

UNIVERSITI TEKNOLOGI MARA

**ACQUISITION RISK IN THE PURCHASE OF
PROPERTIES BY A REAL ESTATE
INVESTMENT TRUST FUND MANAGER**

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Applied research project submitted in partial fulfillment
for the degree of
Master in Forensic Accounting and Financial Criminology

Faculty of Accountancy

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Candidate's Declaration

I declare that the work in this applied research was carried out in accordance with the regulations of Universiti Teknologi MARA. It is original and is the result of my own work, unless otherwise indicated or acknowledged as referenced work. This research has not been submitted to any other academic institution or non-academic institution for any other degree or qualification.

In the event that my applied research is found to violate the conditions mentioned above, I voluntarily waive the right of conferment of my degree and agree to be subjected to the disciplinary rules and regulations of Universiti Teknologi MARA.

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ABSTRACT

The purpose of this applied research is primarily to help the management to formulate strategies and program to overcome the turnover problem among ABC Berhad and it's subsidiary, as well as to ensure efficiency, effectiveness, high productivity and profitability in the company. Hence, the research will try to identify whether the acquisition risk in the purchase of property by a real estate investment trust fund manager such as at ABC Berhad. Using data collected from company records and interviews, this research investigates questions such as: what is the basis of properties acquisition practised by Subsidiary A and ABC Berhad. Is there a possibility of collusion happening between some staff of Subsidiary A or ABC Berhad with sellers or agents of properties for fraudulent purposes in the property acquisition process? Is there a problem with rental default in the properties managed by ABC Berhad and its subsidiaries? Is there a problem with decisions made regarding bad purchase of property? This research further highlights the importance of information on risk acquisition especially as properties and managing rental requires awareness of the way in which information systems work.

The research findings here will show the main reasons how poor management may impact bad decisions on property acquisition and cause negative effects on collection of rental. In order to solve these issues, the researcher has come up with some recommendations that are applicable for the company to resolve their problems.

KEYWORDS: properties acquisition practiced, possibility of collusion, rental default, and problems with bad purchase of property

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