

NUR LESYA FIRSYA JOHAIMI LING (Sr, Dr)

Senior Lecturer

School of Real Estate and Building
College of Built Environment (CBE)
Universiti Teknologi MARA,
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Areas of Expertise

Real estate Investment Trusts (REITs), Valuation and Estate Agency

<https://prisma.uitm.edu.my/prisma/?doit=pubRec>

<https://www.researchgate.net/profile/Nur-Ling>

<https://scholar.google.com/citations?hl=en&user=aGTQLJMAAAAJ>

Personal Information

Nur Lesya Firsya Binti Johaimi Ling
School of Real Estate and Building
College of Built Environment (UiTM), Shah Alam

Academic Qualifications

PhD in Design and Built Environment, 2022, Universiti Teknologi MARA (UiTM), Malaysia
MSc in Property Investment, 2010, Universiti Teknologi MARA (UiTM), Malaysia
BSc (Hons) in Estate Management (1st Class), 2008, Universiti Teknologi MARA (UiTM), Malaysia
Diploma in Estate Management, 2006, Universiti Teknologi MARA (UiTM), Malaysia

Professional Members

Royal Institution of Surveyors Malaysia (RISM), M4995, Since 2012
Malaysian Institute of Property and Facility Managers (MIPFM), PFM1273, Since 2023
Board of Valuers, Appraisers, Estate Agents & Property Managers Malaysia (BOVEAP), Probationary Valuers, Since 2023

Teaching and Learning

Postgraduate Level:

Master in Property Investment, UiTM - AP725/AP755 (2022- Present)

1. Real Estate Investment Analysis (EMT722) - Lecture & Tutorial
2. Real Estate Portfolio Management (EMS736/EMT736) - Lecture & Tutorial

Undergraduate Level:

BSc in Estate Management, UiTM - AP225 (2021-Present)

1. Property Valuation Technique (RES451) - Lecture & Tutorial
2. Research Methodology and Computer (RES510) - Lecture & Tutorial
3. Property Management (RES558) - Lecture & Tutorial
4. Estate Agency (RES652) - Lecture & Tutorial
5. Building Maintenance and Management (RES617) - Lecture & Tutorial

Diploma in Estate Management UiTM -AP115 (2010-2021)

1. Introduction of Valuation (RES111)- Lecture & Tutorial
2. Valuation Techniques (RES151) - Lecture & Tutorial
3. Investment Method of Valuation (RES211) - Lecture & Tutorial
4. Real Estate Agency Practice I (RES212) - Lecture & Tutorial
5. Real Estate Agency Practice II (RES252) - Lecture & Tutorial

Student Supervision

BSc in Estate Management, UiTM - AP225

No.	Student Name	Topic	Status	Role
1.	Ain Nurfarhana Binti Mohd Nazri (2020852824)	Satisfaction Level Among Residents Towards Facilities In Seri Iskandar Apartment	Completed 2023	Main Supervisor
2.	Alia Maisarah Binti Mohd Ariff (2020461658)	The Factors Of Rental Value That Affecting College Of Built Environment Students In Shah Alam.	Completed 2023	Main Supervisor
3.	Anis Syazani Binti Nor Azlan (2020899592)	Factors Of Youngsters Refuse To Buy A Home In Johor	Completed 2023	Main Supervisor
4.	Hannani Binti Azmi (2020831194)	The Challenges Faced By Property Buyer In Purchasing Property	Completed 2023	Main Supervisor
5.	Julia Binti Mohd Safri (2020866534)	Factors Influence The Rental Housing In Kepala Batas, Penang	Completed 2023	Main Supervisor
6.	Hasna Haziqah Binti Mohamad Helmy (2020871808)	The Challenging And Effects Of Covid-19 Towards Real Estate Agents At Klang Valley	Completed 2023	Main Supervisor
7.	Aisyah Fathia Binti Aeddy Effendy (2020601888)	Enhancing Green Building Concept	Completed 2023	Main Supervisor

8.	Nur Zulaikhah Binti Mohamad Zulfaqhar (2021393591)	Effects Of Mass Rapid Transit (MRT) On Residential Property Price In Tropicana Indah Homes, Kota Damansara	Completed 2023	Main Supervisor
9.	Amirul Adli Bin Zarulnaha (2021124313)	Ethical Behaviour Of Real Estate Agent Practice In Selangor	Completed 2023	Main Supervisor
10.	Shalisah Binti Khalid (2015834688)	Factors to be considered by Gen Y in Golden Triangle in Purchasing Residential property in Klang Valley	Completed 2017	Main Supervisor
11.	Nor Hasmira Binti Che Hussain (2014282556)	The Factors Influencing Housing Price In Besut, Terengganu	Completed 2016	Main Supervisor
12.	Muhammad Helmi Bin Che Razali (2014287836)	Factors Influences Residents Living At Hillside Case Study: Sungai Ara, Pulau Pinang	Completed 2016	Main Supervisor
13.	Nur Alwani Binti Satar (2014426102)	Factors That Influence Lack Of Performance Maintenance Management For Public Facilities And Services By Local Authorities	Completed 2016	Main Supervisor
14.	Mohammad Al-Amin Bin Baharum (2013223044)	Delay of Process Registration Land Title Case Study: Kuala Krai Land Office	Completed 2016	Main Supervisor
15.	Anisah Nabilah Binti Jamaluddin (2013689264)	The Effect Of Illegal Auctioneer Towards Property Buyers In Perak	Completed 2016	Main Supervisor
16.	Muhammad Syafiq Bin Mohd Nor (2013291064)	Factors That Affect The Suitability Type Of Housing For Residential Development At A Parcel Of Land At Kuala Selangor	Completed 2016	Main Supervisor
17.	Hasnida Binti Hasan	The Property Buyers Satisfaction towards branding Property Developers in Seri Iskandar Perak	Completed 2014	Main Supervisor
18.	Zuraida Binti Mohd Yusof (2012649296)	Housing affordability for first home buyer in Malaysia	Completed 2014	Main Supervisor
19.	Ahmad Sopi Bin Anuar (2012624528)	Statistic of unclaim land acquisition compensation at state of Perak	Completed 2014	Main Supervisor
20.	Anis Norazah Binti Azhar (2012202644)	The Effect of Tourism toward property development in Lumut Perak	Completed 2014	Main Supervisor
21.	Nor Aidawani Binti Rifin	Factors that influence property development in bandar baru seri Iskandar on rentalvalue for commercial and residential property	Completed 2013	Main Supervisor

Publications

Journal and Proceedings

1. **Nur Lesya Firsya Johaimi Ling**, Mohd Hasrol Haffiz Aliasak & Kartina Alauddin (2020). Malaysia REIT Companies Concepts in Practising Sale and leaseback Investment. *Journal of ASIAN Behavioural Studies*. 5 (15) 39-49 (2020). doi: <https://doi.org/10.21834/jabs.v5i15.343>
2. **Nur Lesya Firsya Johaimi Ling**, Mohd Hasrol Haffiz Aliasak & Kartina Alauddin (2019). Sale and Leaseback Investment Concepts in Malaysian REIT Companies. *Environment Behavioural Proceeding Journal*. 4(12) 25-31 (2019). doi: <https://doi.org/10.21834/e-bpj.v4i12.1942>
3. **Nur Lesya Firsya Johaimi Ling**, Mohd Hasrol Haffiz Aliasak & Kartina Alauddin (2019). Evolution of Investments through Sale and Leaseback Investment: A Qualitative Investigation from Malaysian REITs. *4th International Conference on Research Methodology for Built Environment and Engineering. IOP Conf. Series: Earth and Environmental Science* 385 (2019) 012031. IOP Publishing. doi:10.1088/1755-1315/385/1/012031
4. **Nur Lesya Firsya Johaimi Ling**, Mohd Hasrol Haffiz Aliasak & Kartina Alauddin (2019). *Factors That Affecting The Transition Of Property Investment Through Sale and Leaseback Investment*. Proceeding The 8th International Invention Innovation and Design Competition. Pg129. eISBN 978-967-5741-88-3
5. Mohd Hasrol Haffiz Aliasak, Mohd Farid Sa'ad, Siti Rahayu Zakaria, **Nur Lesya Firsya Johaimi Ling**, Nur Baizura Mohd Shukor & Rafizah Mohd Noordin, (2018), The Development of E-Caj Pemajuan Application Model In Valuation and Appraising of Development Charge According to Provision in the Section 32 of Town and Country Planning Act 1976, *Journal Al-Qimah Al Mudhafah (USAS) The Journal of Management and Science*, Vol2, Issue 1.
6. **Nur Lesya Firsya Johaimi Ling**, Mohd Hasrol Haffiz Aliasak, Nur Baizura Mohd Shukor, Najma Azman, & Mohd Farid Sa'ad (2017) Sale And Leaseback Investment In Malaysian REITs Companies: A Proposal And Conceptual. Proceeding International Conference on Advanced Research in Business and Social Sciences 2017 (ICARBSS2017) 356-360 , ISSN 9789671362020
7. Mohd Hasrol Haffiz Aliasak, Mhd Nor Osman Mohd Farid Sa'ad, Siti Rahayu Zakaria, **Nur Lesya Firsya Johaimi Ling**, (2016), Town of Karai: The only coal mining site in the state of Perak and its contribution to the Urban Development, *Regional Conference on Science, Technology and Social Sciences (RCSTSS2014)* 187-199 ISBN 978-981-10-0534-3
8. Ahmad Shazrin Mohamed Azmi, Abdul Hadi Nawawi, Siti Nur Farhana Ab Latif & **Nur Lesya Firsya Johaimi Ling** (2015) Knowledge Management Obstacles in Real Estate (Valuation) Organisations: Towards Quality Property Services, pp. 159-168, *Procedia – Social and Behavioral Sciences*. Asia Pacific International Conference on Environment-Behaviour Studies (AiCE-Bs2014) Istanbul Technical University (ITU), Turkey, Vol. 202, 2015, doi: 10.1016/j.sbspro.2015.08.219 ISSN 1877-042.
9. Ahmad Shazrin Mohamed Azmi, Abdul Hadi Nawawi, Siti Nur Farhana Ab Latif & **Nur Lesya Firsya Johaimi Ling** (2014) Investigating the Learning Process amongst Young Practising Property Valuers, *7th International Real Estate Research Symposium (IRERS) 2014*, 29th -30th April 2014, Putrajaya, Malaysia.
10. Ahmad Shazrin Mohamed Azmi, Abdul Hadi Nawawi, Siti Nur Farhana Ab Latif & **Nur Lesya Firsya Johaimi Ling** (2013) Property Valuers' Receptive Level on Knowledge of Computer Aided Valuation

(CAV) System, pp. 734-744, Procedia – Social and Behavioral Sciences. Asia Pacific International Conference on Environment-Behaviour Studies (AicE-Bs2013) 6-8 September 2013, University of Westminster, London, UK, Vol. 105, 2013 doi: 10.1016/j.sbspro.2013.11.076 ISSN 1877-0428

11. Faza Faiza Fawzy, Siti Rahayu Zakaria, **Nur Lesya Firsya Johaimi Ling** (2012), Regenerations Development of Salford Quays: Its Impact on Job Opportunities and Residential Development Growth, Internatinal Conference on Innovation and Technology for Sustainable Built Environment (ICITSBE 2012), 16-17 April 2012, Perak, Malaysia.
12. **Nur Lesya Firsya Johaimi Ling** (2011), Analysis of Factors and Impacts of Sale and Leaseback Transaction, Social Behavioral Sciences 36 (2012) AcE-Bs 2011 Bandung, ASEAN Conference on Environment Behavioural Studies

Books & Publications

1. Investment Valuation and Appraisal (2020), Nor Nazihah Chuweni, Lizawati Abdullah, Siti Fairuz Che Pin, **Nur Lesya Firsya Johaimi Ling** and Faza Fayza Mohd Fawzy, UiTM Press, Shah Alam, Malaysia.
2. Coffee Table Book Morfologi Bandar-Bandar bersejarah Negeri Perak-Karai (2014), Mohd Hasrol Haffiz Aliasak, Mohd Nor Osman, Mohd Farid Sa’ad, Siti Rahayu Zakaria, **Nur Lesya Firsya Johaimi Ling**, Perancangan Bandar dan Desa Negeri Perak.

Research Grants and Contracts

1. Co-Researcher - Geran Khas Insentif Penyelidikan Perak (GKIPP) (900-KPK(PJI.1/5), FASA 1/2018 – Grant Amount RM3,000 (16 Feb 2018- 15 Feb 2019)
2. Co-Researcher - Enhancing Property Valuers' Knowledge Transfer Theory. Research Acculturation Grant Scheme (RAGS) (600-RMI/RAGS 5/3 (186/2012)), Grant Amounting RM48,000 (15 Disember 2012 - 14 Disember 2014)

Consultation & Expertise

1. Consultation for the implementation of space assessment work and rent rate at UiTM Perak (Kampus Seri Iskandar and Kampus Tapah)- 2017 – Property Valuation
2. Internal Examiner for Master Thesis

No.	Student Name	Topic	Year
1.	Mohd Izudin Bin Nordin (2021865498)	The impact of the Mass Rapid transit (MRT) system on the vicinity residential property value: A case study of the Kuala Lumpur Route of Sungai Buloh- Kajang (SBK) Line.	2023
2.	Che Muhamad Hanif Bin Che Wil @ Ismail (2022754583)	Access Audit & Scoring compliance Assessment for the Elderly-Friendly Mosque. Case Study: Heritage Mosque- Masjid Diraja Sultan Suleiman & National Mosque of Malaysia.	2023
3.	Nur Erisha Syahiera Binti kamarul Bahrin (2021537319)	Assessment on Quality Components of Affordable Housing in Selangor, Malaysia.	2022

Innovation, Commercialization & Entrepreneurial

1. International, Invention, Innovation and design Exposition for Built Environment & Engineering 2023 (IIIDBEEEX2023). *The Sale and Leaseback Investments Framework for Real Estate Investment Trusts (REITs) in Malaysia*, UiTM Puncak Alam, Selangor.
2. The 8th International Invention Innovation and Design Competition (INDES 2019). *Factors That Affecting The Transition Of Property Investment Through Sale and Leaseback Investment*. 19 September 2019. Casuarina Hotel, Ipoh.
3. International Creative Design Competition (ICDC 2018). *Evolution of Property Investment through Sale and Leaseback Investment*. 29-30 October 2018. Dewan UiTM Seri Iskandar, Perak.
4. Keberhasilan Aplikasi E-Comp Dalam Ketepatan Pengiraan Penilaian Harta Tanah, Mini Konvensyen Kumpulan Inovatif dan Kreatif (KIK) Peringkat Dalaman 2018 UiTM Perak. VORTEX -Team Member
5. e-PLAMAC, Konvensyen Kumpulan Inovatif dan Kreatif (KIK) Peringkat Universiti Awam Kali ke-13, Universiti Malaysia Perlis
6. e-PLAMAC, Mini Konvensyen Kumpulan Inovatif dan Kreatif (KIK) Peringkat Zon Utara 2017, Dewan Perdana, UiTM Cawangan Kedah. VORTEX -Team Member
7. E-Caj, KIK ALL STARS, Konvensyen Kumpulan Inovatif dan Kreatif (KIK) Peringkat UiTM 2016, Institut Kepimpinan dan Pembangunan (ILD), UiTM, Bandar Enstek, Nilai.
8. E-Caj, Mini Konvensyen Kumpulan Inovatif dan Kreatif (KIK) Peringkat Zon Utara 2016, UiTM Cawangan Pulau Pinang. VORTEX Vortex-Team Member
9. Aplikasi E-Appraisal Dalam Pendekatan Penilaian Harta Tanah Pelaburan, Teaching and Learning Innovation Challenge 2015, Plaza Pentadbiran UiTM Kampus Tapah, Perak. VORTEX - Team Member
10. E-Investment, Konvensyen Kumpulan Inovatif dan Kreatif (KIK) Peringkat UiTM 2015, Hotel Adya, Langkawi, Kedah. VORTEX -Team Member
11. E-Investment, Mini Konvensyen Kumpulan Inovatif dan Kreatif (KIK) UiTM Zon Utara 2015, UiTM Perak. VORTEX -Team Member
12. E-Investment, Konvensyen Kumpulan Inovatif dan Kreatif (KIK), Peringkat Dalaman 2015, UiTM Perak. VORTEX-Team Member

Services & Administration

1. Committee Members, Academic Syllabus of School of Real Estate, UiTM Shah Alam (2022-Current)
2. Coordinator Time Table & ATP for Centre of Studies for Estate Management UiTM Shah Alam. (2021-Current)
3. Assistant Coordinator Academic Advisor or Centre of Studies for Estate Management UiTM Shah Alam. (2021-Current)
4. Pihak Berkuasa Tatatertib Fakulti [2015-2020], Faculty Level, Member
5. Committee Member Time Table & ATP for Department of Estate Management UiTM Perak. (2011-2018)
6. Academic Advisor for Department Estate Management UiTM Seri Iskandar, Perak. (2011-2018)
7. Secretary for Department of Estate Management AP115 & AP225 UiTM Perak. (2013-2015)
8. Secretary for Final Year Project Academic Department of Estate Management AP225 UiTM Perak. (2013-2015)

9. Resource Person, Real Estate Agency Practice I AP115 (2011-2019), Department Estate Management, UiTM Perak.
10. Committee Member, Development of Module for Real Estate courses for Diploma Estate Management, UiTM Perak. (Jan 2018-August 2018)
11. Treasury, National Real Estate Seminar 2017 (NRES 2017). (August 2016-Jun 2017)
12. Panel Evaluation for Massive Open Online Courses (MOOC) Project RES117-Building Technology I and RES211- Introduction to Property Investment Evaluation in year 2017, UiTM Perak. (2017)
13. Committee Member of Module P & P, Research and Industry Community and Alumni Networking UiTM Perak. (Mei 2012-April 2013)
14. Committee Member of International conference on Innovation and Technology for Sustainable Built Environment (ICITSBE 2012)- (Nov 2011-Mac2012)
15. Committee Member of Simposium Nusantara Ke-9, 2012 (SIMPORA 9) – (April – December 2012)
16. Treasury, National Real Estate Seminar 2012 (NRES 2012). (November 2011- October 2012)

Work and Collaboration Experience

1. Collaborative Teaching Project with Industries (M. D Associates Brunei Darulssalam) (March – July 2022), CG ID: CT0364-2022- Committee Member
2. Seminar on Property Development, Application of Feasibility Study & Valuation in property development: The Importance, Challenges and Prospects (7 September 2017), Dewan Banquet, Bangunan Darul Ridzuan Ipoh, Perak, Collaboration with Lembaga Perumahan & Hartanah Perak - Committee Member
3. ‘Seminar Pelaksanaan Caj Pemajuan Pihak Berkuasa tempatan Malaysia: Pelaksanaan dan Cabaran’, Collaboration with Persatuan Pegawai penilai Pihak Berkuasa Tempatan Malaysia, 5–7 Oktober 2016 - Committee Member
4. ‘Bengkel Pemantapan Inovasi Pihak Berkuasa Tempatan (PBT) 2016’ on 19 & 20 December 2016 together Malaysian Association of Local Authorities (MALA)-Facilitator
5. MoU Collaboration UiTM Seri Iskandar Perak and Institut Ukur Tanah Negara (INSTUN), 2016, National Level - Committee Member

Awards & Recognitions

No.	Title	Name of Award
1.	International, Invention, Innovation and design Exposition For Built Environment & Engineering 2023 (IIIDBEEEX2023). <i>The Sale and Leaseback Investments Framework for Real Estate Investment Trusts (REITs) in Malaysia</i> , UiTM Puncak Alam, Selangor. (Team Leader)	Gold Award
2.	The 8th International Invention Innovation and Design Competition (INDES 2019). <i>Factors That Affecting The Transition Of Property Investment Through Sale and Leaseback Investment</i> . 19 September 2019. Casuarina Hotel, Ipoh. (Team Leader)	Gold Award

3.	International Creative Design Competition (ICDC 2018). <i>Evolution of Property Investment Through Sale and Leaseback Investment</i> . 29-30 October 2018. Dewan UiTM Seri Iskandar, Perak. (Team Leader)	Silver Award
4.	Keberhasilan Aplikasi E-Comp Dalam Ketepatan Pengiraan Penilaian Harta Tanah, Mini Konvensyen Kumpulan Inovatif dan Kreatif (KIK) Peringkat Dalaman 2018 UiTM Perak. VORTEX -Team Member (Documentation & Presenter)	<ul style="list-style-type: none"> • 1st Place • Best Documentation Award • Gold Award
5.	e-PLAMAC, Konvensyen Kumpulan Inovatif dan Kreatif (KIK) Peringkat Universiti Awam Kali ke-13, Universiti Malaysia Perlis, 2017 VORTEX Team Member (Documentation & Presenter)	<ul style="list-style-type: none"> • 3rd Place • Best Innovation Management Award • Gold Award
6.	e-PLAMAC, Mini Konvensyen Kumpulan Inovatif dan Kreatif (KIK) Peringkat Zon Utara 2017, Dewan Perdana, UiTM Cawangan Kedah. VORTEX -Team Member (Documentation & Presenter)	<ul style="list-style-type: none"> • 3rd Place • Best Innovation PnP Award • Gold Award
7.	E-Caj, KIK ALL STARS, Konvensyen Kumpulan Inovatif dan Kreatif (KIK) Peringkat UiTM 2016, Institut Kepimpinan dan Pembangunan (ILD), UiTM, Bandar Enstek, Nilai. VORTEX -Team Member (Documentation & Presenter)	Silver Award
8.	Academic Excellence Award, Faculty of Architecture Planning and Surveying, UiTM Perak, 2016	
9.	E-Caj, Mini Konvensyen Kumpulan Inovatif dan Kreatif (KIK) Peringkat Zon Utara 2016, UiTM Cawangan Pulau Pinang. VORTEX -Team Member (Documentation & Presenter)	<ul style="list-style-type: none"> • Best Innovation PnP Award • Gold Award
10.	Aplikasi E-Appraisal Dalam Pendekatan Penilaian Harta Tanah Pelaburan, Teaching and Learning Innovation Challenge 2015, Plaza Pentadbiran UiTM Kampus Tapah, Perak. VORTEX - Team Member (Documentation & Presenter)	2 nd Place
11.	E-Investment, Konvensyen Kumpulan Inovatif dan Kreatif (KIK) Peringkat UiTM 2015, Hotel Adya, Langkawi, Kedah. VORTEX-Team Member (Documentation)	<ul style="list-style-type: none"> • Best Innovation PnP Award • Gold Award
12.	E-Investment, Mini Konvensyen Kumpulan Inovatif dan Kreatif (KIK) UiTM Zon Utara 2015, UiTM Perak. VORTEX -Team Member (Documentation)	<ul style="list-style-type: none"> • Best Innovation PnP Award • Gold Award
13.	E-Investment, Konvensyen Kumpulan Inovatif dan Kreatif (KIK), Peringkat Dalaman 2015, UiTM Perak. VORTEX-Team Member (Documentation)	• 2 nd Place

		<ul style="list-style-type: none"> • Best Innovation PnP Award • Gold Award
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Contribution to Society

1. Malaysian Estate Agency Standards and How to become a successful Estate Agent, Department of Estate Management, UiTM Seri Iskandar, Perak, Faculty Level, 2014 – Leader
2. Forum Kerjaya Pengurusan Hartanah, Department of Estate Management, UiTM Seri Iskandar, Perak, Faculty Level, 2012 - Leader

Other Activities

1. Program Khidmat Masyarakat dan Anak angkat ‘Mahasiswa Bestari Pencetus Masyarakat Lestari’ Persatuan Emas Perak, 2012, Faculty Level
2. Program Khidmat Masyarakat 2011 ‘Jalinan Ukhwah Fillah’ di Sek Keb Pasir Gajah, Persatuan Emas Perak, 2011, Faculty Level