnity	Risk No 0001
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Business	Property Manager	
Jurisdiction	Malaysia	
Territorial	Malaysia	
Limit of indemnity - Any one claim (MYR)	1,000,000.00	
Limit of indemnity - Aggregate (MYR)	1,000,000.00	
Deductible (MYR)	50,000.00 each and every Claim (inclusive of Defence Costs and Expenses) (MYR)	
Retroactive Date	24/05/2024	

Subject to the following terms, conditions, exclusions, clauses, endorsements and warranties printed hereon or attached hereto:

1) EXTENSIONS
AUTOMATIC EXTENSIONS (AUTOMATICALLY INCLUDED)

- 4.1 Compensation for Court Attendance
- 4.2 Continues Cover
- 4.3 Contractors and Consultants
- 4.4 Extended Reporting Period (Bilateral)
- 4.5 Intentional Acts
- 4.6 Newly Created Entities (no more than 20% of declared annual fees)
- 4.7 Official Investigation and Enquiry Costs and Expenses
- 4.8 Public Relations Expenses
- 4.9 Replacement Documents Costs



“Partnerships succeed when expectations are aligned”



OUR CLIENTELE

- 1 GARDEN HOMES SEMANDA
LANDED PROPERTY
- 2 DAMAI 88 APARTMENT
CHERAS
- 3 PANGSAPURI SELANGORKU
TIARA SOUTH
- 4 PANGSAPURI DAMAI UTAMA
KINRARA PUCHONG
- 5 SARAKA APARTMENT
PUCHONG
- 6 DESAMINIUM FLORA
SERI KEMBANGAN

- 1 MAYANG COURT CONDOMINIUM
- 2 HDIAU RIA CONDOMINIUM
- 3 AMBERHILL - MELAWATI RESIDENTIAL
- 4 212 CONDOMINIUM & TOWN HOUSE
- 5 WASHINGTON TOWER CONDOMINIUM
- 6 SRI MUTIARA CONDOMINIUM
- 7 JRK CONVENA CONDOMINIUM
- 8 DAMAI PERDANA APARTMENT RESIDENTIAL
- 9 PLAZA PEKELILING, JALAN TUN RAZAK

- 1 FOREST HEIGHT - TULIP 1
- 2 FOREST HEIGHT - TULIP 2
- 3 FOREST HEIGHT - TULIP 3
- 4 FOREST HEIGHT - TULIP 4
- 5 SUTERA LAMA APARTMENT - PD

- 1 PANDAN POINT



Thank You!

Get in Touch :

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www.oceanstarspm.com | +6016 - 2533 606

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Taman Serdang Perdana, 43300 Seri Kembangan, Selangor.

