

## **KHOLIM SAHRAY (Sr)**

Senior Lecturer (FSPU)

Centre of Studies for Estate Management  
Faculty of Architecture, Planning and  
Surveying Universiti Teknologi MARA, 40450  
Shah Alam,  
Selangor, Malaysia.



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kholim@uitm.edu.my

## **Areas of Expertise**

Real Estate Valuation, Plant and Machinery Valuation and Real Estate Agency

<https://expert.uitm.edu.my/profile.php?id=Umr8dizpYuR3qxQ2qitRp8TE1ydfPwbWjVJMRUJNWMc=>  
<https://fspu.uitm.edu.my/index.php/corporate/directory/22-estate-management-shah-alam/165-kholim-sahray-sr>

## **Personal Information**

KHOLIM BIN SAHRAY

Centre of Studies for Estate Management  
Faculty of Architecture, Planning and Surveying

## **Academic Qualifications**

Master in Estate Management, 2009, Universiti Teknologi Malaysia  
Degree in Estate Management, 2006, Universiti Teknologi MARA  
Diploma in Estate Management, 2004, Universiti Teknologi MARA

## **Professional Members**

1. Royal Institution of Surveyors Malaysia (RISM), Member, 2015-2020.
2. Board of Valuer, Appraiser, Estate Agent and Property Manager, Member, 2018-2020.
3. Malaysian Institute of Property and Facility Managers 2017-2020.

## Teaching and Learning

### 1. Master of Property Investment (AP725)

<b>Bil.</b>	<b>Course (Master)</b>	<b>Year</b>	<b>Course Summary</b>
1.	REAL ESTATE ECONOMIC	2019-2020	This course is to provide an understanding of the principles of Real Estate Economic from macro and micro economic perspective.

### 2. Degree of Estate Management (AP225)

<b>Bil.</b>	<b>Course (Degree)</b>	<b>Year</b>	<b>Course Summary</b>
1.	Property Valuation Techniques	2009-2016	<p>This course is to provide an understanding of the principles of investment, and property valuation using various methods of valuation.</p> <p>And the end of this course student should be able to Demonstrate property valuation using the appropriate methods, Differentiate between freehold and leasehold interests, and be able to prepare report and valuation.</p>
2.	Investment Appraisal	2011-2016	The course is to introduce to students the ability to understand a wider investment market, to evaluate investment opportunities and to be able to use more rigorous techniques of investment analysis and appraisal and to view the property investment decision in the context of investment market.

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|----|-----------------------|-----------|---|
| 3. | Development Appraisal | 2011-2012 | <p>The course is to provide a comprehensive understanding of the development and development appraisal techniques used in the market.</p> <p>This subject also emphasizes on feasibility studies including residual and cash flow methods of appraisal, sensitivity and risk analysis.</p>                                  |
| 4. | Statutory Valuation   | 2009-2020 | <p>This course is to enable the student to understand the elements of statutory valuation with reference to the Local Government Act 1976, Stamp Act 1949, Real Property Gains Tax Act 1976, Land Acquisition Act 1960, Electricity supply Act and Auction Laws of Malaysia.</p>  |
| 5. | Applied Valuation     | 2014-2020 | <p>This course is to enable the student to understand the application of methods of valuation for special properties, Fire insurance valuation, Plant and Machinery Valuation and Business Valuation.</p>   |
| 6. | Project Management    | 2010-2016 | <p>This course is to enable the student to understand the concept of project management in the property development. The course covers topics on project management organization, principles of project management, role of project manager in property development and phases of construction in property development.</p> |
| 7. | Urban Land Economic   | 2012-2014 | <p>The purpose of the course is to introduce urban land economics concept to the students, in this subject the main focus given to the welfare economic, urban land economics study, urban issues and problems and the role of public policies and state intervention in urban economy.</p>                                 |

8. *Computer in Real Estate Management* 2012-2013 This course is to enable the student to expose in computer system and appliances and to apply real estate course in IT software.

## Student Supervision

Student Name	ID	Dissertation Title	Semester	Level of Supervision	Action
NUR SYAMIMI BINTI MOHD POZI	2016793019	The joint homebuyer awareness towards the impact of buying life insurance	2019/4	Master	Completed
NUR SYAIDATUL AMIRA BINTI MOHD HISHAM	2017547117	Challenges on house ownership faced by low income groups in selangor	2019/4	Master	Completed
NURUL SABRINA AINI BINTI DESVIAL	2016535369	Comparative study in building management for private property under REITS and Non REITS	2019/2	Degree	Completed
NURUL SAHIDA BINTI ABDUL RAHMAN	2017626272	Investment awareness among generation y in shah Alam	2019/2	Degree	Completed
NURUL NABILA BINTI SUANDI	2017626422	Practicing Property Management Software in Property Management	2019/2	Degree	Completed
NUR AQILAH BINTI ISMAIL	2016565547	Person with disable Facilities Maintenance and Management in Shopping Mall	2019/2	Degree	Completed
AFINI BINTI ALFIAN	2017626362	Development of railway transit system and socio economic impact the end user	2019/2	Degree	Completed
SITI NURHALIZA BINTI NOOR AZMAN	2017331409	The Cause and Consequences of Sick Building Syndrome in Educational Building	2019/2	Degree	Completed
NADIA ATHIRAH BINTI RUSLAN	2017626462	To study the unsold affordable housing	2019/2	Degree	Completed
ASRUL AZIM BIN MOHD ISA	2017507929	The Factor of neighborhood facilities and amenities towards home buyer decision in shah alam	2019/2	Degree	Completed
NURASHIKIN BINTI ZAZALI	2017567191	Factors affecting maintenance priority of public educational building in selangor	2019/2	Degree	Completed
SUHAIZIE BINTI MOHAMMAD SUKI	2017602954	The digital marketing in real estate industry	2019/2	Degree	Completed
MUHAMMAD RAZMAN BIN IDRIS	2017626236	The promotion strategies implemented by developer for home purchaser	2019/2	Degree	Completed
SERI SYAHIRAH BINTI JAMALUDIN	2017602878	Effect of Property Management on Residential Property Rental Value	2019/2	Degree	Completed
NORARINA ROZAILY BINTI RUSLI	2017626412	Housing environment preferences among senior elderly Case Study : Senior Elderly in Section 2,3,4,10,11 and 12 Shah Alam, Selangor	2019/2	Degree	Completed

AISYAH MAISARAH BINTI WAN MAHZAN	2017626388	Passenger's satisfaction towards services and facilities provided within monorail station.	2019/2	Degree	Completed
NOR ALIA BINTI S. ROZI	2019848646	Demand Druthers On Co-Working Space In The Midst of The COVID-19	2020/4	Degree	Completed
NUR DIYANA HANNANI BINTI MOHAMAD ALIM	2019660054	Occupant's awareness toward fire safety in strata building	2020/4	Degree	Completed
NUR FARISHA BINTI MOHD ROSHIDY	2018654178	The Supremacy of E-Marketing on Real Estate Business Amidst Pandemic Disease Outbreak (Covid-19)	2020/4	Degree	Completed
NUR AZHANIS BINTI RASID	2019801976	Maintenance management of strata property and non landed strata property	2020/4	Degree	Completed
NOR'AIN BINTI ABDUL AZIZ	2019717405	The Influence of MRT Stations on Residential Property Value	2020/4	Degree	Completed
NUR HANIS BINTI ZAILANI	2019608158	The impacts of Covid-19 towards commercial maintenance and management costs	2020/4	Degree	Completed
MOHAMMMAD HANAFFI BIN KASWA	2019528233	Factors affecting in choosing factory in Pasir Gudang	2020/4	Degree	Completed
MUHAMMAD IKHWAN HAFIZI BIN AZMI	2019461912	The tools used by developer in marketing the unsold properties	2020/4	Degree	Completed
NIK ZULFAQQAR NAJMIE BIN ZULKEPLI	2019495802	Facilities provided by the government for low and medium income salary buying property in malaysia.	2020/4	Degree	Completed
MUHAMMAD ADLI NABIL BIN MOHD SALEH	2019582175	Challenge in digital marketing platform to the estate agent	2020/4	Degree	Completed
MUHAMMAD KHAIR BIN JOHARI	2018693958	The study of user satisfaction on facilities management on transit-hub during pandemic outbreak (covid-19) at Kuala Lumpur Sentral	2020/4	Degree	Completed

## Publications

- "The Implementation of Joint Venture in Development Project between land owner and private developer in Malaysia". International Journal of Art and Science (IJAS) @ Mediterranean Conference in Gozo, Malta
- "A Review on The Technical Performance Criteria of Post Occupancy Evaluation (POE) of Refurbished Heritage Museum Buildings" IPN Conferences 2016 Langkawi, Malaysia
- "The Assessment of Malaysian Awareness Towards Real Estate Syndication, International Surveying Research Journal (ISrJ), Royal Institution of Surveyors Malaysia, Vol 6: No 1"

- "The Influence Of Time Factor On Public Transportation Usage- Mass Rapid Transport (MRT) System In Malaysia"
- "The Influence Of Expenditure Behaviour Towards Homeownership" Journal Intelek Volume 15 Issues 3 (August) 2020

## Research Grants and Contracts

- KHOLIM SAHRAY, 2017-2020, The Economic Competitive of Public Transport, RAGS RM32,000.00, Member, Ongoing
- KHOLIM SAHRAY, 2015-2017, Developing the spending behavior model of affordable home ownership, RAGS RM32,000.00, Member, Completed
- KHOLIM SAHRAY, 2015-2016, Strategic Technical Performance Criteria of Post Occupancy Evaluation Of Refurbished Historical Museum Buildings, RM20,000.00, LESTARI, Leader, Completed
- KHOLIM SAHRAY, 2012, Housing Bubble Test, RM5,000.00, RMI, Leader, Completed

## Consultation & Expertise

- INSPEN (Institut Penilaian Negara), Penggubalan dan Merekabentuk Silibus dan Kurikulum Program ProfessionL Diploma Institut Penilaian Negara, National, 2009, Member.
- Pejabat Pembangunan UiTM, Laporan dan Nilai Sewa Asrama Cemara, Akasia, Cendana dan Kompleks Intekma Resort, Dalamann, 2013, Member.
- Jabatan Perumahan Negara, Kajian Kesejahteraan Komuniti Program Perumahan Rakyat (PPR) Di Seluruh Negara, National, 2017, Leader.
- Tenaga Nasional Berhad (TNB), Kerja-Kerja Konsultansi Urusan Pentadbiran Tanah Untuk TNB, National 2020/2021, Member
- Perbadanan Kemajuan Negeri Negeri Sembilan (PKNNS), Market and Feasibility Study, National 2020, Member

## Innovation, Commercialization & Entrepreneurial

- Bronze IID 2010-Special Edition, Plant and Machinery Standard, UiTM, 2010, Leader.
- Australian Debating Championship 2012, Debating Championship, Commercialization, International, 2013, Leader

- FSPU Alumni Homecoming Seminar, 2013, Seminar, National, 2014, member
- UiTM Yayasan Budiman Golf Challenge, 2014, Golf Tournament, 2014, Member
- CPD Lab Workshop on financial modeling for Property Development Appraisal, Workshop, 2015, Member.

## **Services & Administration**

- Koordinator Debat UiTM, 2012-2015, Koordinator, Monitoring Debat Activities at national and international Level.

## **Work and Collaboration Experience**

- Official UiTM Delegates to The Worlds University Debating Championship 2012 (Filipina, Manila)
- Official UiTM Delegates to The Australasian Debating Championship 2012 (New Zealand)
- Official UiTM Delegates to The Worlds University Debating Championship 2013, Berlin Germany
- Memorandum of Agreement Between UiTM and Malaysia Institute of Debating and Public Speaking (MIDP)

## **Awards & Recognitions**

- Anugerah Perkhidmatan Cemerlang UiTM, Tahun 2013, UiTM.

## **Contribution to Society**

- Ahli Jawatankuasa Masjid Nurul Iman Kampung Ijok, 2018-2019