



CURRICULUM VITAE

Sr Dr. KAMALAHASAN ACHU, FRISM, MPEPS, MIPFM

FULL NAME: KAMALAHASAN A/L ACHU

ADDRESS: Real Estate Programme
Faculty of Built Environment and Surveying
Universiti Teknologi Malaysia (UTM)
81310 UTM Johor Bahru, Malaysia

POSITION: Senior Lecturer

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ACADEMIC QUALIFICATIONS:

- 1997 – 2001 BSc (Hons) Property Management
Second Class Honours (Upper Division)
Universiti Teknologi Malaysia
- 2005 MSc Urban Real Estate Management and Development
Heriot-Watt University, Scotland, UK
- 2007 – 2014 PhD (Real Estate and Planning)
University of Reading, UK

WORK EXPERIENCE:

Valuation Executive	Jones Lang Wootton, Malaysia	2001 – 2002
Tutor	Department of Property Management Universiti Teknologi Malaysia (UTM)	2003 – 2005
Lecturer	Department of Property Management Universiti Teknologi Malaysia (UTM)	2005 – 2014
Senior Lecturer	Department of Real Estate Universiti Teknologi Malaysia (UTM)	2014 – present
Internship	Jones Lang Wootton, Malaysia	2019 – 2020

PROFESSIONAL MEMBERSHIP, QUALIFICATION & CONTRIBUTIONS:

Registered Valuer and Registered Estate Agent – The Board of Valuers, Appraisers, Estate Agents and Property Managers, Malaysia (BOVAEP)

Fellow of Royal Institution of Surveyors Malaysia (RISM) (F7598)

Member, Persatuan Penilai, Pengurus Harta, Ejen Harta & Perunding Harta Swasta Malaysia (PEPS) (Association of Valuers, Property Managers, Estate Agents and Property Consultants in the Private Sector, Malaysia) (Membership No: VPEC 0325)

Member of Malaysian Institute of Professional Property and Facility Managers (MIPFM) (PM 0562)

RISM (Johor Branch) Committee Member since 2014/15 – Treasurer – 2016/17 - Honorary Secretary 2017/18 – Vice-chairman 2018/19 – Chairman 2019/2020 – Committee Member 2021/22

PEPS Johor Branch – Committee Member 2016/17; 2021/22 – Vice-Chairman 2022/23

Member of CoreNet Global (The Global Association for Corporate Real Estate)

TEACHING AND RESEARCH AREAS:

Real estate valuation:

Principles and Methods of Valuation

Applied Valuation

Investment Appraisal

Land Acquisition Practice

Valuation standards and process

Property Management

Professional Practice

Corporate Real Estate

Behavioural real estate

PUBLICATIONS:

Kamalahasan, A. (2013). Client influence on property valuation - a literature review, *International Journal of Real Estate Studies*, 8(2), 24-47

Kamalahasan, A. (2012). A discussion on client influence on property valuations in Malaysia, *The Malaysian Surveyor*, 47(4), 30-34

Kamalahasan, A. (2014). An overview of the Red Book standard on Preliminary Valuation Advice and Client Discussions, *The Malaysian Surveyor*, 49 (4), 11-14.

Kamalahasan, A., Lim, W. C., Burhaida, B. and Muhammad Faris, N. (2015). Factors affecting client influence on property valuation in Malaysia: Do client size and size of value adjustment Matter?, *Jurnal Teknologi*, 75(10), 39-49.

Tuti Haryati Jasimin, Hishamuddin Mohd Ali and Kamalahasan, A. (2015). Occupants' evaluation of green features in green commercial office buildings: establishing the reliability and validity of the survey instrument, *Jurnal Teknologi*, 77(26), 77-86.

Atilola, Moses Idowu, Norhaya, Kamarudin, Kamalahasan, Achu and Musibau, Lukuman. (2016). A review of uniformity in property rating valuation in Nigeria, *International Journal of Real Estate Studies*, 10(1), 11-32.

Atilola, Moses Idowu, Kamalahasan, Achu, Ariffian, Bujang and Norhaya Kamarudin (2017). Evaluation of rating valuation appeal procedure: a comparative study of United Kingdom, Nigeria and Malaysia, *International Journal of Real Estate Studies*, 11(2), 93-101.

Hasniyati, H. and Kamalahasan, A. (2019). Professional socialisation (PS) of Malaysian real estate undergraduates, *Pacific Rim Property Research Journal*, DOI: 10.1080/14445921.2019.1598007.

Atilola, M. I., Ismail, A., Achu, K., & Bujang, A. A. (2019). An evaluation of factors causing variance in property assessment. *Planning Malaysia*, 17(9): 82-93.

Ali, H. M., Gabriel, H.T. L., Sipan, I., Omar, M. and Achu, K. (2020). Effects of behavioural uncertainties in property valuation, *International Journal of Built Environment and Sustainability*, IJBES 7(3)/2020: 69-79.

Kasim, I., Sipan, I., Daud, D., Achu, K. and Afrane, E. (2020). Implementation of Environmental Sustainability Strategies for Real Estate Development in Developing Nations: An Empirical Study from Ghana, *International Journal of Real Estate Studies*, 14(2), 56-72.

Yakub, A. A., Ali, H. M., Achu, K., Abdul Jalil, R. and Salawu, A.O. (2021). An Integrated Approach based on Artificial Intelligence using ANFIS and ANN for Multiple Criteria Real Estate Price Prediction, *Planning Malaysia*, 19(3), 270-82.

Yakub, A.A., Achu, K., Ali, H.M. and Abdul Jalil, R. (2022), "An analysis of the determinants of office real estate price modelling in Nigeria: using a Delphi approach", *Property Management*, Vol. ahead-of-print No. ahead-of-print.
<https://doi.org/10.1108/PM-08-2021-0060>

Achu, K and Hamzah, H. (2022). Property Valuation Component of Real Estate Degree Programme in Malaysia Public Universities – Key Issues and Recommendations for Improvement, *The Malaysian Surveyor*, 56 (1 & 2), 26-34.

Razali, Muhammad Najib, Rohaya Abdul Jalil, Kamalahasan Achu, and Hishamuddin Mohd Ali. (2022). Identification of Risk Factors in Business Valuation. *Journal of Risk and Financial Management*, 15: 282. <https://doi.org/10.3390/jrfm15070282>

INTELLECTUAL PROPERTY:

Real estate agent persuasion and marketing skills enhancing framework with Choong Weng Wai, Chin Hon Choong, Lee Yee Ying and Tan Yu Tian (pending) (2012)

RESEARCH GRANTS & PROJECTS:*Principal Investigator*

2012-2013: Conceptualising the factors affecting client influence on property valuations in Malaysia, Tier 2 RU Grant, RM22,000 (COMPLETED)

2012-2013: Developing Housing Price Index Forecasting Model Using Artificial Neural Network, Tier 2 RU Grant, RM32,000 (COMPLETED)

Co-investigator/member

2011-2012: An International Study of Integration of Oriental Warfare Strategies in Real Estate Marketing, Tier 2, RU GRANT (COMPLETED)

2012-2014: Stress Reduction Physical Environment in Healthcare Building: An Evidence Based Approach, Tier 1, RU Grant (COMPLETED)

CONSULTANCY:

Project member-The impact of the River of Life Project on the Kuala Lumpur property market value, Dewan Bandaraya Kuala Lumpur, September 2014 – Februari 2015 (Contract value: RM134,200)

CONFERENCE PRESENTATIONS:

Achu, K. (2011). Do clients influence valuations carried out for financial reporting purposes? Some Evidence from Malaysia. *Proceedings of 17th PRRES Conference, Gold Coast, Australia.*

Achu, K. (2012). Client influence on valuations: a Malaysian case study. *Proceedings of UTM-IBIMA International Real Estate Conference (INTEREC), Kuala Lumpur, Malaysia.*

Haryati Hashim, Maimunah Sapri, Kamalahasan Achu (2013). Factors Affecting the Involvement and Appointment of Unregistered Property Manager, *Proceedings of 4th International Conference on Business and Economic Research, Bandung, Indonesia.*

Deborah Ng Si Jia and Kamalahasan Achu (2016). Consumer Preferences and the Role of Value Influences in Serviced Apartment Purchasing Decision, 8th International Real Estate Research Symposium (IRERS), INSPEN, Kuala Lumpur.

Omar, Mustafa et al. (2017). Identification of Key Drivers of Property Management Capability Index for Stratified Residential Property Management in Malaysia, 29th IBIMA Conference, Austria 3-4 May.

Wong, J. Y. and Achu, K. (2022). Corporate Workplace Transformation and its Added Value Factors in the Covid-19 Era: A survey of Malaysia's executives, 11th International Real Estate Research Symposium (IRERS), INSPEN, Kuala Lumpur.

RECENT INTERNATIONAL & NATIONAL SEMINARS ATTENDED:

2011 – *The National QRAM Qualitative Research Seminar & Workshops*, HELP University College, Kuala Lumpur.

2011 – Malaysian Financial Reporting Standards (FRSs): Impact on Professional Valuers Services, Malaysian Institute of Accountants, Kuala Lumpur.

2013 - CPD Programme on Strata Titles (Amendment) Bill 2012 and Strata Management Bill, Royal Institution of Surveyors Malaysia (Johor Branch), Grand Bluewave Hotel, Johor Bahru.

2013 - Seminar on Strata Management Act 2013, Royal Institution of Surveyors Malaysia, RISM Resource Centre, Petaling Jaya.

2013 – Property Seminar Series: Smart growth, Johor Property Valuation and Services Department (JPPH), M Suites Hotel, Johor Bahru.

2014 – Seminar on Understanding Valuation Requirements: MVS, IVS & SC’s Asset Valuation Guidelines, Securities Commission Malaysia (SC), Kuala Lumpur.

2014 – CPD Programme on Malaysian Estate Agency Standards, Menara PKNS, Petaling Jaya, Selangor.

2014 – Intersarsity Dialogue on Real Estate Education and Profession 2014, UTHM, Johor.

2015 – Sustainable Initiatives: Case Studies in Malaysia, Philippines and Indonesia (SIMPI 2015), UTM, Johor.

2015 – FGHT UTM – RISM Professional Talk 2015, UTM, Johor.

2016 – RISM – RICS Asia Valuation Conference 2016, Kuala Lumpur.

2017 – MVS CPD Seminar, PEPS Johor, Johor Bahru.
