



# **JURUKUR TERAS SDN. BHD.**

BUSINESS PROFILE

2024



*"It has been a phenomenal run for Jurukur Teras Sdn. Bhd. since its inception in 2000. If good things take time, then our journey into land surveying is testament to that statement. Hard work and persistence have brought us here today.*

*From humble beginnings, Jurukur Teras Sdn. Bhd. has grown since and thrived. With a team of experienced and dedicated, we are looking forward to further enhance our presence in the industry. Our strength has always been a focus on our people, teams and clients. Being in the service industry, nothing is more significant than humanizing businesses. We pride on the strong relations we have and we intend to build more.*

*It is with great pleasure that I present to you the company's corporate profile, which I believe speaks of our commitment to exceed clients' expectations. I wish to also convey our sincere gratitude to our existing clients. From the bottom of our hearts, we thank you for your remitting support and we look forward to further meaningful working opportunities together.*

**DATO' Sr HAJI MOHD MAZLAN BIN SULEIMAN**  
**EXECUTIVE DIRECTOR / CHAIRMAN**

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# ABOUT COMPANY

At Jurukur Teras Sdn. Bhd. our goal is to deliver an efficient, accurate and intergrated land surveying services that instil confidence and contribute to positive client experiences. Our leading edge is the ability to combine both knowledge, hands-on experience and engagement of the latest technologies, software and systems to deliver robust solutions to architect planners, developers, builders and individuals - now and into the future.

We stay invested in our people and embrace big, small and in-between challenges: from negotiating designs and building infrastructure that address major global issues - urbanisation and population growth, to surveying works for single lots or multi-level apartments, to engineering drawings for private developments and public infrastructure, to construction monitoring and supervision for large-scale subdivisions. Our repertoire of projects – for clients and ourselves – and years spent planning, designing and in syncing with councils and contractors, is extensive. We appreciate and understand the need to operate with accuracy, open communication and an open mind.



# VISION

**"WORLD DYNAMIC GEOMATIC LEADER..."**

that can foresee the future and remain in the present. Our vision is to become highly recognized and most professional one-stop surveying, geomatic service and related land survey solutions providing company in the world.

# MISSION

- To provide, consult and deliver Geomatics Engineering works.
- To deliver land development consultancy services for professional and quality to the government, private and individuals using technology and professional regulation by the existing.

# VALUES

***Trustworthy***

***Efficient***

***Cooperative***

***Dedicative***

***Quality Driven***





# OUR SERVICES

## COMPANY

Based in Seremban, Negeri Sembilan. Jurukur Teras Sdn. Bhd. is a professional licensed surveying firm which is incorporated in 2000. We provide land surveying services and consultation to a wide range of clients, including multi-national corporations and government bodies. Jurukur Teras Sdn. Bhd. has stayed abreast in technology by making hefty investments in robotic high-precision total stations, GNSS, Drones as well as GPR. Such investment has enabled us to take on complex and challenging projects to accommodate the varied surveying needs of our clients.

## SERVICES

CADASTRAL SURVEY

ENGINEERING SURVEY

MINING SURVEY

TOPOGRAPHIC SURVEY

HYDROGRAPHIC SURVEY

AERIAL MAPPING (UAV)

STRATA & STRATUM TITLE SURVEY

UNDERGROUND UTILITY  
DETECTION & MAPPING





# BOARD OF DIRECTORS





**DATO' Sr HAJI MOHD MAZLAN BIN SULEIMAN**  
EXECUTIVE DIRECTOR/CHAIRMAN  
*Licensed Land Surveyor*

**PROFESSIONAL QUALIFICATION**

- Licensed Land Surveyor. License to carry out survey work under Act 458. Licensed Land Surveyor since 2000
- Member of the Malaysian Association of Authorized Land Surveyors (MAALS) 2000
- Member of the Malaysian Royal Institute of Surveyors (MRISM) 1998

**EDUCATION**

- Master of Science (M.Sc.) Land Administration and Development, UTM 2004
- Bachelor of Land Surveying (Hons) Class II Higher, UTM 1994
- Diploma in Land Surveying, UTM 1984

**WORK EXPERIENCE**

- 2000-NOW: Licensed Land Surveyor under Act 458 (Revised 1991). Responsible for providing consulting services in the field of land development and provide land surveying services.
- 1996-2000: Manager and Land Surveyor for Jurukur Saharuddin El-Asas. Responsible in managing, supervising and completing all projects under Jurukur Saharuddin El-Asas.
- 1994-1996: Land Surveyor Headquarters Training Section, Department Survey and Mapping of Malaysia. Responsible to the Director of Survey Development Division for training services, courses and motivation.
- 40 years working experience



## **Sr MUHAMMAD HAZWAN BIN DATO' Sr HAJI MOHD MAZLAN**

MANAGING DIRECTOR/ CEO

*Licensed Land Surveyor*

### **PROFESSIONAL QUALIFICATION**

- Licensed Land Surveyor. License to carry out survey work under Act 458. Licensed Land Surveyor since 2021
- Member of the Malaysian Association of Authorized Land Surveyors (MAALS) 2020
- Member of the Malaysian Royal Institute of Surveyors (MRISM) 2015

### **EDUCATION**

- International Federation of Surveyors/International Hydrographic Organization/International Cartographic Association (FIG/IHO/ICA) Category A, 2021
- International Federation of Surveyors/International Hydrographic Organization/International Cartographic Association (FIG/IHO/ICA) Category B, 2015
- Bachelor of Engineering, Geomatic (Hons) UTM 2014
- Diploma in Land Surveying, UTM 2011

### **WORK EXPERIENCE**

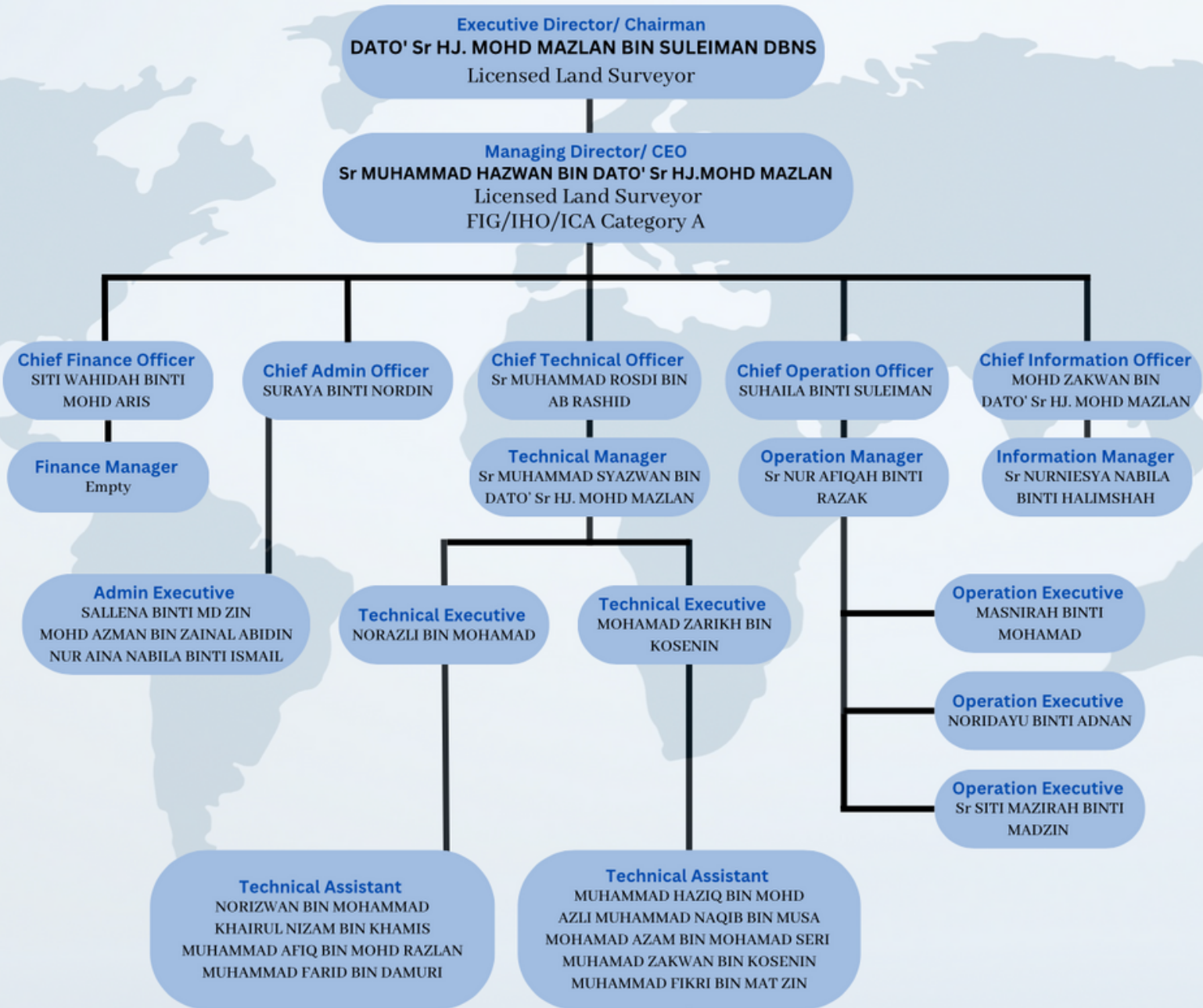
- 2021-NOW: Licensed Land Surveyor under Act 458 (Revised 1991). Responsible for providing consulting services in the field of land development and provide land surveying services.
- 2010-2020: Manager and Land Surveyor for Jurukur Teras. Responsible in managing, supervising and completing all projects under Jurukur Teras.



# ORGANOGRAMS



## JURUKUR TERAS SDN. BHD.



# MEET THE TEAM



**Sr Muhammad Rosdi  
Ab Rashid**

Chief Technical Officer

Ijazah Sarjana Muda Sains Ukur & Geomatik, UiTM 2001  
Surveyor at Jurukur Teras since 2005  
Previously work as Executive Marketing at  
ARZ Services Sdn Bhd  
19 years working experience



**Suhaila Suleiman**

Chief Operation Officer

B.Sc in Business Administration, Arizona, USA 1995  
Chief Operation Officer, Jurukur Teras since April 2009  
Previously work as Account Manager, Vantage Point  
Consulting Sdn Bhd  
24 years working experience



**Mohd Zakwan  
Dato' Sr Hj Mohd Mazlan**

Chief Information Officer

Ijazah Sarjana Muda Kejuruteraan Komunikasi,  
UIA 2013  
Sijil Kelayakan Ukuran Pengesanan Utiliti Bawah  
Tanah 2016  
Chief Information Officer, Jurukur Teras  
10 years working experience



**Suraya Nordin**

Chief Admin Officer

SPM 1982  
Chief Admin Officer, Jurukur Teras since May 1996  
Previously work as Clerk in Guthrie Plantation &  
Agriculture Services Sdn Bhd (1984-1996)  
36 years working experience

# MEET THE TEAM



**Siti Wahida Md Aris**  
Chief Financial Officer

SPM 1986

Chief Financial Officer since 1996

Previously work as Clerk in Memewah Holdings Sdn Bhd  
31 years working experience



**Sr Muhammad  
Syazwan bin Dato'  
Sr Hj. Mohd Mazlan**  
Technical Manager

B.Sc. (Hons) Geomatics, UiTM 2023

Technical Manager, Jurukur Teras

1 year working experience



**Sr Nur Afiqah  
Razak**  
Operation Manager

B.Eng. (Hons) Geomatic, UTM 2019

Operation Manager, Jurukur Teras

4 years working experience



**Sr Nurniesya Nabila  
Halimshah**  
Information Manager

Master of Science (Geomatic Engineering), UTM 2016

B.Eng. (Hons) Geomatic, UTM 2014

Assistant Manager, Jurukur Teras

9 years working experience



# MEET THE TEAM



**Mohd Suffian Manap**

Project Supervisor

SPM 1979

Project Supervisor, Jurukur Teras since 2001

Previously work as Executive Marketing, Profound Network Sdn Bhd

41 years working experience



**Mohammad Zarikh  
Kosenin**

Technical Executive

Diploma Ukur Tanah, UTM 2011

Work as Technical Executive, Jurukur Teras

Previously work in construction industries

14 years working experience



**Masnirah Mohamad**

Operation Executive

Sijil Perancang Bandar & Desa UiTM

Drafter Jurukur Teras since 1997

Previously work as Drafter at Jurukur Nusantara

25 years working experience



**Noridayu Adnan**

Operation Executive

SPVM 1994

Drafter Jurukur Teras since Oct 2002

18 years working experience

# OUR PROJECTS

- Topographical survey at existing NS cement plant on Lot 5107 (PT 3323 HSD 2026)
- Proposed conversion/change of Lot 9971 ,9972 & 30164 land usage from agriculture to industrial for quarry Negeri Sembilan cement industries
- Kerja-kerja ukur hakmilik sambungan dan pemberimilikan tanah kerajaan bagi rintis tnb untuk projek talian penghantaran 500kv Tapah - Bentung South, Selangor
- Kerja-kerja ukur utiliti detection and mapping di PMU Sungai Raya
- MSVT menukar kabel dan link spur dari stesen suis Usaha Jaya Ke Pat Kg Usaha Jaya
- Malaysia Vision Valley (MVV) Menaiktaraf Jalan Sepang KLIA - Lukut, Port Dickson - Teluk Kemang, Ukuran Utility mapping
- Malaysia Vision Valley (MVV) Menaiktaran Jalan Sepang KLIA - Lukut, Port Dickson -Teluk Kemang, Ukuran Utility mapping
- Pemetaan udara kawasan istana dan kubur di Raja Seri Menanti



# OUR PROJECTS

- Kerja ukur hidrografi bagi penyediaan pelan pengurusan pantai bersepadu melaka
- Kerja ukur halus bagi Rtb Sungai Batang Labu dan Rtb Sungai Batang Nilai, Daerah Seremban, Negeri Sembilan
- Kerja-kerja ukur untuk cadangan projek menaik taraf Sungai Melaka (Lot 432)
- Application for surrender and re-alienation of land under section 204a national land code 1965 on Lot 20899
- Survey works for 100 acre land on Lot 20676, Kualiti Alam Sdn. Bhd.
- Ukuran butiran dan titik aras di atas sebahagian Lot 6638 (tapak pelupusan sisa toksid)
- Ukuran hakmilik muktamad di atas PT5853 dan PT5834
- Pelan pra hitungan bagi tapak pencawang elektrik di atas PT 25704
- Ukuran butiran dan titik aras di pejabat menteri besar



# OUR PROJECTS

- Permohonan kebenaran merancang bagi tujuan perumahan (rumah teres 2 1/2 tingkat) melalui tukar syarat di bawah seksyen 124 KTN 1965 di atas lot PT 37256 - PT 37267
- Ukuran Pemetaan Utiliti Untuk Cadangan Projek Perumahan Di Atas Lot 3098
- Permohonan Serahbalik Dan Berimilik Semula Di Atas PT 1995 HS(D) 18665 Dan PT 2009 HS(D) 18679
- Kerja Ukur Butiran Kejuruteraan (Detail Survey) Bagi Cadangan Pembangunan Rumah kakitangan Felda Wilayah Raja Alias
- Kerja - Kerja Ukur Di Lot Felda Jelai 4
- Kerja-Kerja Ukur Demakasi (Penanda Sempadan) Di Lot Tanah Felda Sungai Kelamah Peringkat 007
- Ukuran 'as built' laluan paip kumbahan (sewerage pipe) di atas PT 11663 & PT 11664
- Ukuran butiran dan titik aras di jalan jkr ft 1265 dari bulatan 'v' ke persimpangan Mambau
- Ukuran demakasi, butiran dan titik aras di atas Lot 47691 47706 (PT 11663 -PT11680) Sendayan Techvalley.





# OUR PROJECTS

- Permohonan serahbalik dan bermilik semula (Sek 204a - KTN) di atas Lot 24561 - 24568, Lot 24570-24577
  - Cadangan pembangunan di atas Lot 2241, 2527, 2526 & 7121
  - Cadangan pengeluaran hakmilik strata di atas Lot 20002 (PT 597) HS(D) 9653
- 
- Kerja-kerja ukur hakmilik sambungan dan pemberimilikan tanah kerajaan bagi rentis tnb untuk projek talian penghantaran 500kv pmu Jimah East Power Jimah, Port Dickson ke pmu olah lempit Banting, Selangor (pakej 1)
  - Kerja ukur utiliti bawah tanah bagi projek bekalan air ke cadangan pembinaan 2x1000mw lagi janakuasa di atas Lot 10878 (untuk tetuan Jimah East Sdn. Bhd.)

# OUR PROJECTS

- Preparation of pre comp for pond location at Warisan Puteri
  - Pelan pra-hitungan bagi tujuan perumahan kos rendah di Lot 328
  - Permohonan mengubah sekatan kepentingan tanah di atas Lot 37880 GRN 241342 (dahulunya PT 31091 HS(D) 203518)
- 
- Permohonan pembatalan pewartaan tanah rizab melayu di atas PT 663 HSD5817, PT 664 HSD5818, PT665 hsd5819, PT 666 HSD5820 Pekan Juasseh Daerah Kuala Pilah dan penggantiannya di atas Lot 10783 GRN222772, Lot 10784 GRN222773, Lot 10785 GRN222774 & Lot 10786 GRN222775 Mukim Rompin Daerah Jempol di bawah enakmen rizab melayu (bab 142)
  - Permohonan serah balik keseluruhan tanah di bawah Seksyen 197 KTN bagi tujuan rizab kubur di atas Lot 1806 GM 2261

# OUR CLIENTS



# ACCREDITATIONS



## Quality Management System

ISO 9001:2015 is defined as the international standard that specifies requirements for a quality management system (QMS). We have been accredited with this certification for our ability to provide quality and systematic business management.



## Board of Land Surveyor Malaysia


A board established under Licensed Land Surveyor Act 1958 to govern the licensing and control of land surveyors and for matters connected therewith. JTSM is a licensed practitioner, a land surveying company under Act 458, Licensed Land Surveyor Act 1958.





# ATTACHMENTS

No. Lesen : LJT 273/2024



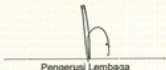
**LEMBAGA JURUKUR TANAH MALAYSIA**

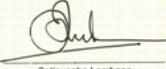
Akta 458  
Akta Juruukur Tanah Berlesen 1958  
Peraturan-Peraturan Juruukur Tanah Berlesen 2011

**Lesen Menjalankan Amalan**  
2024

Dengan ini diperakukan bahawa  
**DATO' Sr. HAJI MOHD MAZLAN BIN SULEIMAN;**  
DBNS  
630926-01-5473  
yang telah didaftarkan di bawah Akta Juruukur Tanah Berlesen 1958 (Akta 458), diberi lesen amalan mulai dari  
**01hb Januari 2024** hingga 31hb Disember 2024

Bertarikh 02 haribulan **November 2023**

  
Pengerusi Lembaga

  
Setiausaha Lembaga



No. Lesen : LJT 617/2024



**LEMBAGA JURUKUR TANAH MALAYSIA**

Akta 458  
Akta Juruukur Tanah Berlesen 1958  
Peraturan-Peraturan Juruukur Tanah Berlesen 2011

**Lesen Menjalankan Amalan**  
2024

Dengan ini diperakukan bahawa  
**Sr. MUHAMMAD HAZWAN BIN MOHD MAZLAN**  
900628-01-5915  
yang telah didaftarkan di bawah Akta Juruukur Tanah Berlesen 1958 (Akta 458), diberi lesen amalan mulai dari  
**01hb Januari 2024** hingga 31hb Disember 2024

Bertarikh 02 haribulan **November 2023**

  
Pengerusi Lembaga

  
Setiausaha Lembaga



No. 273



**LEMBAGA JURUUKUR TANAH SEMENANJUNG MALAYSIA**

Akta 458  
Akta Juruukur Tanah Berlesen 1958  
(Disemek - 1991)

**Perakuan Pendaftaran**

Dengan ini LEMBAGA yang ditubuhkan di bawah Akta Juruukur Tanah Berlesen 1958 (Disemek - 1991), memperakui bahawasanya,

**MOHD HAZWAN BIN SULEIMAN**  
telah didaftarkan sebagai seorang Juruukur Tanah mengikut Akta tersebut.  
Disyitiharkan di bawah tandatangan dan mohor LEMBAGA, pada **29 HB, SEPTEMBER 2009**

  
Pengerusi Lembaga

  
Ahli Lembaga

  
Ahli Lembaga

  
Setiausaha Lembaga



No. Pendaftaran : 617



**LEMBAGA JURUUKUR TANAH SEMENANJUNG MALAYSIA**

Akta 458  
Akta Juruukur Tanah Berlesen 1958  
(Disemek - 1991)

**Perakuan Pendaftaran**

Dengan ini LEMBAGA yang ditubuhkan di bawah Akta Juruukur Tanah Berlesen 1958 (Disemek - 1991), memperakui bahawasanya,

**MUHAMMAD HAZWAN BIN MOHD MAZLAN**  
telah didaftarkan sebagai seorang Juruukur Tanah mengikut Akta tersebut.  
Disyitiharkan di bawah tandatangan dan mohor LEMBAGA, pada **01hb. MAC 2021**

  
Pengerusi Lembaga

  
Ahli Lembaga

  
Ahli Lembaga

  
Ahli Lembaga

  
Setiausaha Lembaga



# ATTACHMENTS

No Sijih 00952



**LEMBAGA JURUKUR TANAH MALAYSIA**  
Akta 458  
Akta Jurukur Tanah Berlesen 1958  
Peraturan-Peraturan Jurukur Tanah Berlesen 2011

**Perakuan Pendaftaran Nama Firma**

Dengan ini diperakukan bahawa

Nama : DATO' SR HAJI MOHD MAZLAN BIN SULEIMAN  
DBNS  
(No. KP : 630926-01-5473), (No. Pend. : LJT 273)

Alamat : 20-2, BETARIA BUSINESS CENTRE  
JALAN DURIAN EMAS 3  
OFF JALAN DATO' SIAMANG GAGAP  
70100 SEREMBAN, NEGERI SEMBILAN

No Tel : 06-7610875  
No Fax : 06-7616386  
Email : jteras@ljt.org.my

setelah memohon untuk pendaftaran firma dan setelah membayar fi yang ditetapkan dibenarkan untuk menjalankan amalan di bawah nama firma seperti di bawah :

Nama Firma : JURUKUR TERAS SDN BHD  
Jenis Amalan : Perkongsian

Sijil ini hendaklah dikembalikan kepada Lembaga sekiranya jenis amalan berubah.  
Bertarikh 23 haribulan Ogos 2022





No Sijih 00953



**LEMBAGA JURUKUR TANAH MALAYSIA**  
Akta 458  
Akta Jurukur Tanah Berlesen 1958  
Peraturan-Peraturan Jurukur Tanah Berlesen 2011

**Perakuan Pendaftaran Nama Firma**

Dengan ini diperakukan bahawa

Nama : SR MUHAMMAD HAZWAN BIN MOHD MAZLAN  
(No. KP : 900628-01-5915), (No. Pend. : LJT 617)

Alamat : NO. 20-2, BETARIA BUSINESS CENTRE  
JALAN DURIAN EMAS 3  
OFF JALAN DATO' SIAMANG GAGAP  
70100 SEREMBAN, NEGERI SEMBILAN

No Tel : 06-7610875  
No Fax : 06-7616386  
Email : stellat@ljt.org.my

setelah memohon untuk pendaftaran firma dan setelah membayar fi yang ditetapkan dibenarkan untuk menjalankan amalan di bawah nama firma seperti di bawah :

Nama Firma : JURUKUR TERAS SDN BHD  
Jenis Amalan : Perkongsian

Sijil ini hendaklah dikembalikan kepada Lembaga sekiranya jenis amalan berubah.  
Bertarikh 23 haribulan Ogos 2022





No. Sijil: 0032



**SIJIL KECEKAPAN**

**LEMBAGA JURUKUR TANAH MALAYSIA**  
Akta 458  
Akta Jurukur Tanah Berlesen 1958  
Peraturan-Peraturan Jurukur Tanah Berlesen 2011

*Dengan Ini Diperakukan Bahawa*

**MOHD MAZLAN BIN SULEIMAN**  
(No. KP: 630926-01-5473)

*Telah Mengikuti Kursus Pengajian Dalam*


**PEMETAAN UTILITI BAWAH TANAH**

*Dan Lulus Peperiksaan Serta memenuhi Segala Syarat Kursus Yang Ditetapkan Oleh Lembaga Jurukur Tanah Malaysia.*





Tarikh: 30 JAN 2013



This is to certify that

**MUHAMMAD HAZWAN MOHD MAZLAN**


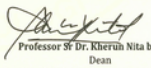
**HAS SUCCESSFULLY COMPLETED**

the "Hydrography and Marine Technology Programme (UTM HYDRO III)" recognised by the FIG/IHO/ICA International Board on Standards of Competence for Hydrographic Surveyors and Nautical Cartographers (BSC) as meeting the requirements of the FIG/IHO/ICA S-5A Standards of Competence for Category "A".

The programme was conducted from 10 October 2021 to 2 December 2022 by the Faculty of Built Environment and Surveying, Universiti Teknologi Malaysia at the main campus in Skudai, Johor, Malaysia.

In witness whereof we have hereunder officially subscribed our names and affixed our signatures.

Date of Completion: 14 February 2023

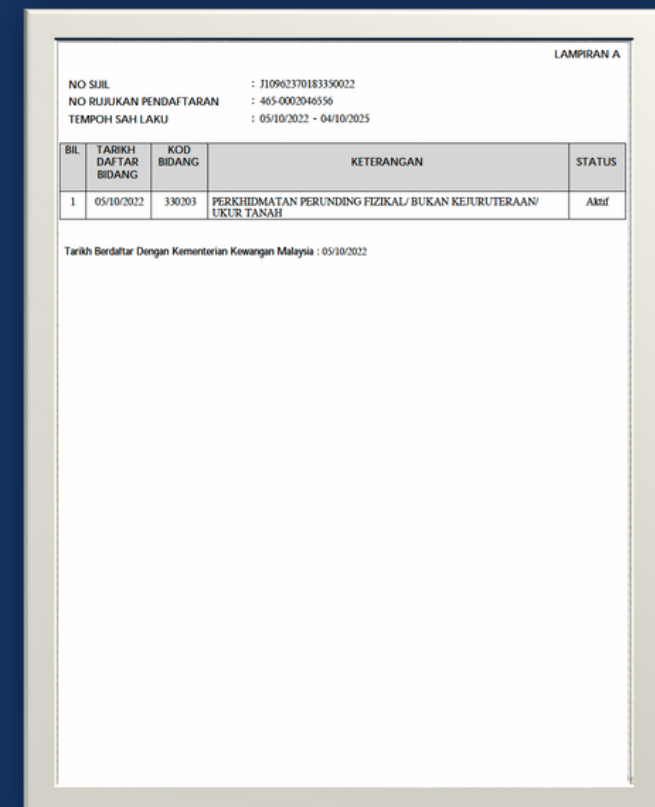
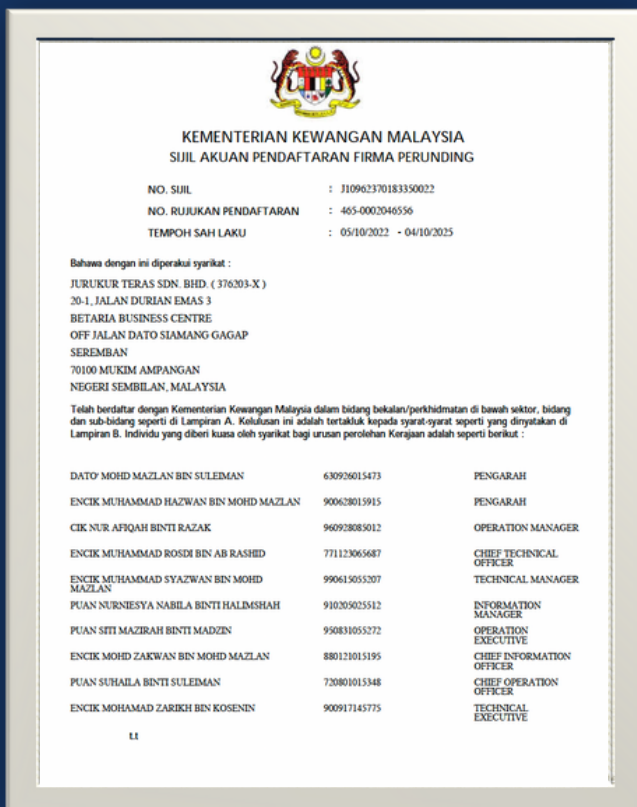
Rear Admiral Datu Hanafiah bin Hassan  
Chief Hydrographer of Malaysia  
National Hydrographic Centre  
Royal Malaysian Navy

Professor SF Dr. Kheriah Nita binti Ali  
Dean  
Faculty of Built Environment and Surveying  
Universiti Teknologi Malaysia

Serial Number: 2023H3-010



# ATTACHMENTS



# ATTACHMENTS



## KEMENTERIAN KEWANGAN MALAYSIA SIJIL AKUAN PENDAFTARAN SYARIKAT

N O. SIJIL : K10141944353195266  
N O. RUJUKAN PENDAFTARAN : 357-0002301384  
TEMPOH SAH LAKU : 06/04/2022 - 05/04/2025

Bahawa dengan ini diperakui syarikat :  
JURUKUR TERAS SDN. BHD. ( 376203-X )  
20-1, JALAN DURIAN EMAS 3  
BETARIA BUSINESS CENTRE  
OFF JALAN DATO SIAMANG GAGAP  
SEREMBAN  
70100 MUKIM AMPANGAN  
NEGERI SEMBILAN, MALAYSIA

Telah berdaftar dengan Kementerian Kewangan Malaysia dalam bidang bekalan/perkhidmatan di bawah sektor, bidang dan sub-bidang seperti di Lampiran A. Kelulusan ini adalah tertakluk kepada syarat-syarat seperti yang dinyatakan di Lampiran B. Individu yang diberi kuasa oleh syarikat bagi urusan perolehan Kerajaan adalah seperti berikut :

ENCIK MOHD MAZLAN BIN SULEIMAN	630926015473	MANAGING DIRECTOR
ENCIK MUHAMMAD HAZWAN BIN MOHD MAZLAN	900628015915	STAFF
ENCIK MOHD ZAKWAN BIN MOHD MAZLAN	880121015195	STAFF

LI

DATO' ZAMZURI BIN ABDUL AZIZ  
Bahagian Perolehan Kerajaan  
d.p. Ketua Setiausaha Perbendaharaan  
Kementerian Kewangan Malaysia

Tarikh Berdaftar Dengan Kementerian Kewangan Malaysia : 06/04/2022

(Sijil ini adalah cetakan komputer dan tidak memerlukan tandatangan)

N O SIJIL : K10141944353195266  
N O RUJUKAN PENDAFTARAN : 357-0002301384  
TEMPOH SAH LAKU : 06/04/2022 - 05/04/2025

BIL	TARIKH DAFTAR BIDANG	KOD BIDANG	KETERANGAN	STATUS
1	05/04/2022	210110	ICT (INFORMATION COMMUNICATION TECHNOLOGY) PERALATAN DAN KELENGKAPAN KOMPUTER, PERKAKASAN DAN KOMPONEN/ GEOGRAPHIC INFORMATION SYSTEM (GIS) AND SERVICES	Aktif
2	05/04/2022	221201	PERKHIDMATAN/ KHIDMAT UDARA/LAUT/DARAT/ TOPOGRAFI/LIDAR	Aktif
3	05/04/2022	221204	PERKHIDMATAN/ KHIDMAT UDARA/LAUT/DARAT/ HIDROGRAFI	Aktif
4	05/04/2022	221206	PERKHIDMATAN/ KHIDMAT UDARA/LAUT/DARAT/ PEMETAAN/PEMETAAN UTILITI BAWAH TANAH	Aktif
5	05/04/2022	221303	PERKHIDMATAN/ KESENIAN, HIBURAN DAN PELANCONGAN/ FOTOGRAFI	Aktif
6	05/04/2022	221505	PERKHIDMATAN/ PENYEWAAAN DAN PENGURUSAN/ KAPAL TERBANG/HELIKOPTER/PESAWAT/BELON PANAS/SIMULATOR SERTA LAIN2 KENDERAAAN UDARA	Aktif

Tarikh Berdaftar Dengan Kementerian Kewangan Malaysia : 06/04/2022



## TENAGA NASIONAL

Dengan ini disahkan bahawa

JURUKUR TERAS SDN. BHD.  
20-1, JALAN DURIAN EMAS 3  
BETARIA BUSINESS CENTRE  
OFF JALAN DATO SIAMANG GAGAP  
SEREMBAN  
70100, MUKIM AMPANGAN, NEGERI SEMBILAN

Telah berdaftar dengan Tenaga Nasional Berhad sebagai  
**Perunding Perkhidmatan**  
di bawah kategori yang tercatat dalam sijil ini

330203\*\*\*

### BUTIR-BUTIR PENDAFTARAN

NO PENDAFTARAN TNB : 3054600  
NO PENDAFTARAN SYARIKAT : 376203X  
NO SIJIL KEMENTERIAN KEWANGAN : J10962370183350022  
TEMPOH SAHLAKU SEHINGGA : 04.10.2025  
TARAF : TIDAK BERKAITAN  
LAIN-LAIN PENDAFTARAN :

Tarikh tempoh sahlaku pendaftaran ini adalah tertakluk kepada tempoh sahlaku Pendaftaran sijil-sijil Kementerian Kewangan(KK), Lembaga Pembangunan Industri Pembinaan Malaysia (CIDB) dan sijil-sijil profesional yang berkaitan.

Amir Mahmud bin Abdullah  
Ketua Pegawai Perolehan  
Bahagian Procurement & Supply Chain  
Tenaga Nasional Berhad

Tarikh kelulusan : 11.10.2022

Ini adalah cetakan komputer dan tidak memerlukan tandatangan.



## TENAGA NASIONAL

Dengan ini disahkan bahawa

JURUKUR TERAS SDN. BHD.  
20-1, JALAN DURIAN EMAS 3,  
BETARIA BUSINESS CENTRE  
OFF JALAN DATO SIAMANG GAGAP  
SEREMBAN  
70100, MUKIM AMPANGAN, NEGERI SEMBILAN

Telah berdaftar dengan Tenaga Nasional Berhad sebagai  
**Pembekal & Kontraktor Perkhidmatan**  
di bawah kategori yang tercatat dalam sijil ini

220110, 221201, 221204, 221206, 221303, 221505\*\*\*

### BUTIR-BUTIR PENDAFTARAN

NO PENDAFTARAN TNB : 3054600  
NO PENDAFTARAN SYARIKAT : 376203X  
NO SIJIL KEMENTERIAN KEWANGAN : K10141944353195266  
TEMPOH SAHLAKU SEHINGGA : 05.04.2025  
TARAF : BUMIPUTERA  
LAIN-LAIN PENDAFTARAN :

Tarikh tempoh sahlaku pendaftaran ini adalah tertakluk kepada tempoh sahlaku Pendaftaran sijil-sijil Kementerian Kewangan(KK), Lembaga Pembangunan Industri Pembinaan Malaysia (CIDB) dan sijil-sijil profesional yang berkaitan.

Amir Mahmud bin Abdullah  
Ketua Pegawai Perolehan  
Bahagian Procurement & Supply Chain  
Tenaga Nasional Berhad

Tarikh kelulusan : 12.04.2022

Ini adalah cetakan komputer dan tidak memerlukan tandatangan.

# ATTACHMENTS



**JABATAN KASTAM DIRAJA MALAYSIA**  
**IBU PEJAJAT KASTAM DIRAJA MALAYSIA,**  
**CAWANGAN PENGUKTUKSIAN PENDAFTARAN SST,**  
**ARAS 4, BLOK A, MENARA TULUS,**  
**NO.22, PERSIARAN PERDANA, PRESINT 3,**  
**61200 PETALING JAYA**



JURUKUR TERAS SDN.BHD	Raj Kani	N10-2299-3600001
NO 20-1, JALAN DURIAN EMAS 3, BETARIA	Tatikah	05-09-2022
BUSINESS CENTER, OFF JALAN DATO	No. Daffar CP	N10-2299-3200001
SIAMANG GAGAP	Sensen Mengawal	SUREMBAN
70100 SEREMBAN		
NEGERI SEMBILAN		

Tuan/Puan,

## KELULUSAN PENDAFTARAN DI BAWAH SEKSYEN 13 AKTA CUKAI PERKHIDMATAN 2018

Perkara di atas dirujuk.

Tuan/Puan telah didaftarkan di bawah Akta Cukai Perkhidmatan 2018 dan maklumat akaun pendaftaran tuan adalah seperti berikut:

Tarikh Permohonan	: 02/09/2022
Tarikh Kualifikasi Pendaftaran	: 01/10/2022
Asas Peraksaan	: Asas Bayaran
Tempoh Berucukai	: Satu Bulan
Tempoh Berucukai Pertama	: 01/10/2022 sehingga 31/10/2022
Tarikh Akhir Mengemukakan Penyata dan Bayaran	: 30/11/2022
Tempoh Berucukai Kedua	: 01/11/2022 sehingga 31/12/2022
Tarikh Akhir Mengemukakan Penyata dan Bayaran	: 31/01/2023
Tempoh Berucukai Berkutnya	: Setiap Dua Bulan
Tarikh Akhir Mengemukakan Penyata dan Bayaran	: Hari terakhir bulan berikutnya setelah tamat tempoh berucukai

Sensen Mengawal & Alanat : Stesen Seremban  
 Jabatan Kastam Diraja Malaysia  
 Jalan Paroi-Senawang Karung Berkunci 16 70450  
 Seremban

Sebagai orang yang telah didaftarkan di bawah Akta Cukai Perkhidmatan 2018 tuan/puan dikehendaki mematuhi kehendak Akta Cukai Perkhidmatan 2018, Peraturan-Peraturan Cukai Perkhidmatan 2018 dan mematuhi tanggungjawab yang ditetapkan oleh Ketua Pengarah Kastam seperti di LAMPIRAN I.

Tuan/Puan boleh melayari laman web MySST di capaian [www.myst.customs.gov.my](http://www.myst.customs.gov.my) atas menghobungi pejabat ini seperti maklumat yang tertera di atas untuk keterangan lanjut.

Sekian, terima kasih.

## "BERKHIDMAT UNTUK NEGARA"

Ketua Pengarah Kastam  
 Jabatan Kastam Diraja Malaysia

Cetakan komputer ini tidak memerlukan tandatangan

## LAMPIRAN I

### Tanggungjawab orang berdaftar Cukai Perkhidmatan

#### Bile Cukai Dikenakan

- Apabila orang berucukai telah didaftarkan di bawah Seksyen 13 Akta Cukai Perkhidmatan 2018, orang berdaftar hendaklah mengenakan Cukai Perkhidmatan ke atas semua Perkhidmatan barang berucukai dibekalkan bermula dari tarikh kualifikasi pendaftaran seperti yang dikehendaki di bawah Akta Cukai Perkhidmatan 2018.

#### Penghasilan Invois

- Orang berdaftar dikehendaki mengeluarkan invois dalam Bahasa Kebangsaan atau dalam Bahasa Inggeris yang mengandungi butir-butir seperti berikut kepada pelanggan:
  - no siri invois;
  - tarikh invois;
  - nama, alamat dan nombor pengenalan pengilang berdaftar;
  - nama dan alamat orang yang berasingan atau jumlah barang-berang kena cukai dijual;
  - kuantiti dan deskripsi barang-barang;
  - apa-apa diskaun yang ditawarkan;
  - bagi setiap perihalan, bezakan jenis barang-barang, kuantiti dan amaun yang kena dibayar tidak termasuk cukai;
  - jumlah amaun yang kena dibayar tidak termasuk cukai, kadar cukai, dan jumlah cukai yang dikenakan ditunjukkan sebagai suatu amaun yang berasingan atau jumlah amaun yang kena dibayar termasuk jumlah cukai yang boleh dikenakan;
  - apa-apa amaun yang dibebaskan dalam mata wang selain ringgit hendaklah juga dinyatakan dalam ringgit pada kadar pertukaran jualan yang dipakai di Malaysia pada masa pengilangan.

- Tidak apa-apa perubahan boleh dibuat atas invois dan salinannya. Jika berlaku kesilapan invois dan salinannya hendaklah ditamatkan sebagai batal dan ditandakan dengan jelas perkataan "DIBATALKAN" Invois- invois yang telah dibatalkan bersama semula salinannya hendaklah dikemukakan untuk pemeriksaan bila dikehendaki.

- Jika sesuatu invois yang telah dikeluarkan hilang, Ketua Pengarah Kastam mempunyai kuasa untuk mengagkarkan cukai yang patut dibayar.

#### Pengemukakan Penyata Cukai dan Pembayaran Cukai

- Penyata Cukai dan Pembayaran Cukai hendaklah dikemukakan dalam borang SST- 02 bagi setiap tempoh berucukai yang ditetapkan selewat-lewatnya pada hari terakhir bulan berikutnya untuk pembayaran cukai yang perlu dibayar kepada jabatan ini. Jika tiada pembayaran cukai bagi sesuatu tempoh berucukai berkaitan Penyata NH- RETURN perlu juga dikemukakan.
- Penyata SST- 02 dan Pembayaran Cukai hendaklah dikemukakan secara elektronik melalui Portal [www.myst.customs.gov.my](http://www.myst.customs.gov.my) dari jam 7.00 pagi hingga 11.00 malam.
- Pengemukakan Penyata SST- 02 dan pembayaran cukai boleh juga dibuat secara pos dengan mengemukakan bank draft atau cek atas nama Ketua Pengarah Kastam Malaysia kepada Pusat Pemrosesan Kastam seperti alamat di berikut.

PUSAT PEMROSESAN KASTAM (CPC)  
 ARAS 1, BLOK A, KOMPLEKS KASTAM  
 WPKL, JALAN SS 6/3, KELANA JAYA  
 47301 PETALING JAYA SELANGOR

#### Asas Peraksaan

- Setiap orang kena cukai hendaklah mengemukakan cukai atas asas bayaran mengikut masa pembekalan di bawah Akta Cukai Perkhidmatan 2018.

#### Seorang yang berdaftar perlu memaklumkan secara bertulis kepada pegawai kanan kastam untuk pindaan apabila berlaku:

- Perubahan nama syarikat / perniagaan;
- Perubahan alamat perniagaan;
- Perubahan jenis status perniagaan;
- Perubahan pengarah, pemilik, rakan kongsi, pemegang jawatan utama;
- Pengambil alihan di bawah Usaha Berterusan; atau
- Perubahan alamat e-mel

#### Pindaan maklumat pendaftaran lain

- Syarikat hendaklah mengemaskini senarai barang siap dan senarai bahan mentah yang ingin dipohon pengecualian daripada cukai di dalam akaun pendaftaran melalui daftar masuk portal MySST.
- Syarikat boleh membuat sendiri pindaan kepada maklumat- maklumat lain dalam pendaftaran secara atas talian.

#### Pembatalan pendaftaran

- Seorang orang berdaftar boleh memohon untuk membatalkan pendaftaran Cukai Perkhidmatan sekiranya:
  - o tidak lagi mengilang barang berucukai;
  - o kelulusan pendaftaran digunakan oleh syarikat lain;
  - o pertukaran hak milik syarikat/perniagaan;
  - o pengilang berdaftar diletakkan dibawah penerimanan atau likuidasi; atau
  - o pengilang telah diberi arahan dan didaftarkan oleh Ketua Pengarah Kastam sebagai orang kena cukai tunggal.

- Ketua Pengarah mempunyai kuasa untuk membatalkan mana- mana pendaftaran Cukai Perkhidmatan sekiranya orang berdaftar gagal mematuhi apa-apa perundangan di bawah Akta Cukai Jualan 2018.

#### Penyimpanan Rekod

- Semua rekod yang berkaitan dengan Cukai Perkhidmatan perlu disimpan di tempat yang didaftarkan dalam Malaysia selama sekurang-kurangnya tujuh (7) tahun.
- Pihak Kastam berhak menyemak semua rekod yang berkaitan dengan Cukai Perkhidmatan sekiranya diarahkan.



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

#### CORPORATE INFORMATION

Name	: JURUKUR TERAS SDN. BHD.
Last Old Name	: BERKVELUS SDN. BHD.
Date Of Change	: 18-03-1996
Registration No.	: 199601003857 (376203-X)
Incorporation Date	: 02-02-1996
Type	: LIMITED BY SHARES PRIVATE LIMITED
Status	: EXISTING
Registered Address	: NO. 22, GROUND FLOOR, JALAN DATO SHEIKH AHMAD, SHEMBAN NEGERI SEMBILAN
Postcode	: 70000
Origin	: MALAYSIA
Business Address	: 20-1, JALAN DURIAN EMAS 3 BETARIA BUSINESS CENTRE OFF JALAN DATO SIAMANG GAGAP SEREMBAN NEGERI SEMBILAN
Postcode	: 70100
Nature Of Business	: CADASTRAL AND TITLE SURVEY, STRATA AND STRATUM, TOPOGRAPHY, ENGINEERING, PHOTOGRAMMETRY, HYDROGRAPHY, GEOINFORMATION, SURVEY, AERIAL MAPPING, UNDERGROUND UTILITIES DETECTION AND OTHERS RELATED TO SURVEY AND MAPPING.



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 TEL: 03-20704511 & 03-20704511



# ATTACHMENTS

**SSM**  
BERSEKUTUAN SYARIAH MALAYSIA  
(Approved by Securities Commission)

**SUMMARY OF SHARE CAPITAL**

Name : JURUKUR TERAS SDN. BHD.  
Registration No. : 199601003857 (374203-X)

TOTAL ISSUED (RM) : 400,002.0000

	CASH	OTHERWISE THAN CASH
ORDINARY	2	400,000
PREFERENCE	0	0
OTHERS	0	0

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**SSM**  
BERSEKUTUAN SYARIAH MALAYSIA  
(Approved by Securities Commission)

**DIRECTORS/OFFICERS**

Name : JURUKUR TERAS SDN. BHD.  
Registration No. : 199601003857 (374203-X)

Name/Address	IC/Passport	DESIGNATION	Date of Appointment
MOHD MAJLAN BIN SOLEMAN 22, LORONG DEGA FLORA 1/4 TAN DEGA FLORA SEKAWANG 70400 SEREMBAN NEGERI SEMBILAN	630926-01-5473	DIRECTOR	12-02-1994
GAM SION SUI NO. 41, JALAN UTAMA, TAMAN BAKER, MALAYSIA 84000 NEAR JONOR	541225-01-5425	SECRETARY	12-02-1996
LEONG WAJ TENG 35, JALAN 00, KRIZENDAN, 70000 SEREMBAN NEGERI SEMBILAN	640203-05-5032	SECRETARY	11-05-2006
MELANOR HAZWAN BIN MOHD MAJLAN RAUDHAN RESIDENCE, LOT 6104, JALAN KAMPUNG ISMAIL 2, KAMPUNG ISMAIL, BANYANGAN, MALAYSIA 70400 SEREMBAN NEGERI SEMBILAN	900628-01-5915	DIRECTOR	02-08-2021

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**SSM**  
BERSEKUTUAN SYARIAH MALAYSIA  
(Approved by Securities Commission)

**SHAREHOLDERS/MEMBERS**

Name : JURUKUR TERAS SDN. BHD.  
Registration No. : 199601003857 (374203-X)

IC/Passport/ Registration No.	Name/Company Name	Total of Shares
630926-01-5473	MOHD MAJLAN BIN SOLEMAN	300,002.00
900628-01-5915	MELANOR HAZWAN BIN MOHD MAJLAN	100,000.00

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**SSM**  
BERSEKUTUAN SYARIAH MALAYSIA  
(Approved by Securities Commission)

**COMPANY CHARGES**


Name : JURUKUR TERAS SDN. BHD.  
Registration No. : 199601003857 (374203-X)

- Charge Number : 001  
Total Of Charge : 281,300.00  
Date Of Creation : 12-06-1997  
Name Of Chargee : BANK HSBC/PUTRA MALAYSIA BERHAD  
Charge Status : UNSATISFIED
- Charge Number : 002  
Total Of Charge : 50,000.00  
Date Of Creation : 23-04-2003  
Name Of Chargee : PUBLIC BANK KHRUAD  
Charge Status : UNSATISFIED
- Charge Number : 003  
Total Of Charge : 250,000.00  
Date Of Creation : 18-03-2004  
Name Of Chargee : MALAYAN BANKING KHRUAD  
Charge Status : FULLY SATISFIED

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# ATTACHMENTS

  
Suruhanjaya Syarikat Malaysia  
Companies Commission of Malaysia  
(Agent of Public Interest)

**SUMMARY OF FINANCIAL INFORMATION**

Name : JUNJUR TERAS SDN. BHD.  
Registration No. : 199401003857 (374203-X)

Auditor : HUSAINI & CO. (AF1141)  
Auditor Address : NO. 561, JALAN KADJANG 477  
GALANG COMMERCIAL CENTRE  
70300, BUKITMELAK  
NEGERI SEMBILAN

Except Private Company : N/A  
Financial Year End : 31-12-2021  
Unaudited Reports (Y/N) : Y  
Consolidated Accounts (Y/N) : N  
Date of Tabling : 30-04-2022

**BALANCE SHEET ITEMS**

Non-Current Assets	:	491,425.00
Current Assets	:	310,453.00
Non-Current Liabilities	:	117,173.00
Current Liabilities	:	284,933.00
Share Capital	:	400,000.00
Reserve	:	0.00
Retain Earning	:	199,776.00
Minority Interest	:	0.00



**INCOME STATEMENT ITEMS**


Revenue	:	811,875.00
Profit/(loss) before tax	:	139,083.00
Profit/(loss) after tax	:	115,845.00
Net dividend	:	0.00
Minority Interest	:	0.00

\*\* END OF REPORT \*\*

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Suruhanjaya Syarikat Malaysia  
Companies Commission of Malaysia  
(Agent of Public Interest)

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# JURUKUR TERAS SDN. BHD.



**06-761 0875**



**jteras05@yahoo.com**



**www.jteras.com**



**No 20-1 Betaria Business Centre,  
Jalan Durian Emas 3,  
Off Jalan Dato Siamang Gagap,  
70100 Seremban,  
Negeri Sembilan Darul Khusus,  
Malaysia.**