



UNIVERSITI
TEKNOLOGI
MARA

Cawangan Perlis
Kampus Arau

INDUSTRIAL TRAINING REPORT: SYARIKAT T.S. CHAN

DETERMINANTS OF CAPITAL STRUCTURE IN MALAYSIA'S PROPERTY SECTOR

PREPARED BY:
**NORFARAH HANIM BT
JAMALUDDIN**
2022981761
BA242

ADVISOR:
**MISS ROZIHANIM BT SHEIKH
ZAIN**

EXECUTIVE SUMMARY

Starting of the six-month internship in Syarikat T.S. Chan has become one of the important stages of my career growth. I focused and educated myself in the most complex business of auditing, where I get to honed my skills and prepare for challenges that relates my general knowledge in audit processes and advance my career. One of the unusual aspects of organizational culture was that the firm encouraged interns to take risks and learn from their mistakes, this was very valuable and fulfilling for me as an intern. While working in Syarikat T.S. Chan as an Audit Trainee, I was put under the supervision of Ms. Chng Lay Cheng. During auditing, I conducted statutory audits of various companies and this included sampling and vouching in which I need to verify the accuracy of the figures. These responsibilities enabled me to learn a number of styling details and also give me good understanding concerning audit matters and record-keeping among others. In any case, I can confidently say that I got my internship at Syarikat T. S. Chan really fulfilling and a turning point for me since it helped in shaping me gain the practical experience and confidence that I need to actualize my dreams of practicing auditing as a career hence, fostering the linking of the theory of finance and the applied practice. Furthermore, this report will also come up with factors that may explain capital structure influences in the Malaysia's Property Sector. The research objective is specific, which is to determine the relationship between tangibility, profitability, firm size, and liquidity on leverage. Econometric analysis of the data has been conducted using Eikon Datastream as the dependent variables representing the Malaysian property businesses' capital structure formulation based on the variables identified during 2013-2023.

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Company's Profile

Syarikat T.S. Chan has been an audit and accounting firm which started operating in 1983 by Mr. Chan Theng Sung and currently operating for over 37 years. The firm is an MIA (Malaysian Institute of Accountants) registered firm and has gained a reputation of delivering quality services to its clients. The audit firm is situated at Taman Selat, Butterworth, Penang, which promises to be delivering good business environment. Nonetheless, it runs as a small-sized firm with about nineteen people on its payroll. Moreover, Syarikat T. S. Chan is well regarded as having a big influence in the market. Staking a career at Syarikat T.S. Chan as an intern has been an interesting and significant stride towards the enhancement of my corporate growth and development in the auditing fraternity.

Through experiencing in operation, it can be concluded that Syarikat T.S. Chan has built long-term relationships with many clients that can be divided into two big groups: large clients, including multinational companies and small to medium enterprises. Based on my experience, our clientele base comprises manufacturing industries, the retail sector, hospitality industries and health care industries, and also technology industries. In addition, audit services are the main offer of Syarikat T.S. Chan, and TS Chan Services Sdn. Bhd. is engaged in business and provides tax and accounting services. They also offer full secretarial as in TSA Secretarial Sdn. Bhd. where they advice for consultancy to their clients. This approach ensures that clients are offered a package of services well-coordinated to fulfill clients' needs and specifications.

