



PM (3) 0383
PENGURUS HARTA



CORPORATE PROFILE

RAIIDIUS PROPERTY MANAGEMENT

(formerly known as Raiidius (M) Property Managers)

Company No : 202503330261 (CT0157923-D)

PM (3) 0383

- Property & Facilities & Project Management
- Strata Consultation

www.raiidius.com.my

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ABOUT OUR FIRM



VISION / MISSION



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CONTACT

www.raiidius.com.my



"Great property management is not just about maintaining buildings—it's about elevating communities, protecting investments, and delivering peace of mind through trust, transparency, and service excellence."

About The Company



Founded in 2018 with humble beginnings, Raiidius was established with a clear mission—to transform property management services in Malaysia. From a small, passionate team, we have grown into a trusted name in managing residential properties. Our approach is rooted in professionalism, transparency and a deep commitment to elevating the value and livability of every property under our care.

Driven by innovation and service excellence, we leverage cloud-based systems, 24/7 maintenance support, and real-time financial reporting to deliver efficient and responsive management. With a multilingual team and strong legal compliance, Raiidius is dedicated to building strong communities, enhancing property value, and setting new standards in the Malaysian property management industry.



MISSION

VISION

VALUES



**OUR
VALUE**

Mission

To be Malaysia's leading property company, setting the benchmark for service excellence, innovation, and trust—while transforming communities and enhancing property value for generations to come.

Vision

To deliver reliable, transparent, and innovative property management solutions that protect investments, enhance community living, and ensure long-term value for our clients. We are committed to professionalism, legal compliance, and continuous improvement—serving with integrity, responsiveness, and a people-first approach.

OUR TEAM



JACQUELINE TAN

**OPERATION &
ADMINISTRATION**



SUKI PANG

FINANCE



MEGAVARTINI

AREA MANAGER

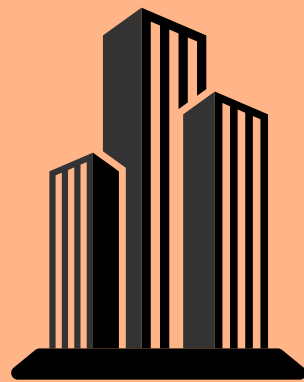


OUR PRINCIPAL

Sr. RA GANAPATHY SUPERMANIAM

With over 25 years of experience in property management across residential, commercial, and mixed-use developments, bringing deep expertise in operations, maintenance, and asset enhancement. Experienced in managing properties under Joint Management Bodies (JMB), Management Corporations (MC), and on behalf of property developers—ensuring compliance, transparency, and stakeholder satisfaction. Well-versed in the handing over of vacant possession, with a strong track record of seamless, compliant transitions. Also actively involved in property development, contributing to planning, execution, and post-completion management to deliver end-to-end value across the property lifecycle.

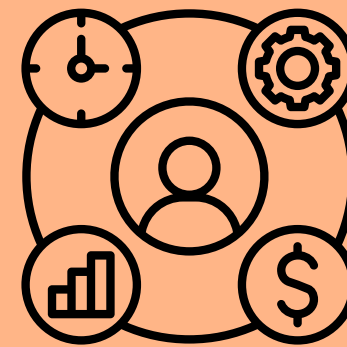
OUR SERVICE



**PROPERTY
MANAGEMENT**



**FACILITIES
MANAGEMENT**



**PROJECT
MANAGEMENT**



**STRATA
CONSULTATION**

Property Management

ADMINISTRATION

Property management involves overseeing the daily operations and maintenance of residential, commercial, or mixed-use properties. Services include managing contractors, ensuring compliance, handling resident issues, and maintaining the property's overall condition and functionality.

FINANCIAL

The financial scope of property management includes preparing and managing annual budgets, issuing and collecting maintenance fees, maintaining proper accounting records, managing sinking funds, handling payments to service providers, preparing financial reports, and ensuring compliance with audit and statutory requirements. It also involves advising on cost control, arrears management, and financial planning to ensure the long-term sustainability of the property.



Facilities Management



INFRASTRUCTURE

Provision of security services, cleaning and housekeeping, landscaping, waste management, pest control, and coordination of essential support services to ensure a safe, clean, and compliant environment within the property.

MAINTENANCE

Includes the coordination and supervision of routine, preventive, and corrective maintenance for building systems such as electrical, plumbing, fire protection, elevators, pumps, lighting, and air-conditioning systems. Ensures optimal functionality, safety, and compliance of all essential mechanical and electrical installations within the property.

Project Management

PLANNING AND COORDINATION

Involves defining project objectives, timelines, budgets, and resources. This includes preparing work schedules, coordinating consultants and contractors, obtaining necessary approvals, and ensuring all activities align with the project goals and regulatory requirements.

EXECUTION AND MONITOR

Covers supervising on-site work, managing progress against milestones, quality control, risk management, and ensuring timely delivery within budget. Regular reporting and stakeholder communication are maintained to keep the project on track and address issues proactively.



Strata Consultation

1

CONSTRUCTION OF DOCUMENTS

Preparation and management of all key project documents, including contracts, design plans, approvals, progress reports, financial records, and handover files—ensuring clear communication, legal compliance, and smooth project execution.

2

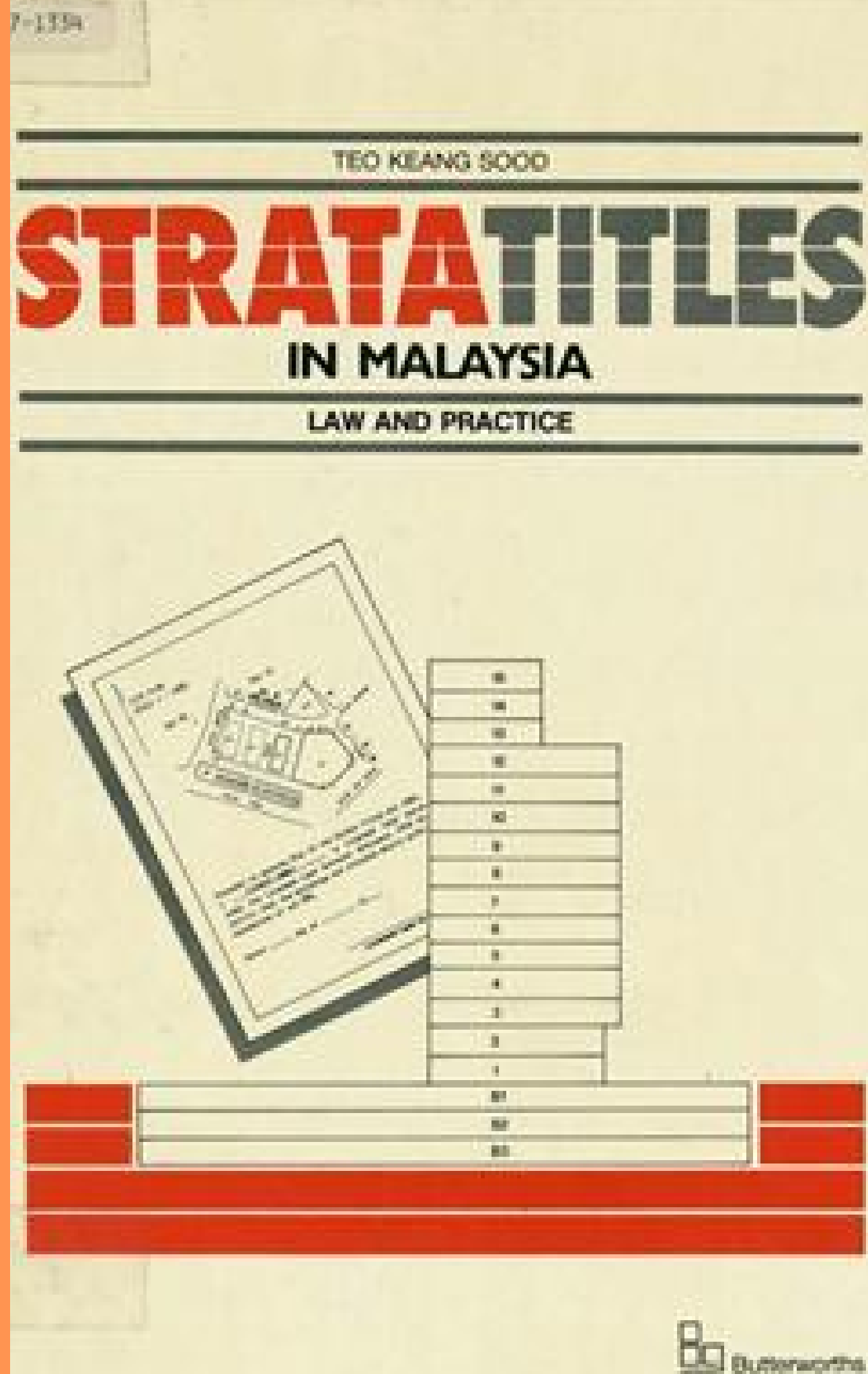
LIAISON

Coordinate and manage submissions to relevant government bodies and regulatory agencies to obtain necessary approvals, permits, and clearances for the project—ensuring compliance with all statutory and legal requirements.

3

STRATA APPLICATION

Prepare and submit all required documentation to the relevant authorities for the issuance of strata titles, including coordination with land offices, surveyors, and legal representatives—ensuring compliance with the Strata Titles Act and timely processing of ownership titles.



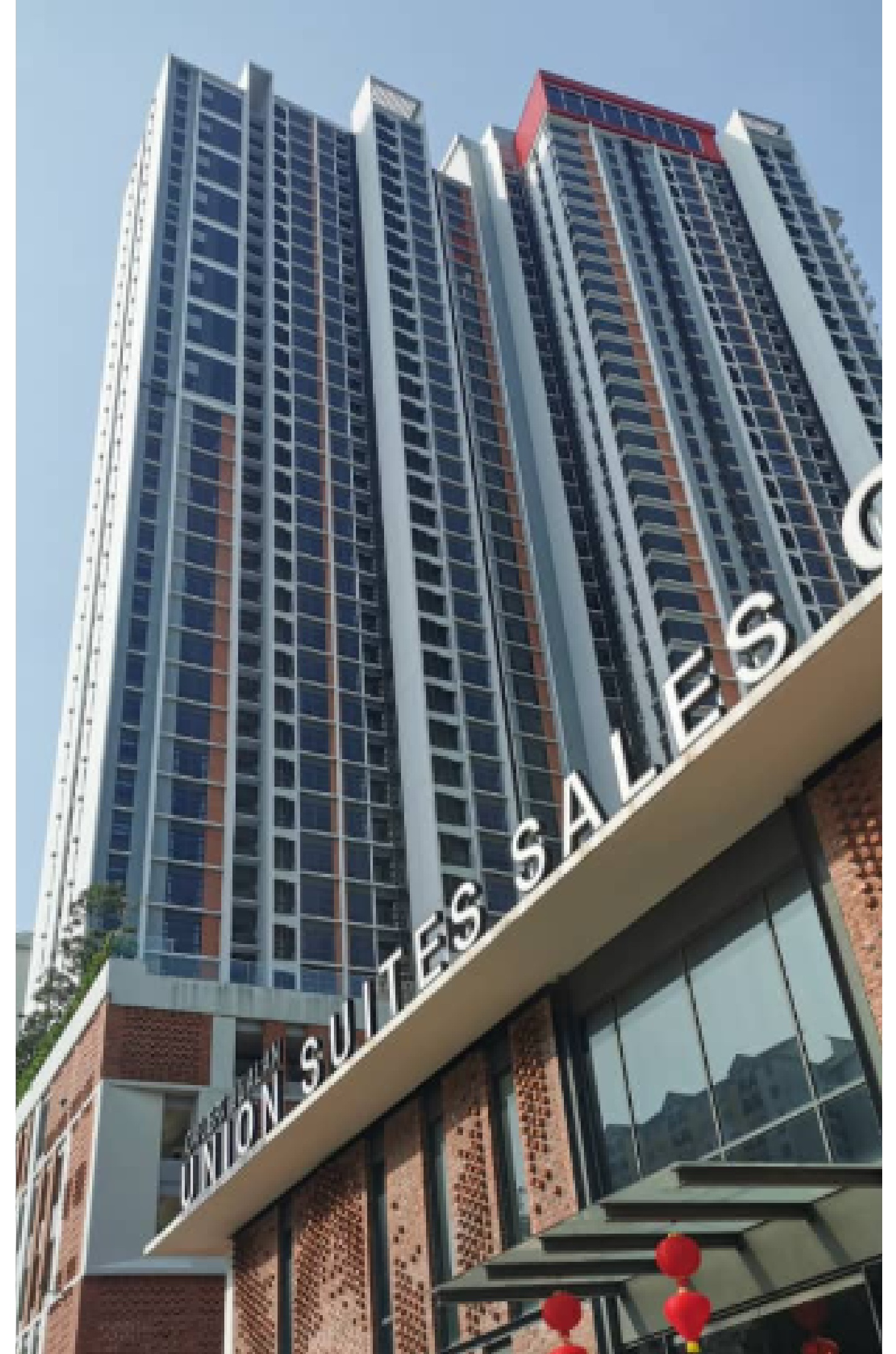
Our Projects

Union Suites, Bandar Sunway - 656 units **Developer: Symphony Life Berhad**

Union Suites is a modern, high-rise serviced residence located in the vibrant township of Bandar Sunway, Selangor. Strategically positioned near key landmarks such as Sunway Pyramid, Sunway University, and major highways, the development offers unmatched convenience and connectivity.

Designed with young professionals, students, and urban dwellers in mind, Union Suites features stylish dual-key layouts, comprehensive lifestyle facilities, and 24-hour security. Residents enjoy amenities such as a sky gym, swimming pool, co-working space, rooftop garden, and multipurpose halls—making it a well-balanced environment for both work and leisure.

Union Suites represents contemporary living in one of Klang Valley's most dynamic and accessible neighbourhoods.



Summerhouse Townhouses, Puchong - 58 units

Developer: Symphony Life Berhad



Summer Homes @ Taman Tasik Prima, Puchong is an exclusive low-density lakefront development by Symphony Life Berhad, featuring three-storey townhouses and semi-detached units with modern layouts, dual frontage, and private car porches. Nestled in a gated and guarded community with 24-hour security, residents enjoy serene park and lake views, en-suite bedrooms, and easy access to jogging tracks and community facilities. Strategically located near major highways, retail hubs, and upcoming LRT stations, Summer Homes offers a private, spacious, and well-connected living environment ideal for families and professionals alike.

Taragon Puteri Cheras Townhouses - 141 units



Taragon Puteri @ Cheras is a freehold, low-density gated townhouse community developed by Taragon Golfview Sdn Bhd, nestled on a hilltop at Batu9 Cheras (about 500ft elevation) Comprising 141 units across 2-storey layouts (built-up: ~923 to 1,419sqft) with three bedrooms, two bathrooms, and covered porches for two cars, the development features eleven modern design variants. Residents benefit from lush landscaped grounds with palm trees, jogging tracks, children's playgrounds, BBQ pits, a viewing tower, visitor parking, and round-the-clock gated security with CCTV and perimeter fencing.

Begonia Residensi Apartment, TTDI Kajang - 200 units

Developer: NAZA TTDI Berhad



Residensi Begonia at TTDI Grove in Kajang is a newly developed low-cost apartment project by Naza TTDI, designed to provide affordable urban living within a well-planned township. Featuring walk-up apartment blocks with 3-bedroom, 2-bathroom units averaging 700-800 sqft, the development caters to small families, working professionals, and first-time renters. Residents benefit from its strategic location just minutes from Kajang Hospital, MRT Stadium Kajang, KTM Kajang, schools, and retail conveniences such as Metro Kajang Mall and Mydin. Excellent connectivity via SILK, PLUS, and the Cheras-Kajang Expressway makes commuting within the Klang Valley seamless. Each unit comes with basic finishes, a parking bay, and access to amenities such as a playground, multipurpose hall, and security, offering a practical lifestyle within a vibrant suburban environment.

Villa Heights Residences, Seri Kembangan - 184 units

Developer: Global Oriental Berhad



Villa Heights @ Taman Equine is a distinguished leasehold bungalow development by Global Oriental Berhad located in Equine Park, Seri Kembangan, Selangor. Offering a tranquil, nature-integrated lifestyle, this gated and guarded community features approximately 99 units of double-storey link and corner bungalows with built-ups ranging from ~3,665sf to 5,000sf and layouts offering 5+ bedrooms and bathrooms.

Set against lush, landscaped surroundings, the estate includes resort-style facilities such as a private clubhouse, swimming pool, gymnasium, sauna, children's playground, BBQ decks, lounge, and reading room—designed for relaxation and leisure

Park villa Townhouses, Puchong - 400 units



Parkvilla (also known as Park Villa) is a freehold, low-density gated townhouse development completed in 2010 with approximately 400 units across a sprawling 16-acre site. Units are typically built in 1½-storey layouts, offering 3 bedrooms and 2–3 bathrooms, with lower units ranging from ~1,259sqft and upper units up to ~1,560sqft, each reserving two car parks and some featuring balconies or gardens depending on unit type.

Residents benefit from 24-hour gated and guarded security, landscaped streets, and a central park, enhancing the living environment.

Ideal for young families and professionals seeking affordable landed townhouse living within a secure, green, and well-connected community in Puchong.



Our Assurance

At Raiidius Property Management, we are committed to delivering transparent, reliable, and responsive property management services. Our clients can be assured of:

- **Transparent Operations** – Clear communication, detailed reporting, and full accountability in all aspects of our service.
- **Regulatory Compliance** – Adherence to all relevant property laws, guidelines, and industry best practices.
- **Responsive Support** – Prompt attention to issues, with 24/7 readiness for emergencies and ongoing maintenance needs.
- **Proactive Management** – Regular inspections, preventive care, and continuous improvement to enhance property value.
- **Owner & Resident Satisfaction** – A professional team dedicated to creating a safe, clean, and harmonious living and working environment.

We manage every property as if it were our own—committed to long-term performance, trust, and peace of mind.



FORM Q

(RULE 25I)

1711

Certificate No

BOARD OF VALUERS, APPRAISERS ESTATE AGENTS
AND PROPERTY MANAGERS

RENEWAL OF AUTHORITY TO PRACTISE * VALUATION/
~~APPRAISAL / ESTATE AGENCY~~ / PROPERTY MANAGEMENT AS A FIRM

This is to certify that :

Messrs **RAIDIUS PROPERTY MANAGEMENT**
of NO 42-1, JALAN PUJ 3/8, TAMAN PUNCAK JALIL, BANDAR PUTRA PERMAI,
43300, SERI KEMBANGAN, SELANGOR, MALAYSIA

Firm's Registration No. **PM (3) 0383**
having complied with the requirements of the Valuers, Appraisers,
Estate Agents and Property Managers Act 1981 and having paid the
prescribed renewal fee, is permitted to practise *valuation / appraisal /
~~estate agency~~ / property management under and subject to the provisions
of the Act till 31 December **2026**

Date **27 MARCH 2026**


Registrar
Board of Valuers,
Appraisers, Estate Agents And
Property Managers

Certificate

Professional Accreditation

We are a registered property management firm under the Board of Valuers, Appraisers, Estate Agents and Property Managers (BOVAEP), Malaysia. This accreditation affirms our commitment to regulatory compliance, professional standards, and ethical practices in delivering reliable and transparent property management services.

Policyholder ◀
 (M) PROPERTY MANAGERS
 JALAN PUJ 3/8
 PUNCAK JALIL
 PUTRA PERMAI
 SERI KEMBANGAN SELANGOR

Policy No. ◀
 IKN-10562322-PI

Intermediary Code ◀
 IKN21B1-A

Period of Insurance
 (Both Dates Inclusive) ◀
 From : 08/10/2025
 To : 07/10/2026

Details of Policyholder ◀
 (2) : 603-89381339
 (M/P) : 010-2393928
 : jacqtan.raiidius@gmail.com

Profession : PROPERTY MANAGEMENT
 Policy Limit : Malaysia
 Issue Date : 08/10/2021
 Liability : Any One Occurrence - RM 1,000,000.00
 : Any One Period of Insurance - RM 1,000,000.00

SCHEDULE

 INSURED : RAIIDIUS (M) PROPERTY MANAGERS
 : NO 165-1 JALAN PUJ 3/3
 TAMAN PUNCAK JALIL
 BANDAR PUTRA PERMAI
 43300 SERI KEMBANGAN SELANGOR

PERIOD : 08/10/2025 to 07/10/2026
 (Both Dates Inclusive)

INSURANCE ACTIVITIES/
 PROFESSIONAL SERVICES : PROPERTY MANAGEMENT

AGGREGATE LIABILITY : RM 1,000,000 ANY ONE CLAIM & IN THE
 AGGREGATE DURING THE POLICY PERIOD

PER CLAIM : RM 8,000 EACH & EVERY CLAIM

ISSUE DATE : 8/10/2021

CURRENCY : MALAYSIA

COUNTRY : MALAYSIA

COVERAGE : RM 5,000.00

MSIG RAIIDIUS (MALAYSIA) BHD
 INC NO. 197901002703 (46983-W)
 IS 8, A-47,
 ISMAIL 12,
 JALAN 2, 25000 KIJANTAN, PAHANG

Website: www.
 Email: myMSIG@msig.com.my
 Customer Service Hotline: 1-800-88-MSIG (6744) / Fax: +60

Professional Indemnity

Professional Indemnity Coverage

Raiidius Property Management is fully insured with MSIG Insurance (Malaysia) Bhd under a Professional Indemnity Policy valued at RM1,000,000. This coverage reflects our commitment to accountability, risk management, and the highest standards of professional service—providing added assurance and peace of mind to our clients and stakeholders.

OUR CLIENTELE





Let's Connect With Us!

03-80801026 & 010-2393928



raiidus.hq@gmail.com



www.raiidus.com.my



RAIDIUS PROPERTY MANAGEMENT

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SELANGOR