CSS

Digitising Property Management; Since 1998.

COMPANY
BROCHURE

COMPANY
BACKGROUND

> CSS proudly provides a total web–based property management system solutions that is ideal in managing your community. Our integrative system covers property management, financial accounting, resident portal, payment channel, visitor management system, community living and more.

With more than thousands of active properties, CSS is the market leader in property management systems. CSS leverages over 20 years of experience in order to pioneer innovative solutions that cater to the community's needs. Moreover, our convenient system helps Property Managers, Developers, Managing Agents, JMB, MC and/or RA streamline the property management processes and benefit from single and multiple residential and commercial properties portfolios.

ABOUT CSS

Established in 1998 with over 20 years of operation.

A market leader in property management systems.

Covers property management, financial accounting, resident portal, payment channel, visitor management system, community living and more.

OUR ACCOMPLISHMENTS

1,500+
Total Projects

1,000,000+
Residential Units

50,000+
Commercial Units

1•Management

All-in-one back-end and front-end database financial system.
- Property Management Data Centre (PMDC)
- CSS Management Office App (CMO App)
- Managing Agent System (MAS)

1•Security

Integrating modern technology to transform traditional guarding processes.
- Visitor Management System (VMS)
- Magnet Security Solutions
  - Barrier Gate System
  - Face Recognition Access
  - CCTV IP Camera
- Security Patrol

OUR SOLUTIONS

1•Resident

Facilitate effective communication between the Management and Residents.
- CSS Home
- CSS ePayment

1•Centre

Delivering total solutions for property managers.
- Magnet Security Solutions
- CTOS Debt Recovery
- Self-Collection Parcel Locker

WHY CHOOSE
CSS

Pure Internet Architecture

A system beyond boundaries, platforms, cultures, and languages.

Affordable Pricing

Offering a comprehensive system module with an affordable monthly subscription fee as low as RM250.

Tailored Environment

Systems were designed for the use of professionals in the Property Management industry.

Data Backup & Unlimited Data Storage

A full server backup is performed daily with the latest 30 days of data.

Experienced Data Centre

With over 20 years of operation since 1998 and with our own *hosted servers* located in Cyberjaya.

Market Leader

Active over 1,500 projects and customers, and more than 50% of professional property consultants subscribing to us.

Personal Data Protection

We do not compromise in terms of safeguarding our client's information and interest, whereby every ownership's data transaction will be handled carefully according to the SOP.

Efficient Customer Support

Providing high-quality assistance and reliable solutions with extensive training and guidance to support our client throughout our system usage journey.

1•CSS

Within our automated and integrative property management system, we facilitate management operations and administrative tasks into 4 Big Focuses comprising of '1•MANAGEMENT', '1•RESIDENT', '1•SECURITY' and '1•CENTRE'.

1•MANAGEMENT

1•MANAGEMENT is a comprehensive back-end and front-end database financial system. It is fully equipped with smart tools that cater to property managers' daily processing needs in managing a wide spectrum of property types under various operation scenarios.

"

Your Operations, CSS Innovates!

1•CSS

(1•MANAGEMENT cont'd)

1 Property Management Data Centre (PMDC)

1. Property Management

- Owner/Tenant Registration
- Billing & Settlement
- Late Payment Interest
- Maintenance Charges
- Sinking Fund
- QR Water Meter Reading
- Meter Billings
- Routine Billing Settings
- Payment Collections
- Advance Payment
- Deposit Payment
- Account Statements
- Reminder Letters
- Summary Reports
- Mass Letter Delivery
- SMS Payment Reminder
- Email/SMS Broadcast
- SST
- Chart Reports
- E-Invoice **NEW**

2. Financial Accounting

- General Ledger
- Financial Statements
- Accounts Receivable
- Accounts Payable
- Cash Book
- Bank Reconciliation
- Profit & Loss Statement
- Balance Sheet
- Fixed Assets
- Budget Planning
- Sinking Fund Calculation
- Service Charge Budgeting
- SST

3. Task Management

- Customer Service Entry
  - Defects Management
  - Property Occupant Information Retrieval
  - Dynamic Task Types
  - Level of Task Severity & Priority
  - Distribution of Tasks
  - Multiple Assignees & Observers
  - Files & Pictures Attachment
  - Tasks Action History
- Work Order Assignments
- Maintenance Reports
- Task Alert

4. Preventive Maintenance

- **Automatic Work Order Planner**
  - Dynamic Time Interval Settings
  - Task Sheet Attachment
  - Designated Task Issuer & Task Recipient
- **Auto Task Flow Chart**
  - View Chart by Preferred Time Scale
  - Status of Issued Work Orders
  - Display of Upcoming Tasks Scheduled
- **Equipment Registration**
  - Equipment Servicing
  - Service Task Scheduling
  - Service Contract Maintenance
 - Servicing History & Defect Statistics

1•CSS

1•MANAGEMENT (cont'd)

1 Property Management Data Centre (PMDC) (cont'd)

5. Purchasing

- Purchase Requisition
  - Multiple Currencies
  - Supplier/Product Code linking to CSS Financial Accounting
  - Submission to Approval Chain
  - Adding of Additional Approving Officers/Verifying Officers

Purchase Requisition

↓

Verifying Officer

↓

Approving Officer 1

↓

Approving Officer 2

↓

Purchasing Officer

↓

Accounts Payable
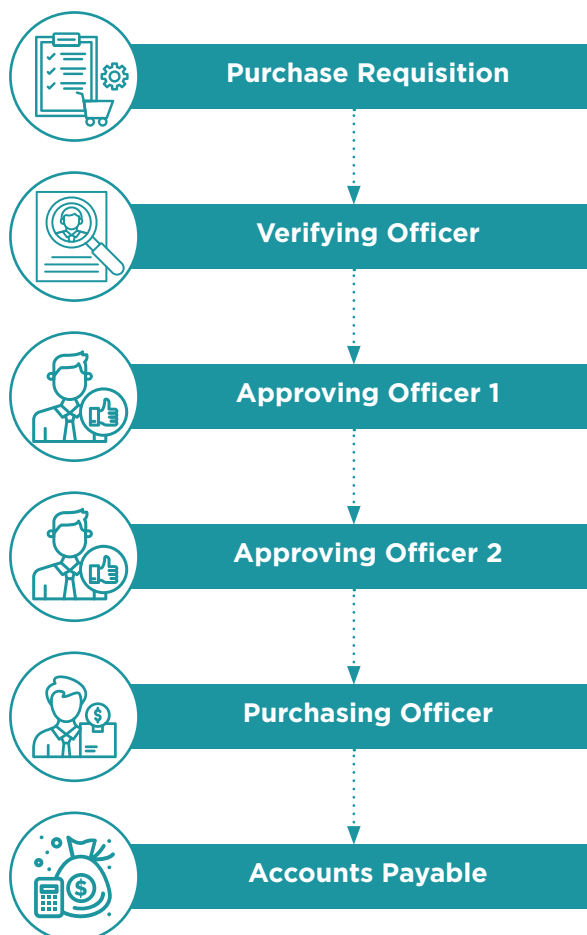
6. Human Resource

- e-Payroll
  - Monthly, Daily & Hourly Salary Calculations
  - EPF & SOCSO Auto Calculations
  - Income Tax Contributions
  - EA Form
- e-Expenses Claim
  - Customisable Informative Expenses Purpose
  - Auto Route to Respective Verification, Approving & Reimbursement Officers
- e-Leave Management
  - Annual Leave Entitlement & Adjustment
  - Unpaid Leave linking to Payroll

7. Dashboard

- Personal Organiser

1•CSS

1•MANAGEMENT (cont'd)
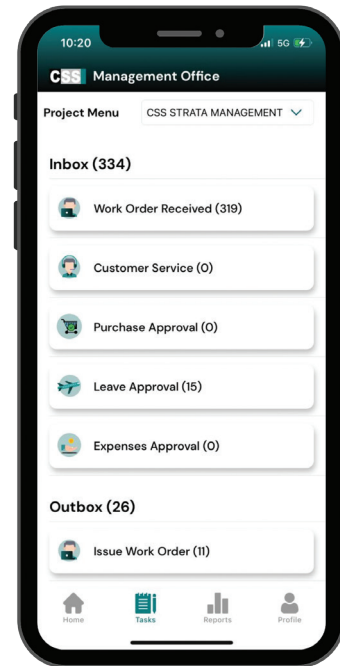
2 CSS Management Office (CMO) App

The CSS Management Office (CMO) App is your all-in-one mobile solution for managing tenancy, financial, and administrative tasks.

With real-time access to critical data, such as tenancy reports, daily collections, bank balances, and office operations, you can stay connected and in control—anytime, anywhere with following features:

- Work Order
- Customer Service
- Purchase Approval
- Leave Submission and Approval
- Payment Collection
- Cash and Bank
- Sales Invoice
- Tenancy Status
- Debt Ageing Summary
- Accounts Payable Summary

BENEFITS

- Access detailed tenancy reports, debt ageing, and payment collection summaries.
- Keep track of sales invoices and cash balances at your fingertips.
- Simplify work order assignment and tracking for better operational efficiency.
- Manage and resolve customer feedback seamlessly.
- Support for different user roles and approval hierarchies ensures secure and efficient workflows.

3 Managing Agent System (MAS)

CSS Managing Agent System (MAS) is a centralised platform for property managing agents to manage multiple strata properties effectively. Agents can manage and monitor tasks, daily cash collection, financial performance, and reports all on a single screen. Additionally, CSS clients get free access to this system.

1•CSS

1•RESIDENT

1•RESIDENT is available both in-app and on the website to facilitate effective communication between the Management and Residents and bring convenience to the community.

1 CSS Home

With CSS Home, we facilitate efficient and convenient communication between the management and residents in the living community. Residents gain access to the following features:

- Statement & ePayment
- Bank-in Slip
- Facilities
- Service Request
- SOS
- Management Bulletin
- Meeting Minutes
- By-laws
- Digital Forms
- Visitors
- Community News
- Emergency Contact
- Committee
- Message
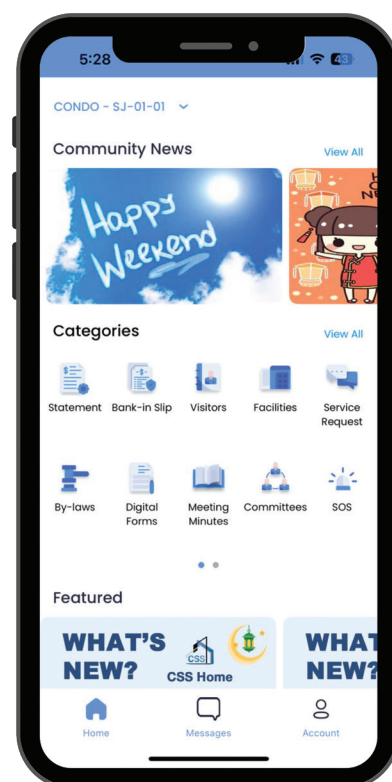
Your Lifestyle, CSS Promises!

1•CSS

1•RESIDENT (cont'd)

2 CSS ePayment

With CSS ePayment, residents can embrace the benefits of cashless payments without worrying about security or limited payment options. We partner with trusted online payment gateway provider, Fiuu, to safeguard the data from various payment methods.

Fiuu

Payment channels:

mastercard

VISA

UnionPay 银联

FPX Online Banking Payments

Boost

GrabPay

Maybank QRPAY

Shopee Pay

支付宝 ALIPAY

微信支付 WeChat Pay

DuitNow QR

Touch 'nGo eWallet

BENEFITS

- Convenient for residents
- Increase manpower efficiency
- Efficient collection for management
- Reduce cash handling hazard
- Safe and secure
- Automatically generate official receipt and invoice offsetting

0 **SUBSCRIBE**

ZERO Setup Fees; ZERO Annual Maintenance Fees; ZERO MDR Rates Mark Up

1•CSS

1•SECURITY

1•SECURITY transforms traditional guarding processes with the integration of modern technology seamlessly.

1 Visitor Management System (VMS)

Make your guests feel welcome with quick and easy visitor registration using VMS. Advances in technology can go a long way in ensuring a safer and smarter community with various VMS registration methods such as walk-in, pre-register, etc.

What We Offer:

- App Notification
- Visitor Report
- Embedded OCR Module
- App Screen Lock
- Resident's Privacy Protection
- Register QR Walk-in Pass
- Manage Visitor Parking
- Car Pass & Walk-in Pass Printing

ZERO Monthly Subscription

> Your Safety, CSS Cares!

Visitor Management System

DEMO - OCTOPUS VILLA - Server 5

13:23
Wednesday, 17 April 2024

P 310/375 Available Parking

28 Active Visitors

Check In

Check Out

SOS

Home   Contact   Logs   Account
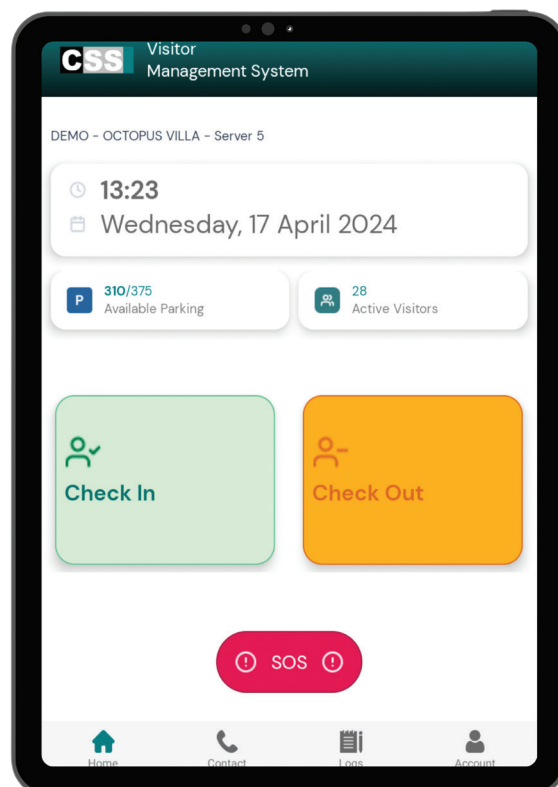
1•CSS

1•SECURITY (cont'd)

2 Magnet Security Solutions

CSS is proud to partner with MAG to deliver advanced barrier gate, security, and automation systems tailored for buildings, guardhouses, and homes.

Our solutions include gate automation, CCTV, access control, and alarm systems, designed to provide your community with enhanced safety through multi-layered security features.

Barrier Gate System

Secure and modernise your entry points with our automated barrier gate solutions.

- Affordable, high-quality solutions
- Durable with low maintenance
- Expert technical installation
- Dedicated after-sales support

1•CSS

1•SECURITY (cont'd)

2 Magnet Security Solutions (cont'd)

Face Recognition Access

Touchless technology for seamless and secure access.

- Convenient hands-free access
- Budget-friendly and efficient
- Reduces queues and enhances security
- Modern, hygienic touchless experience

CCTV IP Camera

Stay vigilant with high-performance video surveillance.

- Simplified wiring setup
- Faster evidence retrieval
- Eliminates blind spots
- 4x more storage capacity

1•CSS

1•SECURITY (cont'd)

3 Security Patrol

CSS Patrol modernises the conventional guard's clocking processes using technology. Now, with our app downloaded, your community's security patrolling can get started seamlessly. CSS Patrol is simple yet effective. Try it today. Let us care for your community!

What We Offer:

- Guard Clocking
- Submit Incident Report
- Facility Booking Log
- Emergency Contact
- Panic Button Alert

1•CSS

1•CENTRE

With 1•CENTRE, CSS aims to provide total solutions for property managers, in terms of professional services, covering a wide spectrum of property types.

Your Value, CSS Optimises!

1•CSS

1•CENTRE (cont'd)

1 Magnet Security Solutions

Established in 1980, MAGNET is Malaysia's leading provider of security and automation systems. These systems are engineered to enhance community safety with multiple layers of advanced security features.

Notably, the CSS billing accounts system is seamlessly integrated with MAG security hardware, enabling automated management of defaulters' entry access points. This includes barrier gates, door and lift access, and more, ensuring an efficient and secure experience.

BENEFITS

- Affordable pricing
- User-friendly solutions
- Low maintenance costs
- Expert technical support
- Excellent after-sales service

2 CTOS Debt Recovery

Partnering with CTOS, we empower property management to recover outstanding maintenance fees effortlessly. This service enables CTOS subscribers to streamline debt recovery by leveraging the extensive CTOS eTR network.

Subscribers can access and share payment history information about defaulters, creating the necessary pressure to encourage prompt payment of overdue fees.

BENEFITS

- Efficient and effective recovery of unpaid maintenance fees
- Utilise the CTOS network to motivate owners to settle payments promptly
- Maintain a healthy cash flow to ensure consistent building maintenance

AS LOW AS
RM300/month

1•CSS

1•CENTRE (cont'd)

3 Self-Collection Parcel Locker (POPBOX)

PopBox

We are collaborating with POPBOX to offer our CSS clients a seamless, automated self-collection parcel locker service. This innovative solution provides residents with a convenient, contactless way to receive parcels, ensuring ease and security in the last-mile delivery process.

Permanently Free Service For Residents

BENEFITS

- Integrated with major e-commerce platforms and courier services.
- Contactless and secure parcel pickup.
- 24/7 access for flexible collection times.
- Enhanced security with CCTV monitoring.
- Solves last-mile delivery challenges.
- User-friendly and hassle-free.

FAQs

1. **What is CSS and what do we provide?**
   CSS is a property management system service provider. You only need to subscribe for a standard package with one affordable fee to enjoy the complete CSS system modules from admin daily operations to mobile app, CSS Home, ePayment, Visitor Management System and more.

2. **How do we charge for every project?**
   We charge based on the total maintenance charges per month. For more details, please contact our sales & marketing department **(012-551 4096)**.

3. **What is the one-time cost & on-going cost of using CSS?**
   Only the monthly subscription fees will be incurred. There will be no other additional fees, for instance, maintenance fees or system supporting fees, etc.

4. **How long does it take to migrate the data?**
   Upon preparation and submission of the required data to us, it will usually take about 3-5 working days for the data migration process to be done.

5. **What is the notice period to unsubscribe from the CSS system?**
   There is no tied-down contract to subscribe to our services. Therefore, if you decide to end your subscription, you only need to inform us one month ahead in writing.

6. **How much are the training charges?**
   CSS provides system training free of charge for two individuals after the subscription. Additional charges will be incurred only if the client requests additional training sessions and/or more training attendees. It's worth noting that we do provide unlimited free technical support upon customer request and our professional team is always ready to assist you.

7. **How many system user IDs are provided?**
   Upon the CSS system subscription, we'll provide up to 10 free users ID with full system access and unlimited resident ID.

8. **How do I obtain more in-depth information about the CSS system?**
   You can contact our sales & marketing department **(012-551 4096)** or visit our website at **www.cssgroup.com.my**

OUR
CLIENTS

Sime Darby — Property Management Divisions

UEM SUNRISE — A member of UEM Group

SUNWAY PROPERTY — Master Community Developer

KS PROPERTY MANAGEMENT — CO. REG:201903227249 (003007006-A)

hb — Committed to Deliver

Sungei Wang

HO HUP — Since 1960

TRANSPAC — TRANSPACC PROPERTY MANAGEMENT SDN BHD

I&T — Izrin & Tan Properties Sdn Bhd — Registered Valuers, Estate Agents, Property Consultants & Property Managers — Your Inspired Property Service Provider

ALL PROPERTY MANAGEMENT SDN BHD

Raine&Horne

VPC MALAYSIA

HUNT Properties Sdn Bhd (106 3339-W)

See Hoy Chan Sdn. Berhad Group.

citibank

VIVAHOMES

GWS Property Management Sdn Bhd

KJ Property Management Sdn Bhd

KENSINGTON Strata Management

TS TELADAN SETIA

IM Global Property Consultants Sdn. Bhd.

NAWAWI TIE

KHONG & JAAFAR SDN BHD — Khong & Jaafar (Real Estate) Sdn Bhd — Khong & Jaafar (Corporate Services) Sdn Bhd

BRoadrick Property Management Sdn Bhd (1300433-V)

FOCUS FACILITIES MANAGEMENT SDN BHD

TROPICANA CORPORATION BERHAD

MSFM & ASSOCIATES

LDS INTERNATIONAL ASSET MANAGEMENT SDN BHD

JOVA BUILDING SERVICES — Real Estate Agents, Valuers, — Property Managers, Mortgage Brokers, — Project Development Consultants

Laurel Cap — Trust | Integrity | Expertise

SME BANK GROUP

TRC

burgess rawson

PJ DEVELOPMENT GROUP — A Tradition Of Excellence

RPH GLOBAL — Facilities Management Sdn Bhd

JL Facilities Management Sdn Bhd

CHARTWELL

JAS

HSR GROUP — Your Property, Our Priority.

FM

PMC FACILITIES & REAL ESTATE SDN BHD — Integrity • Competency • Professionalism

ML MAYLAND

Aretsons

OUR
CLIENTS

JORDAN LEE & JAAFAR
Registered Valuers & Estate Agents
Chartered Surveyors & Property Managers

TLS GROUP

GROMUTUAL

Sabah International Petroleum

ONG MAJU
Your 1st Choice Facilities Management

PINNACLE

TOTAL
TOTAL PROPERTY MANAGEMENT SDN. BHD.

BROADMINDZ
PROPERTY MANAGEMENT ● CONSULTANCY

Homecity Group

KNIGHT YOUNG

TAV FACILITY

JFF

MCCOLLUM
PROPERTY MANAGEMENT

property management Sdn. Bhd. (598911-V)

DZangkasa
PROPERTY CONSULTANTS

APM

iPC GROUP

INTRAHARTA

NILAI HARTA
consultant sdn. bhd.
(584594-U)

PROHARTA

SGM
PROPERTY SERVICES SDN BHD

ECS
Valuation & Property Consultancy

MITRA VALUERS & PROPERTY CONSULTANTS SDN.BHD

ZERIN PROPERTIES
CRCS HARTA

astral eco
Great Service for Great People

WTW CBRE
INTERNATIONAL

HASB

FIRDAUS & ASSOCIATES
PROPERTY PROFESSIONALS

PA

AZMI & CO
(ESTATE AGENCY) SDN BHD - HQ

CITY VALUERS
AND CONSULTANTS SDN BHD

ORIENTAL REALTY
SINCE 1988 東方產業代理 E(3)0050

Land Serve
YOUR PERSONAL ADVISORS IN REAL ESTATE

REDCLIFFS
PROPERTY MANAGEMENT

Hartamas

汎馬集團 EZT GROUP

STRAQTA
PROPERTY MANAGEMENT

savills

E

DREAMZ HOME MANAGEMENT
"your satisfaction is our priority"

OUR
CLIENTS

- Kimstylez Facilities Management Sdn Bhd
- Hokawai & Associates
- Indera Management Services (Kl) Sdn Bhd
- Jasaland Property Consultants(Kl) Sdn Bhd
- Astana Modal (M) Sdn Bhd
- AZ Property Management Service
- Clement & Co Property Consultants
- KTB Property & Facilities Management

- D & G Properties Sdn Bhd
- EAD Property Management Sdn Bhd
- Integrated Facility Management Sdn Bhd
- Ultimate Property Sdn Bhd
- Sepadu Group
- Mega City Development Sdn Bhd
- Majumerit Property Management Sdn Bhd

CLIENT
TESTIMONIALS

Smooth, Customizable System for Building Management

We've installed CSS Property Management system since 2013, and we've been enjoying a smooth and user-friendly system experience. Their software components are easily customisable to our various operation needs and are practical for the management of a stratified building.

RAINE, HORNE & ZAKI

Reliable System and Outstanding Support

We would like to thank CSS for its user-friendliness and stable system performance without any downtime in the past 5 years. Besides that, we have high praise for your sales and technical support team for being very friendly and knowledgeable.

PMC FACILITIES & REAL ESTATE SDN BHD

Streamlined Property Management with Reliable Support

CSS has made the accounting process for property management more relevant and has been instrumental in enabling us to enhance the services we provide as property managers. The user-friendly and adaptable interface simplifies processes. The strong and reliable support that is always at hand eases our minds, and we look forward to a long-term and mutually beneficial professional relationship.

TRANSPACC PROPERTY MANAGEMENT SDN BHD

CLIENT
TESTIMONIALS

Flexible, Customizable Software for Advanced Property Management

CSS is a comprehensive software with a highly compatible formating as compared to other systems. So far, it has made our property management services one step ahead in terms of flexibility and accountability. Above all, we can customise the system to suit our operation needs for stratified building management! We look forward to a long term professional and fruitful business relationship with CSS.

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IM GLOBAL PROPERTY CONSULTANTS SDN BHD

Comprehensive, Affordable Solutions for Streamlined Property Management

CSS covering both front & back-end property management total solutions, effectively streamline the work processes of property management and best serve the triangular communications between residents, management office and security guards. Comprehensive yet affordable, and right they are customer-oriented! Friendly customer service and accomodative with prompt action.

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KENSINGTON STRATA MANAGEMENT SDN BHD

CSS Group
C-3A-5, Level 4 Block C
Viva Home (UE3)
85, Jalan Loke Yew
55200 Kuala Lumpur

General Contact
+603 9200 4096 | 4098 | 4094
+6012 551 4096
sales@cssstrata.com
www.cssgroup.com.my

in CSS Strata Management
◁ CSS Strata
f   Cssstrata
◎ cssstrata