



# FELLOWS

## 2023

CIDB  
MALAYSIA  
**FELLOWS**  
2023

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MALAYSIA  
**FELLOWS**  
2023

“Leadership is the capacity to translate a vision into reality.”  
– Warren Bennis



The Maju Expressway Maju Expressway is an expressway network in Klang Valley, Malaysia. The 26 km-long expressway links the Kuala Lumpur City Centre with the Kuala Lumpur International Airport in Sepang, Selangor. The expressway is a backbone of the Multimedia Super Corridor area. MEX is designated as the Protocol Expressway that links Putrajaya, Cyberjaya, KLIA and LCCT with Kuala Lumpur.



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## FOREWORD BY THE CHAIRMAN

CONSTRUCTION INDUSTRY DEVELOPMENT BOARD (CIDB)  
MALAYSIA

### Foreword by the Chairman

The construction sector serves as a cornerstone in the economic fortification of any country. We are immensely proud to acknowledge those in our community who do far more than erect monumental projects like superhighways, aviation hubs, iconic bridges, skyscrapers, sea ports, and comprehensive townships. These individuals are actively elevating the quality and scope of the industry at large.

Within this cohort are innovative and visionary industry practitioners who either tread the path set by predecessors or have innovatively charted new paths altogether. The CIDB Fellowship Award is our way of honouring these distinguished contributors, recognising their inventive ideas, forward-thinking vision, and transformative leadership.

This meticulously crafted CIDB Fellowship Coffee Table Book is a tribute to the architects, engineers, researchers, academicians, construction experts, builders, and industry stalwarts who have committed their ingenuity, labour, and perseverance to meet the evolving demands of a burgeoning nation.

As we welcome the distinguished recipients of the CIDB Fellowship Awards 2023, let me convey, on behalf of CIDB, our deepest gratitude and appreciation for your tireless endeavours and invaluable contributions that have enriched the Malaysian construction industry.

Ir. Haji Yusuf bin Haji Abd. Wahab  
Chairman of CIDB Malaysia



## FOREWORD BY THE CHIEF EXECUTIVE

CONSTRUCTION INDUSTRY DEVELOPMENT BOARD (CIDB)  
MALAYSIA



### Foreword by the Chief Executive

It is with immense pleasure that I extend my heartfelt congratulations to the well-deserving recipients of the renowned CIDB Fellowship Awards 2023.

Their recognition as CIDB Fellows stands as irrefutable recognition of their extraordinary accomplishments, steadfast commitment, and remarkable contributions within their specialised domains in the construction industry.

Over the span of several decades, Malaysia's construction landscape has been dramatically transformed. What once consisted of modest communities and rudimentary roadways has evolved into bustling urban centres adorned with towering skyscrapers, intricate flyovers, holistic townships, and state-of-the-art infrastructure.

This transformation didn't occur in a vacuum; it's the result of the audacity, vision, and relentless resolve of numerous individuals, notably our 20 Fellows, who saw the potential for national advancement. These trailblazers from various construction-related disciplines contributed not just capital but also their intellectual expertise, effort, and invaluable time to catapult Malaysia into the league of emerging developed countries. Despite facing formidable obstacles—be they socioeconomic hardships, market downturns, societal prejudices, or even global health crises—they've risen to prominence as titans of the industry. Their monumental achievements are commemorated within the pages of this coffee table book.

It is my sincere hope that their examples of excellence will serve as an inspiration to the next generation of industry professionals.

YBhg. Dato' Sr Mohd Zaid Zakaria  
Chief Executive, CIDB Malaysia



“Innovation distinguishes between a leader and a follower.”  
-Steve Jobs, Apple co-founder





**DATUK SR CHUA SOON PING**

MD, Remajaya Group

## From Estimation to Elevation

Chua was born in Tawau into a family with deep artistic roots. However, he unintentionally ventured into quantity surveying, mistaking it for land surveying, after being influenced by his father's friend, who was a district surveyor. Regardless, Chua completed his degree in quantity surveying at Portsmouth University, UK. Upon his return to Malaysia in 1998, he joined a prominent quantity surveying firm with a significant presence across Asia, which enriched his understanding of the field and its vital role in property development.

Amidst the recession in Asia in the late 1990s, Chua made the bold decision to pursue a master's degree in property development at London South Bank University, UK. By then, he had extensive experience working for property developers and desired to broaden his knowledge beyond quantity surveying. Specifically, he held a strong interest in the green building concept.

In the realm of property development, Chua discovered his life's calling, harmoniously blending his quantity surveying expertise with his artistic spirit. He believes that a successful property developer requires a land bank, effective leverage, and a robust risk management strategy. He ensured these elements were in place in his next venture and was set for success.

After obtaining his master's degree, he founded Remajaya Sdn. Bhd., which became Malaysia's leading developer of premium serviced apartments and luxury residential homes. Chua's visionary approach is reflected both in the architectural design and in the ethos of a lifestyle concept grounded in renewable energy and sustainable development.

He has established himself as a leading advocate for green building and sustainable development in Sabah. Remajaya's Bay 21 condominium project was the first GreenRE silver-rated building in the state. His relentless efforts and

groundbreaking work have earned him several accolades, including the Most Prestigious Eco-Development Award (Bay 21) by the Malaysian Reserve Property Press (2014) and the GreenRE Silver Award for Bay 21 (2015) and Bay Suites (2021).

He also garnered the MyCREST 3-Star certification, Best High Rise Mixed Development (Bay 21) by SHARED Property Excellence Awards (2018), Most Innovative Developer (Bay Suites) by SHARED Property Excellence Awards (2019), Corporate Leadership Excellence Icon Award by KSI Strategic Institute for Asia Pacific (2022), Asia Pacific Outstanding Entrepreneur Lifetime Achievement Award by KSI Strategic Institute for Asia Pacific (2023), World Green Leadership Excellence Award by KSI Strategic Institute for Asia Pacific (2023), ISM Outstanding Contribution Towards Sustainability Award by RISM Excellence Award (2015), and the Sabah Surveyor Excellence Award (Open Category) by RISM Sabah Excellence Award (2016).



Remajaya's Bay 21 condominium project was the first GreenRE silver-rated building in the state.



Chua is deeply committed to giving back to the community. He plays an active role in several NGOs, including the Sabah United Chinese Chamber of Commerce (SUCCC) and the Persatuan Teo Chew Kota Kinabalu, among others. He is currently the President of the Sabah Housing and Real Estate Developers Association (SHAREDA) and the Vice President of FIABCI's Malaysian Chapter. He is also a distinguished Fellow Member of both the Royal Institution of Chartered Surveyors (RICS) and the Royal Institution of Surveyors Malaysia (RISM). His firm, in collaboration with local Sabah associations and companies, constructed Malaysia's first solar green taxi stand in Kota Kinabalu, which was graciously handed over to the Dewan Bandaraya Kota Kinabalu.

In his free time, Chua can be found engrossed in the pages of ancient Chinese classics, diving deep into the strategic intricacies of the "Three Kingdoms" or mastering the timeless tactics in "The Art of War."



Sunset view of Remajaya's Bay 21 condominium.



Aerial view of Remajaya's Bay 21 condominium project.

*In the realm of property development, Chua discovered his life's calling, harmoniously blending his quantity surveying expertise with his artistic spirit.*







“With wisdom and an open mind,  
there are no limits to what you can accomplish.”





**DAVID MIZAN HASHIM**

Group Founder, President & Director, VERITAS Design Group

## The Sky's the Limit

The magic of creating something out of nothing has captivated David since he was a young boy. Caught between his mother's acknowledgement for his artistic flair and his father's engineering ambitions for him, David discovered a harmonious intersection: architecture. But not just any architecture—David aspired to influence change on a monumental scale.

Holding degrees from two of the world's most respected institutions, David graduated with a bachelor's from MIT in 1983 and a master's in architecture from Harvard University's Graduate School of Design in 1986. His outstanding achievements didn't go unnoticed; he was granted the esteemed Aga Khan Travel Fellowship for research in Islamic architecture.

David's journey started as an intern at BEP Akitek in Malaysia and Voorsanger & Mills Architects in the USA. However, the turning point came in 1987 when he established VERITAS Design Group, marking his foray into entrepreneurship and equipping him with the means to realise his vision.

Originally an architectural firm, VERITAS has since diversified through its subsidiaries to offer a comprehensive suite of design services for the built environment. This extensive portfolio includes architecture, interior design, landscape design, planning, environmental consulting, engineering, quantity surveying, project management, and claim consulting. Today, VERITAS is the largest multi-disciplinary design firm in the country.

The company took its first steps in global expansion by opening an office in Dubai in 2005. This was followed by new locations in Ho Chi Minh City in 2007, Melbourne in 2010, India in 2011, Portland in the United States in 2012,

London in 2014, Singapore in 2019, and most recently, Tokyo and Jakarta in 2021. These eight international offices collaborate closely to provide an integrated design service experience to their global client network.

Besides architecture, David holds memberships in various professional bodies. He is a Fellow of the Malaysian Institute of Architects, a Member of the ASEAN Architects Council, and sits on the Board of Trustees for the Asian School of Business, among others. David champions global trade in services and has been promoting it via platforms like the International Trade Centre and MATRADE. Moreover, he's been a strong supporter of entrepreneurship and environmental causes, notably serving as Vice President of RIMAU, an NGO focused on protecting the endangered Malaysian Tiger.

Among his numerous accolades are the Most Outstanding Malaysian Award (1999) and the Brandlaureate Great Entrepreneur Brand Icon Leadership Award (2011).



Angsana Teluk Bahang, Penang.





Petronas Leadership Centre, Bangi.





Saloma Link, Kuala Lumpur.



Star Residences, Kuala Lumpur.

Within the spheres of architecture and entrepreneurship,  
David continues to be an influential voice and an active mentor to the next generation of architects  
and business leaders.

VERITAS has also been the recipient of an array of prestigious awards in sustainability and business excellence including the Malaysian Interior Design Award (1998), International Who's Who of Professionals (1998) and Enterprise 50 Malaysia (1998), Star Outstanding Business Awards (SOBA) (2016) – Best Green Initiative Award, winner of the ASEAN Energy Awards (2018) under the Green Building Category, Star Outstanding Business Awards (SOBA) (2017) – Best Green Initiative Award, Star Outstanding Business Awards (SOBA) (2018) – Best Green Initiative Award and Best Employer, Star Outstanding Business Awards (SOBA) (2020) – Gold Award for Best in CSR, ASEAN Business Awards (2021) (Priority Integration Sector: Sustainability), and Malaysia Green Building Council (MGBCC)'s Best Sustainability Leadership for Consultant (2022), Star Outstanding Business Awards (SOBA) (2022) – Silver Award for Best Employer and Platinum Award for Best Green Initiative, 5th ASEAN Indian Business Award by ASEAN Indian Business Council (2023) – Achievement Award, and Star ESG Positive Impact Awards (ESG PIA) – Gold winner of the Social category in Talent Management for SMEs and Mid-Tier Companies. The group has also consistently appeared in BCI Asia's Top 10 listing since its inception in 2008.

David has been pivotal in all of VERITAS' award-winning projects and has also edited the "VERITAS Monograph", published in 2022. David's work, thought leadership, and writings have garnered extensive coverage in both local and global media outlets.

He is a frequent speaker at numerous conferences, educational institutions, and professional events worldwide. Within the spheres of architecture and entrepreneurship, he continues to be an influential voice and an active mentor to the next generation of architects and business leaders.

Balancing his busy professional life, David embraces an active lifestyle that includes road cycling, scuba diving, and globe-trotting adventures, serving to invigorate both his physical well-being and his adventurous spirit.

More than merely an architect or entrepreneur, David stands as a versatile visionary determined to leave an indelible mark on the global landscape. Through VERITAS, his advocacy efforts, and his mentorship programmes, he is indeed making significant contributions—constructing transformative projects that are reshaping the world.



“The only truth is in reason.”





## SR ELENAWATI YEAP BT ABDULLAH @ KIMLENG

Executive Director, Beladin Corporation Sdn. Bhd.

## Rising to the Challenge

Growing up in the rustic surroundings of Kelantan, Elenawati's childhood dreams were simple yet poignant. She aspired to be a teacher or a nurse— emblematic professions for women of her time—and hoped she may one day enjoy a modest home with indoor amenities. She had certainly never considered a career in which she would put her skills to work developing the infrastructure of the state of Sarawak, and further afield.

It was the guidance of an astute Form 6 teacher who recognised her affinity for mathematics that encouraged Elenawati to venture into the world of quantity surveying (QS). Although local universities did not open their doors to her, the renowned University of Reading extended an unconditional two-year offer, which she accepted after painstakingly saving from teaching jobs in three schools. Moving to England was not easy. The challenges of balancing part-time work, from sweeping railways to babysitting, while pursuing her degree were however lightened by the kindness of a dear friend, Zoo, and a budding romance with her future Sarawakian spouse.

Upon her return to Malaysia in 1982, Elenawati worked with a quantity surveyor consultancy firm. She contributed to the Brunei Darussalam National Stadium project as a contract services consultant. Through her involvement with a diverse range of projects she discovered her entrepreneurial spirit, which led her to co-founding JuruUkur Bahan (Sarawak). This featured her involvement with projects like the Holiday Inn Extension, and Menara SEDC.

A brief stint in England further diversified her experience on several small housing projects and infrastructure projects.

Her return home in 1984 ushered a decade-long tenure with the Sarawak Economic Development Corporation (SEDC), during which she was instrumental in construction projects such as the Syariah Court in Kuching and the Sarawak Cultural Village, Santubong, as well as the registration of contractors from 800 companies. In 1994, she was seconded to PPES Properties Sdn. Bhd., handling significant undertakings like the Dalat Hospital and Dalat's new township. She was involved in the implementation of ISTi 9002, serving as the internal quality auditor while also overseeing training coordination and acting as a facilitator and instructor for the company.

Between 1995 and 2012, Elenawati continuously held various senior roles with the Royal Institution of Surveyors Malaysia (RISM) Sarawak Branch, including Chairperson, Treasurer, Sports and Social Coordinator, and Committee member. She dedicated her time to supporting the career development of countless young surveyors, and promoting the work undertaken by the organisation.



Rural Electrification Project, Ulu Lemanak, Lubok Antu, Sarawak.





Elenawati views construction as more than the erection of infrastructures. It's about delivering essential amenities like houses, hospitals, schools, roads and utilities, especially to the remote/interior areas. Investing in such infrastructures is far more impactful than providing short-term subsidies.



Rural Electrification Project, Sg. Baram, Sarawak



Rural Electrification Project, Ulu Lemanak, Lubok Antu, Sri Aman



Substation Maintenance Works, Kuching, Sarawak

In the midst of Elenawati's burgeoning career, 1988 saw the inception of Beladin Corporation Sdn. Bhd. with her partner-in-life, culminating in her role as the Executive Director in 2000. The family venture, in which two of her five children are also involved, primarily deals with construction as well as mechanical and electrical engineering. Elenawati shifted her entire attention to Beladin Corporation after stepping down from her positions at PPES and SEDC in 2001. Beladin Corporation today boasts a team of over 150 proficient employees working on sites across the whole of Sarawak. Their extensive portfolio encompasses the construction of government infrastructure and amenities, the development of communal areas, civil engineering projects, road construction, construction and maintenance of the electrical grid systems, and power relocation works for the Pan Borneo Highway and other rural areas of Sarawak.

Since its outset, Beladin Corporation has strived to enhance economic opportunity for rural communities – recruiting the majority of his workforce from villages throughout Sarawak, and providing training and access to certifications. Elenawati applies her patient methodological approach to teaching, and her passion for education, to leading in house training programmes for her staff. Her fluency with delivering technical training in local Bahasa Sarawak dialects is invaluable to the company's ability to provide employment opportunities to those from rural communities, and those who may have low literacy levels.

For her decades of active contribution to numerous societies and organisations, Elenawati was honoured with the Ahli Bintang Sarawak (ABS) in 2019.

She views construction as more than just buildings; it's about delivering essential amenities, like homes and hospitals, and accessible, well-equipped schools, especially in remote areas. Elenawati believes that investing in such infrastructure is far more impactful than providing short-term subsidies. She ardently wishes for policymakers, politicians, and ministers to engage in thorough consultations with the relevant authorities before making decisions. This would ensure a more effective utilisation of the country's resources and better address the needs of its citizens.

Beyond her impressive career, she harbours a keen artistic side, turning rattan woven tote bags into acrylic masterpieces during her weekly art therapy classes. Daily gym sessions, vocal training, being a World Wild-Life Fund (WWF) member since 1987, and an impressive three-decade-long journey with Toastmasters, culminating in the title of Distinguished Toastmaster, round off this remarkable woman's multifaceted journey. Through her tenacity and resilience, Elenawati stands as a testament to the idea that dreams, no matter how humble, can lead to towering achievements.





“I decide... to let go of things which I have no control of ...  
and just go with the flow joyfully and mindfully.”





IR. GUNASAGARAN KRISTNAN

Owner, Perunding Permai KG

## Raising the Bar on Building Excellence

Born in Puchong, Malaysia, Gunasagar's early life was marked by simplicity and hard work. Raised amidst rubber plantations, he was exposed to the world of construction through his father's role as a driver for JKR, where he would ferry engineers and technical assistants. At that time, engineers were sparse, but technical assistants were the backbone of projects, offering Gunasagar a firsthand look at their skill and influence. The experience was both inspiring and foundational, eventually leading his father to start a small contracting company. Gunasagar, taking on the role of a labourer, gained practical knowledge of wet works and infrastructure. This hands-on upbringing provided him with a robust understanding of ground-level work, establishing a strong foundation for his later ventures.

Gunasagar later attended the University of Michigan, Ann Arbor, graduating in 1984 with a Bachelor of Engineering (Civil Engineering) with honors. This catapulted him into the engineering world, offering theoretical depth to complement his practical skills.

Upon graduation, he joined the Department of Irrigation and Drainage (JPS) as a contract engineer, navigating through the challenges of a then-recession that had curtailed permanent placements. Subsequently, he gained business acumen by working with a contractor for two years. In 1989, he founded his construction company, KG Construction, and later a consulting firm, Perunding Permai KG, in 2012.

Gunasagar boasts an extensive repertoire, specialising in various facets of civil construction like steel structural design, roads, and geotechnical infrastructure. His credentials include Fellow of the Institution of Engineers Malaysia (IEM), Honorary Fellow of ASEAN Federation of Engineering Organisations (AFEO) and ASEAN Chartered Professional Engineer (ACPE).

He holds esteemed positions in several professional bodies, underscoring his multifaceted expertise. He is a Fellow of the Institution of Engineers Malaysia (IEM), an Honorary Fellow of AFEO, and an ASEAN Chartered Professional Engineer (ACPE). His past roles include serving as the Honorary Secretary of IEM as well as an Executive Committee Member, Council Member, and Chairman of IEM's Highway & Transportation Engineering Technical Division (HTETD).



Being conferred as an Honorary Fellow of the ASEAN Federation of Engineering Organisations (AFEO).



In addition to these roles, Gunasagaran serves as a Technical Working Group Member for CIDB, focusing on converting MYCESSM to the MS Civil Engineering standard of measurement. His specialisation also extends to areas such as civil engineering contracts, adjudication and arbitration, geotechnical engineering, pavement, transportation, and industrialised building system (IBS).

He held the Vice Presidency of Balai Ikhtisas Malaysia (BIM) (2021-2023) and has been a board member of the Board of Engineers Malaysia (BEM) (2013-2015). He has also been involved in the PPC BEM committee (2021-2023) and served on the Board of Quantity Surveyors, Malaysia (2014-2016). His roles as the Honorary Secretary and Board member of BIM span multiple years, showcasing his long-term commitment to the institution.

Passionate about elevating industry standards, Gunasagaran is a strong advocate for the Malaysian Standard Method of Measurement (MyCESMM2). He believes that the adoption of a unified method will reduce contractual disputes and ultimately save costs. He aims to champion the adoption of MyCESMM2 within ASEAN to bolster the employability and mobility of our local engineers, thus broadening their career horizons. This illustrates his commitment not just to uphold industry standards but also to the development of future engineering professionals. As a testament to this, Gunasagaran serves as a certified trainer for the CIDB IBS Professional Training Programme and the CIDB MyCESMM2 Module.

He also volunteers in the EU-ASEAN Collaboration, a regional event of the Eurocodes Design Standards, and is an advocate for the adoption of Eurocodes in Malaysia, citing that they are globally advanced, performance-based engineering codes and that the BS codes will soon be rendered obsolete. This will align Malaysia with international best practices, and due to Eurocodes' flexibility, increasing adaptation of structural design to climate change is feasible.

In his free time, Gunasagaran is an avid badminton player, enjoying the sport with his wife and friends. This has been a constant hobby for him for the past 15 years. His life is a testament to the power of hands-on experience, academic excellence, and continuous improvement to the pinnacle of the engineering world.



Ali wall.



SEB terrafix.



Siena Stone Brown.

Gunasagaran aims to champion the adoption of MyCESMM2 within ASEAN to bolster the employability and mobility of our local engineers, thus broadening their career horizons.

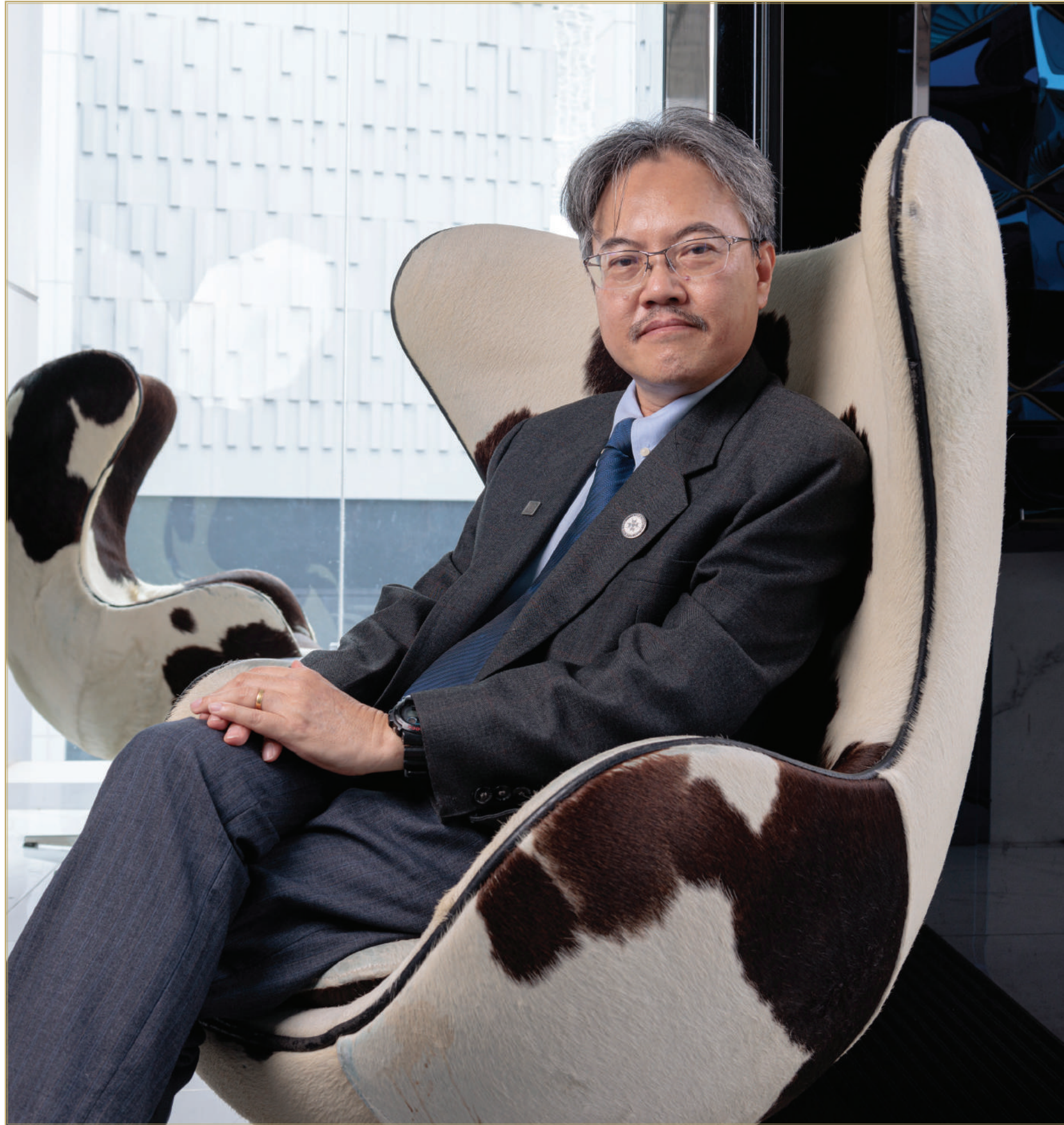






“Everything happens for a reason.  
Construction, like life is a balance of highs and lows; each has its purpose  
in building the masterpiece.”





**IR. PROF. DR JEFFREY CHIANG CHOONG LUIN**

Professor, SEGi University

## Engineering Tomorrow's Builders

Born and raised in Klang, Chiang is the second in a family of three boys and a girl. Initially, being a medical doctor was his dream, but his academic results did not qualify him for this field of study. Drawn by the respect and authority exerted by consulting engineers at construction sites that he observed, he pursued building technology and management at Singapore Polytechnic in 1985, which eventually steered him to civil engineering.

After gaining practical experience as a clerk-of-work in the housing project in Johor Bahru from 1985 to 1987, he earned his civil engineering degree (1991) and later a PhD from the University of Wollongong, Australia (1995). He then returned to Malaysia to honour his familial responsibilities. In 1994, he took on a role as a structural engineer with ARUP Jururunding in Kuala Lumpur. His work there encompassed the design and oversight of high-rise building basements, low-rise condominiums, and highway flyovers.

Eventually, the academic world, which suited him better, beckoned. Climbing the ranks from 1996 onwards, he transitioned from a lecturer to a full-fledged professor at various institutions of higher learning, including Sepang Institute of Technology, Monash University Malaysia, Universiti Tunku Abdul Rahman (UTAR), and INTI International University (Nilai Campus). He is currently the Professor of the Faculty of Engineering, Built Environment & Information Technology at SEGi University.

Throughout his illustrious career in academia, Chiang has published and presented papers related to reinforced concrete structures in shear, earthquake engineering, energy savings in buildings, reliability analysis of engineering experimental data construction, engineering materials and structures, as well as tertiary education in Malaysia. He has also published a number of scholarly

journal papers in prestigious journals. He enjoys conducting online and in-person training because it allows him to add value to the engineering community.

Chiang is a professional engineer registered with the Board of Engineers, Malaysia (BEM) and has been actively involved in IEM. He served as Honorary Secretary (2008–2010, 2012–2014), Honorary Treasurer (2010–2012, 2014–2016), Vice President (2016–2020), and is now serving as the current Deputy President (since 2021) and Fellow of IEM (since 2015). He served as Secretary-General of the ASEAN Federation of Engineering Organisations (AFEO) (2018–2020) and is currently an Honorary Fellow of AFEO (since 2017).

Chiang opines that the local construction sector stands at a pivotal juncture, poised to integrate emerging technologies like AI, IR4.0, and other digital innovations. He envisions a collaborative effort between government entities and industry leaders to forge a united mission, embracing IR4.0 and Construction 4.0 methodologies. Such a unified approach can propel our construction sector to the forefront, surpassing even the traditional manufacturing industry in growth and relevance.

When he is not ensconced in his office doing research and training work, Chiang enjoys nature walks near his home, family outings, and dining out with his spouse and adult children. He is also active in church, volunteers at IEM, partakes in line dancing with his wife and peers, and stays updated with online news.



IEM-CIDB WG white paper.



IEM-CIDB WG white paper.





MRANTI talk.

Chiang envisions a collaborative effort between government entities and industry leaders to forge a united mission, embracing IR4.0 and Construction 4.0 methodologies. Such a unified approach can propel our construction sector to the forefront, surpassing even the traditional manufacturing industry in growth and relevance.



Seismic seminar.



EU-ASEAN Eurocode dialogue.





“To have faith in God  
is the beginning of wisdom in all things.”





**DATO' DR. KANAGARAJA RAMAN**

MD, MOSHPA Global Academy

## The Paragon of Safety

Born and raised in Seremban, where he still resides, Kanagaraja's initial foray into the professional world was managing a transportation business. However, a serendipitous twist in 1993 led him to Hazama Corporation, marking his entry into the domain of safety and health at the construction site of an administrative office for an oil company in Port Dickson. The task was daunting, but Kanagaraja's dedication ensured the project's completion without any fatalities.

The knowledge and experience he amassed made him an invaluable asset for Hazama Corporation, paving his way to the iconic Petronas Twin Tower 1 in Kuala Lumpur. Here, Kanagaraja grappled with an evolving landscape of safety regulations, most notably the introduction of the Occupational Safety and Health Act (OSHA) in 1994. With around 3,500 workers from various nations under his purview, the challenges were manifold. Yet he handled them with aplomb, earning recognition from the then-Prime Minister.

Promoted to Safety Manager in 1995, Kanagaraja managed an impressive team of 12 safety officers and close to 4,000 workers. The support from his company was unwavering, bolstering his efforts to promote safety across the project. His commitment to safety led him to form the Malaysian Occupational Safety and Health Professionals Association (MOSHPA) in 1997, an institution that now stands as a testament to his vision and dedication. Over the years, Kanagaraja's journey took him through various esteemed organisations such as Setia Putrajaya Sdn. Bhd. and SP Setia Sdn. Bhd. as a Health Safety, Security, and Environment Manager (HSSE Manager). Presently, he helms the MOSHPA Global Academy, which organised the Apex Global OSH Conference and Exhibition 2019 in New Delhi.

Two memorable moments particularly stand out in his illustrious career: the privilege of being one of the rare few people to climb and touch the just-completed KLCC tower pinnacle and receiving the prestigious Tokoh Keselamatan dan Kesihatan Pekerja (KKP) Award by the National Council for Occupational Safety and Health (NCOSH) (2020 and 2021).

From the President of MOSHPA, which has been a member of the Asia Pacific Safety and Health Organisation (APOSHO) since 2011, to the Malaysian Indian Chamber of Commerce to the Vice President of Malaysia-Asia Pacific Chamber of Commerce, Kanagaraja's influence spans wide and deep. Yet his approachability remains one of his most admired traits. He believes that by prioritising quality in construction, safety will follow suit. It's a philosophy he has lived by, ensuring no compromises on standards.



Tokoh OSH award from NCOSH.



His relentless passion for safety manifests in his involvement with MOSHPA. The association, which Kanagaraja founded in 1997, now has a diverse membership of 600 safety professionals from various industries. Through MOSHPA, Kanagaraja organised conferences, training sessions, and networking events. He collaborates closely with governmental entities like CIDB, DOSH, NIOSH, and PERKESO, ensuring that safety standards are upheld across the board.

Through initiatives like the annual MOSHPA Conference and Award Nite, Kanagaraja champions knowledge sharing and celebrates companies that excel in safety. Under his leadership, MOSHPA has bagged awards, including the National Occupational Safety and Health Award 2022 in the NGO category.

In the spirit of giving back to the community, MOSHPA, under Kanagaraja's guidance, reaches out during festive occasions, embodying the essence of giving and community welfare.

In Kanagaraja's story, we find a blend of dedication, vision, and heart—qualities that have not only sculpted his career but have also made significant strides in the safety and health realm in Malaysia.



JISHA training (2006) in Japan.

Kanagaraja believes that by prioritising quality in construction, safety will follow suit.  
It's a philosophy he has lived by, ensuring no compromises on standards.



Being conferred the Darjah Dato' Paduka Negeri Sembilan (D.P.N.S) award by the DYMM Yang Di Pertuan Besar Negeri Sembilan in 2010.



MOSHPA and NIOSH Malaysia jointly organised the APOSHO35 in 2020.







“The highest calling of leadership is to serve and take care of the people,  
ensuring their well-being above all else.”





**KHOR SOO BENG, DAVID**  
COO, Hap Seng Group of Companies

## Building Trust and Elevating Communities

With Khor's guidance, UOA ventured beyond brick-and-mortar contributions. Green pockets were strategically incorporated into the design. Recognising the social challenges within the community, they supported single mothers through collaborations with NGOs, providing them with skills training and resources so that they could support themselves.

Khor's childhood in Butterworth was filled with the sights and sounds of construction. The nearby hillside development was more than just a maze of bricks and mortar to him—it was his playground. The scent of concrete and the structures rising captivated young Khor, nurturing his innate curiosity about building processes. Yet, as the years passed, he witnessed his beloved playground dwindling away, a sight that instilled in him a deep reverence for sustainable development—something that he carries with him in his career trajectory.

Fast forward to today, and Khor stands as a paragon in the property development and construction sectors. He studied at TAR College and worked for three years before furthering his studies at Ulster University, UK.

Upon graduating, Khor took his first steps in the industry as a project management consultant in 1990. By 1994, he was shaping the future at UOA Development Berhad, climbing the corporate ladder to become the Chief Operating Officer.

Among his myriad accomplishments at UOA, one particular project stands out—the iconic Bangsar South development. This was an undertaking unlike any other. It was an opportunity to intertwine community, environment, and business.

Prioritising community integration, he and his team liaised with local Kampung Kerinchi community leaders, reassuring them of UOA's commitment to community upliftment rather than displacement.



Menara Hap Seng is winner of the FIABCI World Prix d'Excellence Awards 2023 under the Office category.



Additionally, Khor spearheaded an initiative that culminated in Bangsar South becoming the first MSC Malaysia Cybercentre outside of Cyberjaya, which attracted numerous MSC companies to shift there.

In 2012, he had a short stint at Paramount Property Development Sdn. Bhd. as the Chief Operating Officer, and later, in 2013, he joined Hap Seng Land Sdn. Bhd. Under his leadership, Hap Seng Land thrived, bagging prestigious awards, including the FIABCI Malaysia Property Award 2016 – Winner Industrial Category and FIABCI World Prix d'Excellence Awards 2017 – World Silver Winner Industry Category for Hap Seng Star Mercedes-Benz Autohaus @ Balakong, FIABCI Malaysia Property Award 2017 – Winner Residential High-Rise Category for the Horizon Residences, Jalan Tun Razak, Kuala Lumpur, High QCLASSIC Achievement Award 2017 for Nadi Bangsar, Jalan Tandok, Kuala Lumpur, FIABCI Malaysia Property Award 2017 – Winner Office Category for Plaza Shell, Kota Kinabalu, Sabah, MSC Malaysia Cybercentre Status (2017) for Plaza Hap Seng, Kuala Lumpur, FIABCI World Prix d'Excellence Awards 2023 – World Gold Winner Office Category for Menara Hap Seng 3, Kuala Lumpur, and The EDGE Best Managed & Sustainable Property Awards 2023 – Gold Winner (10 years & above Office) and Malaysia's Outstanding Sustainable Office Development for Menara Citibank, Kuala Lumpur.

Khor is a member of several esteemed professional organisations, including the Chartered Institute of Building (CIOB), UK, the Malaysian Institute of Property and Facilities Managers (MIPFM), the Building Management Association of Malaysia (BMAM), and the Member of Industry Expert Advisory Panel (IEAP) for the Doctor of Philosophy in Built Environment, TARUMT.

Yet, amidst all his professional accolades, Khor remains grounded. His work ethos is simple: take ownership, be genuine, and deliver on commitments. He emphasises the essence of community, remembering to listen, understand, and act. For him, the benchmark of a good project manager isn't in titles or boardroom meetings, but in the genuine connections made on the ground.

Away from the hustle, Khor loves to indulge in gardening, a game of table tennis, or simply tackle the household chores. His journey, both professional and personal, is a testament to his philosophy—build with heart, for both people and the planet.

For Khor, the benchmark of a good project manager isn't in titles or boardroom meetings, but in the genuine connections made on the ground.



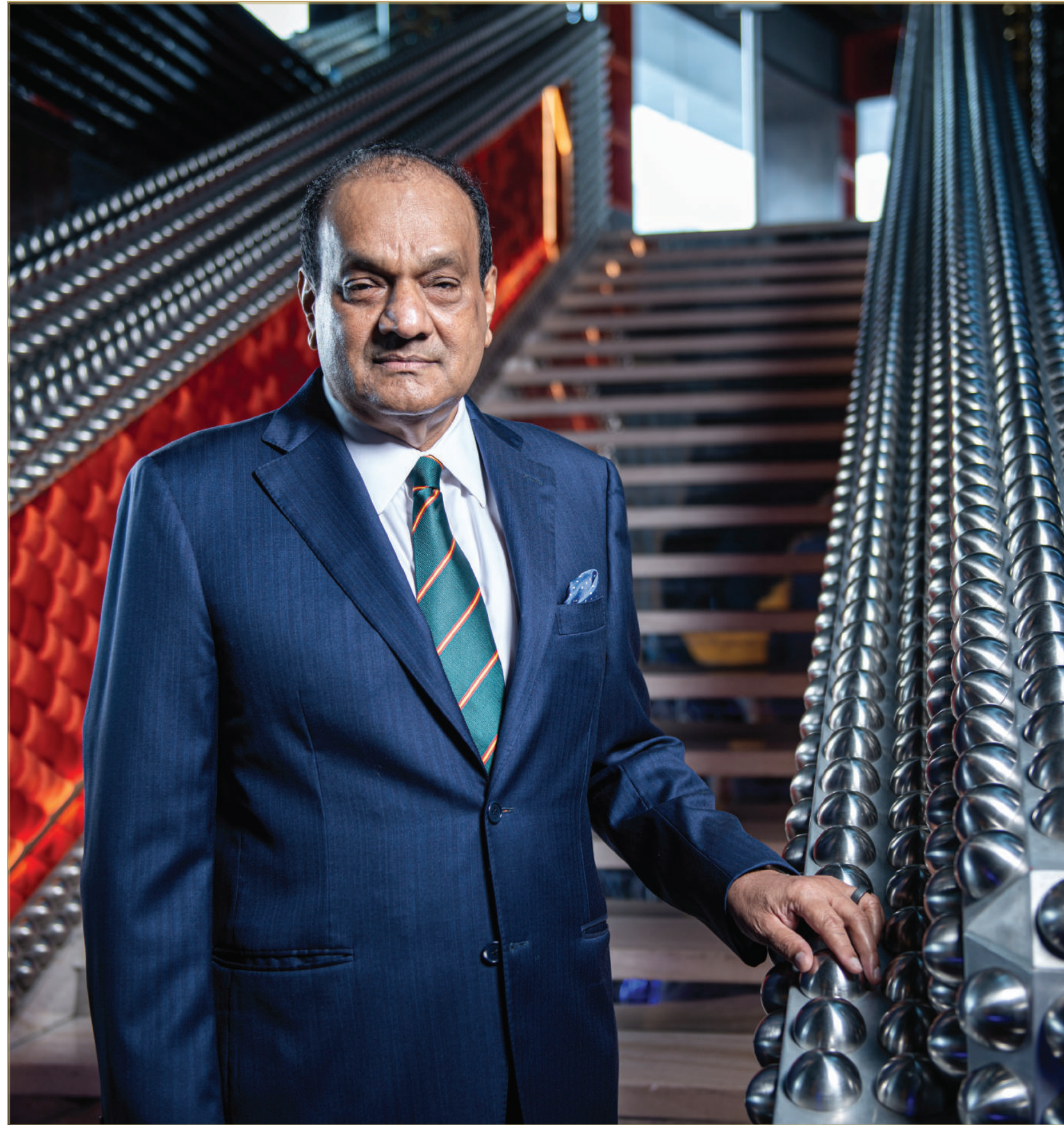
Hap Seng Business Park garnered the FIABCI World Prix d'Excellence Awards 2023 under the Industrial category.





“Leaders take ownership and accountability,  
driving change through responsibility.”





**TAN SRI IR KUNASINAM A/L V. SITTAMPALAM**

Executive Vice Chairman/Acting Group CEO, HSS Engineers Bhd.

## ‘Building Beyond Boundaries’

Kuna, who was raised in Klang, acquired his penchant for diligence and hard work from his time spent at the revered Royal Military College (RMC), Malaysia. Although he had set his sights on obtaining a medical degree, as did many members of his family, he was influenced to switch to engineering by an RMC lecturer. Consequently, he pursued a bachelor's and master's degree in civil engineering at the University of Sheffield in the United Kingdom. He was awarded the Miller Prize by the Institution of Civil Engineers, UK, during his time as a student. He is also a member of the Harvard Business School Alumni Association and a graduate of the OPM programme at Harvard Business School (OPM 28).

Kuna's engineering journey honed his logical and methodical thinking, while giving him the ideal avenue to harness the forces of nature for the benefit of mankind.

He began his career in 1980 as a civil engineer at C. H. Teoh & Partnership. In 1984, he co-founded HSS Consult Partnership in 1984, which evolved into HSS Consult Sdn. Bhd. the following year, focusing on engineering design and project management.

Amid the economic downturn of 1985, a youthful, cash-strapped Kuna humorously contemplated dyeing his hair white so that potential clients would take him seriously. Through sheer grit and tenacity, Kuna and his associates triumphed, and the firm was involved in the design and execution of diverse infrastructure and construction projects.

In 1988, he co-founded HSS Integrated Sdn. Bhd., an engineering consultancy company registered under the Registration of Engineers Act 1967, and later co-founded HSS Engineering Sdn. Bhd. in 2001.

Kuna has consolidated HSS Engineering's position with high-profile projects including the KL International Airport, North-South Expressway, LRT, Westport, Double Tracking Railway Projects, Penang Bridge Widening, and the MRT. With Tan Sri Kuna at its helm, HSS ventured overseas to India, Brunei, the Philippines, Indonesia, Sri Lanka, and the Middle East. In August 2016, HSS Engineers Bhd. was listed on Bursa Malaysia's ACE Market and ascended to the Main Market by the following year. Following this, the group acquired SMHB Engineering Sdn. Bhd. in 2018 as part of its diversification strategy.

Kuna was awarded the Darjah Kebesaran Panglima Setia Mahkota (P.S.M.) with the title Tan Sri (2017) in recognition of his contributions to the nation.

He was elected as an International Fellow of the Royal Academy of Engineering, UK (2020), making him the first Malaysian professional engineer to receive this honour since the Academy's inception in 1976.



West Port Development, Malaysia.





He holds a prominent position as the co-founder and president of the Malaysian-Indian Business Council. His influence extends as the Co-Chair for the Malaysia-India CEO Forum, a role bestowed upon him by the Ministry of International Trade and Industry (MITI) to foster Malaysia's bilateral business engagements with India. In 2010, he played a pivotal role in crafting the Memorandum of Understanding between Malaysia and India concerning the delivery of technical services in highway management in India. He also served on the Malaysian Ministry of Health's Community Consultative Committee (Badan Perhubungan Masyarakat) for the Malaysian Indian Blueprint (MIB).

Currently, he has been appointed by the Minister of Road Transport and Highways India as a member of the "Expert Panel Committee" to develop a precast policy framework for the use of precast concrete and the "Adoption of New and Innovative Technologies" in the Indian highway construction.

Outside of professional commitments, Kuna takes pleasure in travelling, engaging in a round of golf, and spending quality time with his family.

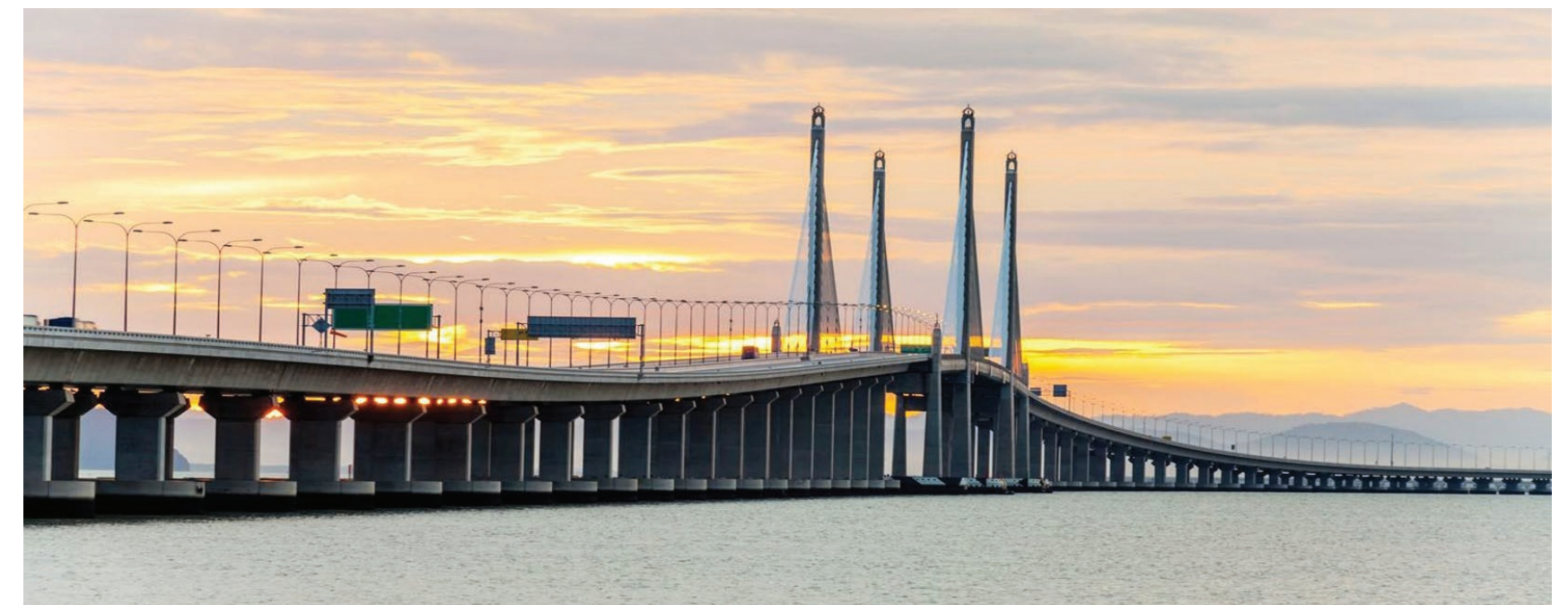
Kuna's engineering journey honed his logical and methodical thinking, while giving him the ideal avenue to harness the forces of nature for the benefit of mankind.



Maju Expressway.



KVMRT LINE 2 project.



Penang Bridge project.



“We know perfection is not attainable but if we chase it,  
we can achieve excellence.”





## THE HONOURABLE JUSTICE DATO' SR. LIM CHONG FONG

Judge, Court Of Appeal, Putrajaya

## The Legal Maestro of Construction Law

Born in Penang as the eldest of four sons, Lim set the stage for an extraordinary journey in the realms of law, construction, and arbitration. A king scout in his Formative years at the Penang Free School with a penchant for extracurricular activities, he went on to acquire an extensive educational background, obtaining a Bachelor of Science (Building) Honours Degree from the National University of Singapore, a Bachelor of Laws Honours Degree from the University of London, and a Master of Laws Degree from the University of Malaya.

Lim is a Chartered Arbitrator, Chartered Quantity Surveyor, and Barrister-at-Law (Middle Temple), a trifecta of credentials that underlines his multidisciplinary prowess. His diverse qualifications give him a broad perspective on handling complex issues.

Before transitioning to law, Lim worked as a quantity surveyor in the construction industry from 1985 to 1990. The shift to construction law offered him not only work satisfaction but also an expanded landscape in terms of long-term career progression. This is where Lim leverages his quantity surveying background for a nuanced understanding of technical disputes. Highly respected in his field, he was ranked as a leading lawyer in construction dispute resolution by Chambers & Partners, Asialaw Profiles, and The International Who's Who of Construction Lawyers.

Lim extended his contributions to academia as a Fulbright scholar at the William S. Richardson School of Law in Hawaii, where he conducted seminal research on the security of construction payments. This research would later serve as the backbone for Malaysia's Construction Industry Payment and Adjudication Act (CIPAA), which Lim helped draft. It was the case of academic research enriching his practical work, bridging theory and practice.

Lim took immense pride in the implementation of CIPAA in 2012, a game-changing legislation designed to expedite payment disputes in the construction industry. Recognising the need for specialised oversight, he advocated for a specialised construction court to oversee challenges that arise post-CIPAA, especially when parties wish to engage in a second round of legal recourse. Notably, he played a crucial role in establishing Malaysia's first two construction courts in Kuala Lumpur and Shah Alam, a realisation of his long-held vision.

Lim has served in various high-profile roles, such as Judicial Commissioner of the High Court of Malaya (2014) and Judge of the High Court of Malaya (2017). He served in the construction court (2019–2022) after having served in the general civil and criminal courts and the specialist intellectual property court.

Lim is currently serving in the Court of Appeal, Putrajaya. An advocate for mediation, he wishes for a dispute-free construction industry, although he acknowledges the ironic job security provided by the seemingly endless flurry of disputes.

He has also served as the Honorary Advisor for (Contracts) with the Master Builders Association Malaysia from 2013 to 2014. In 2013, he was selected by the Minister of Works to be part of an expert panel tasked with evaluating Malaysian construction industry practices in the wake of the construction accident at the Penang Second Bridge project.



Lim was appointed judge of the Court of Appeal by the Yang Di Pertuan Agong on 17 January 2023.



Outside the Construction courtroom and professional circles, Lim has authored two impactful textbooks, namely “The Malaysian Standard Form of Construction Contract (2nd edition)” and “The Malaysian Specialist Intellectual Property and Construction Courts: Practice and Procedure”. He also won multiple awards, including the MBAM Bronze Service Award (2011), the Lifetime Achievement Award of the Royal Institution of Surveyors Malaysia (2017), and the Darjah Setia Pangkuan Negeri Award by the Tuan Yang Terutama, Negeri Pulau Pinang (2017).

Despite his packed schedule, Lim cherishes his downtime and dreams of catching up on sleep and playing tennis.

In a career spanning several decades, Lim has left an indelible mark on Malaysia’s construction and legal landscape.



Lim was called to the English Bar at Middle Temple in 1995.



Lim worked as a quantity surveyor in the construction industry from 1985 to 1990.



Lim took immense pride in construction law, particularly formulating the CIPAA, which was launched in 2012.

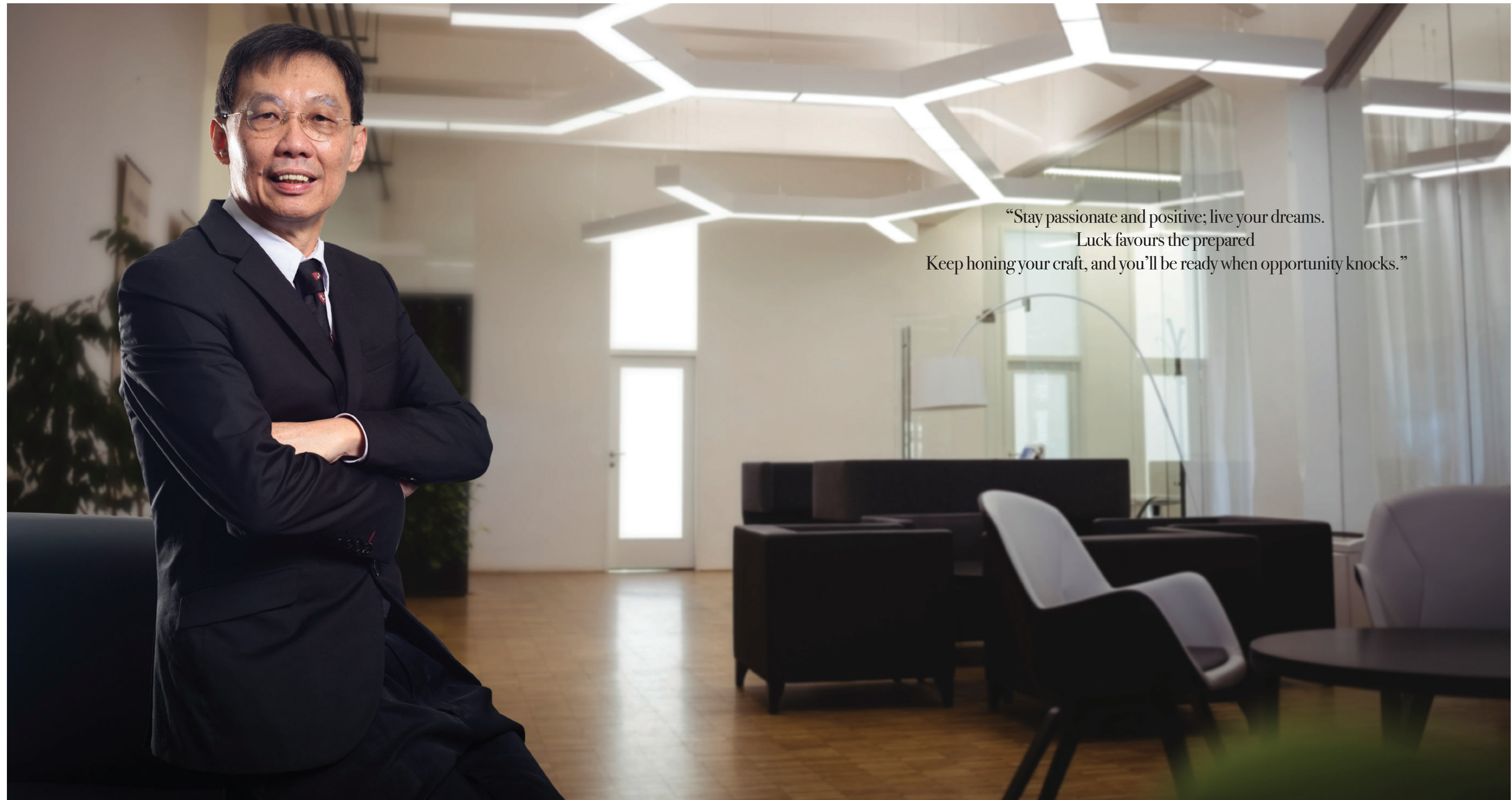


Lim received his High Court judgeship watakah from His Majesty, the Yang di Pertuan Agung in 2017.

Lim played a crucial role in establishing CIPAA and Malaysia’s first two construction courts in Kuala Lumpur and Shah Alam, a realisation of his long-held vision.







“Stay passionate and positive; live your dreams.  
Luck favours the prepared  
Keep honing your craft, and you’ll be ready when opportunity knocks.”





## TAN SRI DATUK SERI LIM KENG CHENG

Non-Executive Chairman, Lim Seong Hai Capital Bhd.  
MD, Ekovest Bhd.

## Building from the Heart

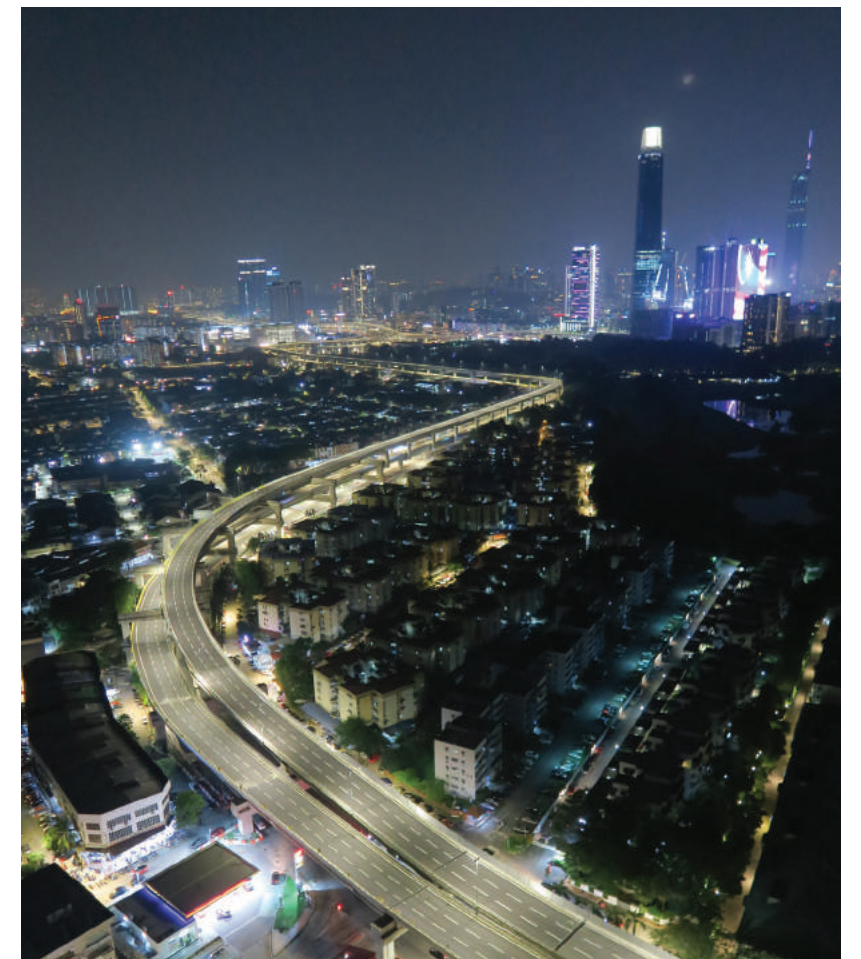
His vision shaped the Kolam Biru waterfront district, which was recognised as the “World’s Ten Best Waterfront District” in 2019 by the United Kingdom’s The Independent news portal. He also ensured the successful, on-schedule completion of complex university projects, namely Universiti Malaysia Sabah (UMS) and Universiti Tun Hussein Onn in Batu Pahat, Johor, despite numerous challenges.

From 2016 to 2020, Lim served on CIDB as a task force member for the Construction Industry Transformation Programme (CITP) Thrust Working Group on Promotion and was the Co-Chairman for the CITP Thrust Working Group on Environment Sustainability. As a digitalization advocate, he has effectively leveraged industrialised building systems (IBS) to enhance construction efficiency and sustainability in his projects.

Born and raised in Gombak, Selangor, Lim’s life story is a tapestry of resilience, familial influence, and transformative success. His childhood is fraught with challenges, as his father, who was a contractor, passed away when Lim was just 14 after an illness. His father is Lim’s lifelong inspiration, imparting strong work ethics and the resilience that would fuel his remarkable career, as well as a passion for building highways to improve urban commute times. He completed his high school education at SMJK Chong Hwa in 1980 and at Sekolah Menengah Tinggi Setapak, Kuala Lumpur, in 1982. Starting in 1982, Lim first worked as a supervisor at Lim Seong Hai Construction & Co. As a partner, he joined Wincon Machinery & Trading Co. in 1985, where he managed sales and purchasing. He then moved on to Pembinaan Hamid Abd. Rahman in 1987, spearheading infrastructure projects in Felda Sahabat, Sabah.

In 1988, he joined Ekovest Bina Sdn. Bhd. as a project manager. His career milestones also include pivotal roles in the construction of Labuan Financial Park, an integrated commercial landmark in Labuan, a project that was awarded jointly to Ekovest and Peremba Construction Sdn. Bhd. (1996). He also became Managing Director of Pembinaan Sahabatjaya (1996–1997) and Director of Viro M&E (1997–2010), where he procured and oversaw various mechanical and electrical projects. From 2008 to 2013, Lim served as the CEO of Knusford Berhad, overseeing the high-profile Iskandar Coastal Highway project that connects Iskandar Puteri to Johor Bahru.

In 2011, Lim became the Managing Director of Ekovest Berhad, a publicly listed construction conglomerate. Drawing from his own experiences of traffic congestion in his hometown of Gombak, Selangor, he eagerly contributed to the construction of DUKE Phases 1 and 2 to alleviate traffic woes. He played a key role in securing the concession agreement for the Duke Expressway Phase 3 in 2016. Lim is also the catalyst behind Ekovest’s involvement in the federal River of Life project, aimed at revitalising the Klang and Gombak rivers in Kuala Lumpur.



SPE DUKE 3.



*As a digitalisation advocate, Lim has effectively leveraged IBS to enhance construction efficiency and sustainability in his projects.*

Beyond his corporate pursuits, Lim is also active in social responsibility initiatives. He is currently the Chairman of Chong Hwa Independent High School, Kuala Lumpur, Chairman of SMJK Chong Hwa, Deputy Chairman of SJKC Wangsa Maju, Honorary Chairman of SJKC Chong Hwa, Chairman of the Board of Trustees of Chong Hwa KL Foundation, and a Trustee of Yayasan SJKC Wangsa Maju.

Upholding his father's legacy, Lim and his siblings have transformed Lim Seong Hai Sdn. Bhd., founded in 1966, into the multifaceted Lim Seong Hai Capital Berhad.

Aligned with his father's vision of affordability for all, the group now boasts diversified interests in fields ranging from property development and master construction to financial services and retail. With a directorial team comprising Lim and his siblings and possessing a cumulative 135 years of expertise, the group employs its signature BEST Formula to offer comprehensive solutions to a myriad of client challenges.

In moments of respite, Lim continues to engage in philanthropic activities, demonstrating that his life's work is not just about building structures but also about forging a lasting legacy of resilience, community involvement, and sustainable development.



LSH33.



Knight Auto Gallery.



SPE DUKE 3 interchange..





“Step by step, that’s the best way to do things.  
Don’t walk blindly on the road of life; always have a master plan to light  
your way.  
And when you drink water, always remember its source—never forget  
your roots.”





**LOW CHING HUN, MICHAEL**

Executive Director, Sycal Concrete Sdn. Bhd.

## Concrete Commitment

Low's name is synonymous with visionary leadership in the ready-mixed concrete industry in Malaysia. With a career spanning over three decades, Low's journey began in the midst of a recession in 1985, when he graduated with a bachelor's degree in civil engineering from South Dakota State University, US. He opted for a teaching job in college, which paid higher than most engineering roles at the time.

Three years later, Low landed a job offer at Buildcon Concrete, YTL Cement's concrete arm, and started his journey in the ready-mixed concrete sector. The work environment at Buildcon Concrete was not the most alluring, with mud on the ground and dust everywhere, but Low took the challenge head-on and grew to love it despite the challenging working conditions.

Throughout his career, Low's unwavering dedication and results-driven mindset catapulted him to be a dynamic and impactful leader in the industry. Elected as Vice President of the National Ready Mixed Concrete Association (NRMCA) for two terms running, Low played a pivotal role in providing invaluable insights and guidance to drive the association's growth and influence.

Low's contribution to the industry doesn't end there. He has held various positions as council members, representing Buildcon and Sycal Berhad, and made significant contributions to industry development. His unwavering commitment to driving industry growth and development led him to engage with various stakeholders, including government entities, non-profits, associations, and authorities.

On the industry initiatives front, Low has been instrumental in driving the implementation, certification, validation, and training of the Construction Industry Standard (CIS 21) under CIDB and CREAM. He has also engaged with JPJ, Putrajaya, and the Lorry Association to promote collaborations and partnerships with key stakeholders. He also participated in MBAM's virtual dialogue with affiliates about the current state of building materials.

Low's proudest moment came during the 1995 cement shortage crisis, when he had to source cement from a Jordanian trader to import into the country. His tireless efforts and tenacity helped him overcome the challenge of a large minimum order quantity, finding other companies to buy it together under an irrevocable contract, and engaging a trusted transporter to transport the cement. He accomplished the feat, which ultimately saved over RM500,000 for his company, Sycal Concrete Sdn. Bhd.



Meta Residence, Seri Kembangan.





Looking to the future, Low hopes the Malaysian government will provide a level playing field for both contractors and clients, especially in the private sector, in times of price hikes. Otherwise, the industry risks losing good contractors who find it hard to compete in the challenging market.

When Low is not busy driving industry initiatives, he loves to take walks in the park near his home. Through his visionary leadership, extensive industry involvement, and commitment to collaboration with all stakeholders, Low has shaped and advanced the ready-mixed concrete industry in Malaysia to its current state of success.

Low's unwavering commitment to driving industry growth and development led him to engage with various stakeholders, including government entities, non-profits, associations, and authorities.



Millerz Square, Old Klang Road.



Millerz Square in progress.



Millerz Square in progress.



PV18 Residences, Danau Kota.



PPAM, MRR2, Kepong.









## Saving Billions Through Value Management

Born in Pasir Mas, Kelantan, Mohd Mazlan had little inkling of the professional path he would later embark on. As he sifted through university brochures, he was drawn to quantity surveying (QS), a profession rooted in project management and cost computations. With a father who ran a small contracting business and had suffered from unscrupulous clients, Mazlan felt an urge to help and make a change.

Mohd Mazlan accrued an impressive academic record, obtaining his diploma and bachelor's in quantity surveying from UTM, followed by an MBA from Stirling University, Scotland, and a PhD in value management from Universiti Teknologi MARA.

Starting as a Technical Assistant QS with the Malaysian Public Works Department (1981), he then transitioned to PETRONAS (1981–1985) as a management executive for the group's property department before establishing his quantity surveying firm, MCM Associates (1993 to date).

What truly set him apart was his pioneering work in value management (VM) in Malaysia, which became his life's calling. Mohd Mazlan was the first Certified Value Management Practitioner in the country and founded MCM Value Sdn. Bhd. (1999). MCM Value garnered the "Selangor Excellence Business Awards 2014" that were jointly organised by the Malay Chamber of Commerce Selangor and The Readers International Magazine. He also became the founding president of the Institute of Value Management Malaysia (IVMM) (2000–2010).

Mohd Mazlan is a strong advocate for VM as it ensures efficiency, transparency, and fair pricing. He has successfully infused VM practices into both the public and private sectors, significantly contributing to the elevation of construction and infrastructure projects across Malaysia.

Working closely with Associate Professor Roy Barton from Canberra University, Mohd Mazlan has been instrumental in propagating VM in Malaysia since Barton introduced it in 1986. His book on the subject, "Value Management: Principles and Applications" (2002), has become a reference guide for the Malaysian government and institutes of higher learning.

Thanks to his tireless efforts over the years, the value management methodology was made a mandatory measure for all government-based projects and programmes above RM50 million in 2010, something of which Mohd Mazlan is proud. Throughout his career, Mohd Mazlan estimates savings of RM17.7 billion for the Malaysian government through VM practices.

### DATO' SR. DR. MOHD MAZLAN CHE MAT

President, MCM Value Sdn. Bhd.

He has led numerous VM workshops and consulted on major infrastructure projects, including Kuala Lumpur International Airport 2, Duta Ulu-Kelang Expressway (DUKE), Sungai Besi-Ulu Kelang Elevated Motorway (Suke), Pan Borneo Highway (for both Sarawak and Sabah), KL-Karak Motorway (KLK), and New Pantai Motorway (NPE 2).

Mohd Mazlan has made noteworthy contributions in both academia and professional circles, earning him memberships and fellowships in numerous prestigious organisations. Formerly an Associate Professor and the Head of the Quantity Surveying Department at UTM, he also served as an Adjunct Professor at Universiti Teknologi Malaysia, University of Malaya and currently as Adjunct Professor at UNIMAS. He is a registered quantity surveyor with the Board of Quantity Surveyors, Malaysia.



Front cover of The Malaysian Business Magazine, 2012.



Thanks to Mohd Mazlan’s tireless efforts over the years, the value management methodology was made a mandatory measure for all government-based projects and programmes above RM50 million in 2010.

He is the first Malaysian to receive a Fellowship from the IVMM (2001). He is also a Fellow of the Royal Institution of Surveyors Malaysia (RISM) and the Malaysian Institute of Management (MIM). Currently, he leads the Bumiputra Quantity Surveying Consultant's Association (2022-2024).

Internationally, he broke new ground as the first non-Australian to be accepted as a member of the Institute of Value Management, Australia (1990). He is an international member of the Society of American Value Engineers (SAVE) (2008 to date). He is appointed as the first Patron of the Institute of Value Management Australia (IVMA) for a period of five years effectively from 18 September 2022.

Balancing his professional pursuits, Mohd Mazlan is also a board member for the Foundation for Orphanage Welfare in Kelantan and enjoys spending quality time with his family and relatives.

What fuels Mohd Mazlan's zeal for his work is his uncompromising commitment to integrity, aimed at uplifting his profession and the construction industry at large. His journey is one of relentless ambition, unwavering integrity, and a keen understanding of the power of value management.

In 2022, he was conferred Bintang Darjah Kebesaran Dato' Paduka Jiwa Mahkota Kelantan Yang Amat Mulia (D.J.M.K) by His Royal Highness Sultan Muhammad V Kelantan Darul Naim.

His story serves as an inspiration not just to aspiring quantity surveyors and VM practitioners but to anyone striving for excellence and innovation in their field.



DASH Highway.



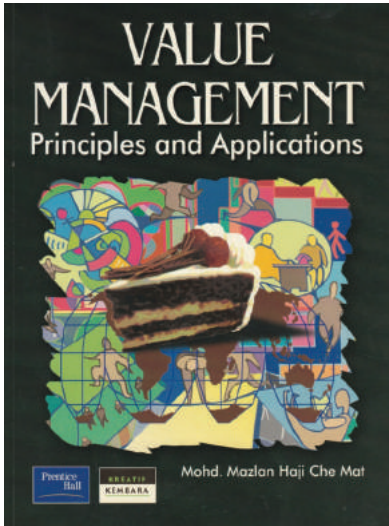
KLIA 2, Sepang.



VM Workshop, Kuala Lumpur.

Books written by Dato' Sr Dr. Mohd Mazlan.

1



2



1 - Value For Money – Value Management in Practice (2020)  
– MCM Value Sdn. Bhd. (ISBN 978-967-18709)

2 - Value Management: Principles and Applications  
– Prentice Hall & Kreatif Kembara (2002) First Print (ISBN 983-2473-85-3)





“Your outlook shapes your actions; choose to see setbacks as opportunities, because there’s always a better way of doing things.”





**DATO' IR. GUNTOR MANSOR TOBENG BIN MANSOR TOBENG**  
MD, Gading Kencana Sdn. Bhd.

## Powering the Future

In 1998, despite limited funds, he ventured into entrepreneurship, co-founding Gading Kencana Sdn. Bhd. with his wife. Inspired by his years of involvement with energy-saving fluorescent lamps at Philips, he ventured into the then-lesser-known renewable energy sector. He believed in its potential and wanted to leverage his background as an electrical engineer.

Gading Kencana initially engaged in organising seminars about efficient electricity usage, energy audit services, and helping clients optimise their electricity utilisation. They also became a distributor of solar garden lights. However, this venture lasted only a year due to the influx of more affordable products from China into the market.



Kompleks Hijau Solar, a 8 MW Solar Farm in Melaka.

Growing up in a small village in Alor Setar, Guntor had an unconventional childhood. In 1969, at the height of racial tensions in the nation, his father, a Malay newspaper reporter, enrolled him in SJK (C) Keat Hwa (K), a Chinese vernacular school, from his primary to secondary school years. His visionary father wanted Guntor to gain a deep understanding of the local Chinese culture and language and to draw inspiration from their perseverance and hard work. The eldest of five siblings, who is conversant in Malay, English, Mandarin, and Hokkien, discovered that being fluent in the Chinese language is immensely helpful in fostering strong connections amongst his local and international Chinese business counterparts.

After earning his Bachelor's Degree in Electrical, Electronic, and System Engineering from Universiti Kebangsaan Malaysia in 1986 as a Philips scholar, he dedicated a decade to Philips Malaysia to fulfil his scholarship obligation. When he left Philips as Marketing Manager, he had a brief stint as Senior General Manager at Tuah Guard (M) Sdn. Bhd., a MEDAS Corporation Bhd subsidiary, in 1997.





The firm transformed the sleepy, former mining town of Bidor when it constructed the first solar power plant in Malaysia to connect to the 132 KV national grid.



The Kompleks Hijau Solar Office Building in Melaka.

Rather than dampening Guntor's resolve, this challenge drove him towards building a sustainable venture in energy conservation and renewable energy. Diving into the realm of solar photovoltaic (PV) in 2012, he began focusing on the installation, operations, and maintenance of PV systems for domestic and international clients.

In 2014, the wholly Bumiputera-owned company procured, designed, developed, and is currently managing Kompleks Hijau Solar, an 8 MW solar farm in Melaka. Four years later, the firm transformed the sleepy, former mining town of Bidor when it constructed the first solar power plant in Malaysia to connect to the 132 KV national grid. The 30 MW solar plant, which was made predominantly from local materials, can produce 54,000 MWh of electricity annually, powering 20,000 homes. This could potentially cut carbon emissions by 760 million metric tonnes over 21 years. The plant incorporated 110,500 local solar modules, creating job opportunities for the local community. In every solar farm initiative, Guntor champions a collaborative approach, ensuring mutual benefits for all involved.

In line with his vision to stay ahead of the curve, Guntor has set his sights on expanding his solar farm business overseas. The firm has established a foreign investment company in Indonesia, with plans to construct a solar farm there within the next five years.

Guntor is a registered professional engineer with the Board of Engineers and has received an honorary doctorate in science from the Universiti Tun Hussein Onn Malaysia. He is also an adjunct professor at the Universiti Pendidikan Sultan Idris, Tanjung Malim, Perak. He is a member of the Secretariat for Energy Efficiency Regulation and contributed to drafting the Performance Contracting document. He served as the technical director for a United Nations Development Programme-funded industrial energy efficiency project in Malaysia. Additionally, he led the R&D team in developing the Automated Conservation of Energy (ACE) system.

Over the years, he has amassed numerous awards and accolades, including the European PV Magazine Award (2015), Frost & Sullivan (2016), Anugerah Tokoh Usahawan MARA (2017), Ernst & Young's Entrepreneur of the Year Award (2016 & 2017), National Energy Award (2018), ASEAN Energy Award (2018), IEM Award (Power & Energy) (2019), and the Asia PV Industry Award (2019).

It is his hope that the construction industry expands beyond Malaysia's borders, attracting foreign investment to further strengthen the nation's growth domestically.

During his leisure time, Guntor enjoys spending time with his nine cats, watching Nigerian films on Netflix, and going grocery shopping with his wife on the weekends.



The making of LSS, Bidor, FHDC, January 2018.



The making of LSS, Bidor, FHDC, March 2018.



The making of LSS, Bidor, FHDC, June 2018.



The making of LSS, Bidor, FHDC, October 2018.

In every solar farm initiative, Guntor champions a collaborative approach, ensuring mutual benefits for all involved.





“Collaboration is a bridge that connects us to our shared goals.  
When we collaborate, we learn from each other, grow together,  
and achieve more than we ever could alone.”





## SR. NIK ZAINAL ALAM BIN HASAN

Advisor, Commerce Dot Com Sdn. Bhd.

# Quantifying Excellence

Originating from Tumpat, Kelantan, Nik Zainal received his early education at Sultan Ismail College, Kota Bahru, before pursuing the Bachelor of Quantity Surveying at Universiti Teknologi Malaysia, where he cultivated a passion for the discipline.

Upon graduating in 1983, Nik Zainal embarked on his professional journey as a quantity surveyor at the Public Works Department of Malaysia. He was promoted to the role of Head of the Cost Centre Unit, Contract & Quantity Surveying Branch, from 1992 to 1995. Furthering his education, Nik Zainal earned a postgraduate diploma in Islamic studies (1989) from Universiti Kebangsaan Malaysia. He later obtained an MSc in Facilities Management and Asset Maintenance (1996) from Heriot-Watt University, UK.

In 2008, he was promoted to Principal Senior Assistant Director of various divisions, including Documentation & ICT, Roads and Facilities Management, and Special Project Team 1, Policy & Corporate Management Branch. His distinguished career in public service reached its apex in 2017, when he assumed the role of Director of Specialist Services. Nik Zainal has been instrumental in landmark projects including the Federal Territory Mosque, Kuala Lumpur Court Complex, and the monumental Trans-Borneo Highway. Spanning 746km from Telok Melano to Miri, the Pan Borneo Highway boasts 11 work packages valued at RM16.49 billion.

This encompasses the construction of 114 bridges, 17 interchanges, 57 pedestrian overpasses, 595 bus shelters, and more. Throughout this venture, he served as the contract advisor on behalf of the Secretary General of the Ministry of Works Malaysia.

Tasked with developing procurement guidelines for the RM2.0 billion Special Maintenance Project in 1994, Nik Zainal reported directly to the committee spearheaded by the Director General of the Public Works Department. Launched under the vision of the then-Deputy Prime Minister, who also served as the Finance Minister, the project to maintain government assets was successfully executed within the two-year timeframe as planned.

Nik Zainal served as a board member on several Malaysian professional boards, including the Board of Quantity Surveyors (2007–2020), the Board of Architects (2007–2009), and the Board of Engineers (2012–2017). He chaired the Registration and Qualifications Committee for Quantity Surveyors (2007–2020) and the Technical Committee for the National e-Tendering Initiative (NeTI). He was part of the Malaysian Construction Industry Excellence Award Judging Panel and contributed to multiple CIDB committees, including the MyCESMM (2013–2018), CITP (2016–2020), and is currently the CIDB's Subject Matter Expert for Training Need Analysis for the Contractor Management Courses.

His career accomplishments have garnered him numerous accolades, such as the Malaysian Deputy Director General of Public Works Award (Specialist Sector) for Best Website Management (2012), being recognised as a Subject Matter Expert (SME) for the Certified Procurement Officer programme organised by Institut Tadbiran Awam Negara (INTAN) and the Ministry of Finance (2011), and recognition for his service as a Board Member of the Board of Quantity Surveyors Malaysia for more than 10 years. He was honoured with the JKR Special Achievement Award in 2009 and again in the individual category in 2010. He also received the Excellent Service Award from the Ministry of Works (1988–1999).



Appointment as Director of Specialist Services, 2017





Nik Zainal's successful execution of the RM2.0 billion Special Maintenance Project in 1994 within a two-year timeframe demonstrates excellent management skills and effective planning.

He is a Consultant Quantity Surveyor (CQS) with the BQSM, a Fellow of RISM, and a member of the Institute of Value Management Malaysia. He is currently the Advisor of Commerce Dot Com Sdn. Bhd. (CDC).

On the academic front, Nik Zainal serves on accreditation panels for BQSM degree programmes and the RISM QS diploma programmes. He chairs the Accreditation Panel for universities, including the University of Reading (UK and Malaysia) and Universiti Teknologi Malaysia. He sits on the Industry Advisory Panel of SEGi University.

A certified trainer and facilitator, Nik Zainal frequently speaks on procurement, contract administration, and project management. He consults for numerous government and private entities and drafted the procurement syllabus for INTAN and the Ministry of Finance Malaysia.

Nik Zainal enjoys refining his lecture content in his free time. This is in line with his aspiration for Malaysian professionals to achieve the pinnacle of procurement excellence.



Receiving an award from BQSM.



Federal Territory Mosque



The Pan Borneo Highway.



“Your goal is within reach.  
Just keep going and never give up.”







## AR. SAIFUDDIN BIN AHMAD

Principal, Saifuddin Architect  
MD, SNO Architects Sdn. Bhd.

# Crafting Architectural Legacies

Born and bred in Alor Setar, Saifuddin had always wanted to be an architect, a profession that is a harmonious blend of creativity, the environment, and human connection. His passion began at a young age, when he would scour the house for empty boxes and cartons to use as Lego blocks.

Armed with a Bachelor Degree in Architecture from Deakin University, Australia (1983), he began his architect career trajectory at JKR Wilayah Persekutuan Kuala Lumpur (1983–1988). He later joined BBMB Properties Sdn. Bhd. (1988–1999) as the in-house architect and then advanced as a partner at Kumpulan Perunding Kuala Lumpur for the next three years.

In 1993, Davenport Campbell Consultancy (M) Sdn. Bhd. appointed him as director. However, the entrepreneur within beckoned. He founded Saifuddin Architect in 1996, and a year later, he established and became Managing Director of SNO Architects Sdn. Bhd. The firm has a dedicated task force to oversee and manage projects of various complexities from start to finish under the supervision of its directors.

Saifuddin's leadership hasn't just been confined to his firm. He is actively involved as a Board Member of Mass Rapid Transit Corporation Sdn. Bhd., Chairman of Lingkaran MRT Sdn. Bhd., and holds key roles in esteemed institutions like Universiti Teknologi Malaysia and Universiti Malaysia. Since 2009, Saifuddin is a member of the organising committee of the World Class Sustainable Cities International conference, which is organised by REHDA WPKL, PAM, and MIP with the support of DBKL.

He served as the Chairman for the CIDB Initiative Working Group on Promotion IWG5-CITP and was also a committee member for the CITP – TWGI (2016–2020).

His commitment to sustainable design shone brightly when he became the architect for the Low Energy Office (LEO) for the Ministry of Green Technology and Water Malaysia, a design so iconic it graced Malaysia's 50 sen commemorative stamp in 2009. It also won the Malaysian Construction Industry Award 2003 and the ASEAN Energy Award 2006. For Saifuddin, design isn't solely about creativity—it's an intricate balance between innovation, environment, client aspirations, and budgetary challenges.



Launching of Jan Gehl's Book 'Bandar Mesra Manusia' (Cities for People) by YBHG Toh Puan Dato' Seri Dr. Aishah Ong, Pro Chancellor University Malaysia on 17 September 2019.



As a member of Lembaga Pengarah Universiti Malaysia with Sultan Nazrin, Chancellor of Universiti Malaysia.



Saifuddin is a fellow of PAM, a registered ASEAN architect, an Asia Pacific Economic Cooperation (APEC) architect, an honorary member of the Australian Institute of Architects, the Association of Siamese Architects under Royal Patronage, a Council Member (alternate) of Region IV of the International Union of Architects (UIA) (2017–2021), Vice President of Zone B ARCASIA (2019–2021), and President of PAM (2011–2013). He is currently the president-elect of ARCASIA and will take the helm in January 2024.

He was the Editor in Chief of Pertubuhan Akitek Malaysia magazine, Majalah Akitek (AM), and convenor for the book “Architectural Heritage: Kuala Lumpur—Pre Merdeka.” He has been recognised by his alma mater, Deakin University, as their ‘Alumni of the Year 2020’, a first for a Malaysian. He was also named one of Universiti Teknologi Malaysia’s outstanding graduates for the university’s golden jubilee in 2022.

Yet, amidst these achievements, Saifuddin remains grounded and finds it rewarding to give talks and share his experiences with students and people in the industry. As such, he graced many local and international platforms, imparting knowledge and inspiring future generations, from Asian architectural forums to sustainability dialogues.

- 01 - Parcel F, Precinct 1, Putrajaya.
- 02 - LP10 Banquet Hall, Bangi.
- 03 - Malaysian Institute of Aviation Technology (MIAT), Subang.
- 04 - PAM President with Guest of Honor Yang di-Pertuan Besar Negeri Sembilan during conferment of PAM Gold Medal in 2012.
- 05 - Conferment of ASA Honorary Member 2020.
- 06 - Deakin Alumni of the Year 2020.



For Saifuddin,  
design isn't solely about creativity – it's an intricate  
balance between innovation,  
environment, client aspirations, and budgetary  
challenges.

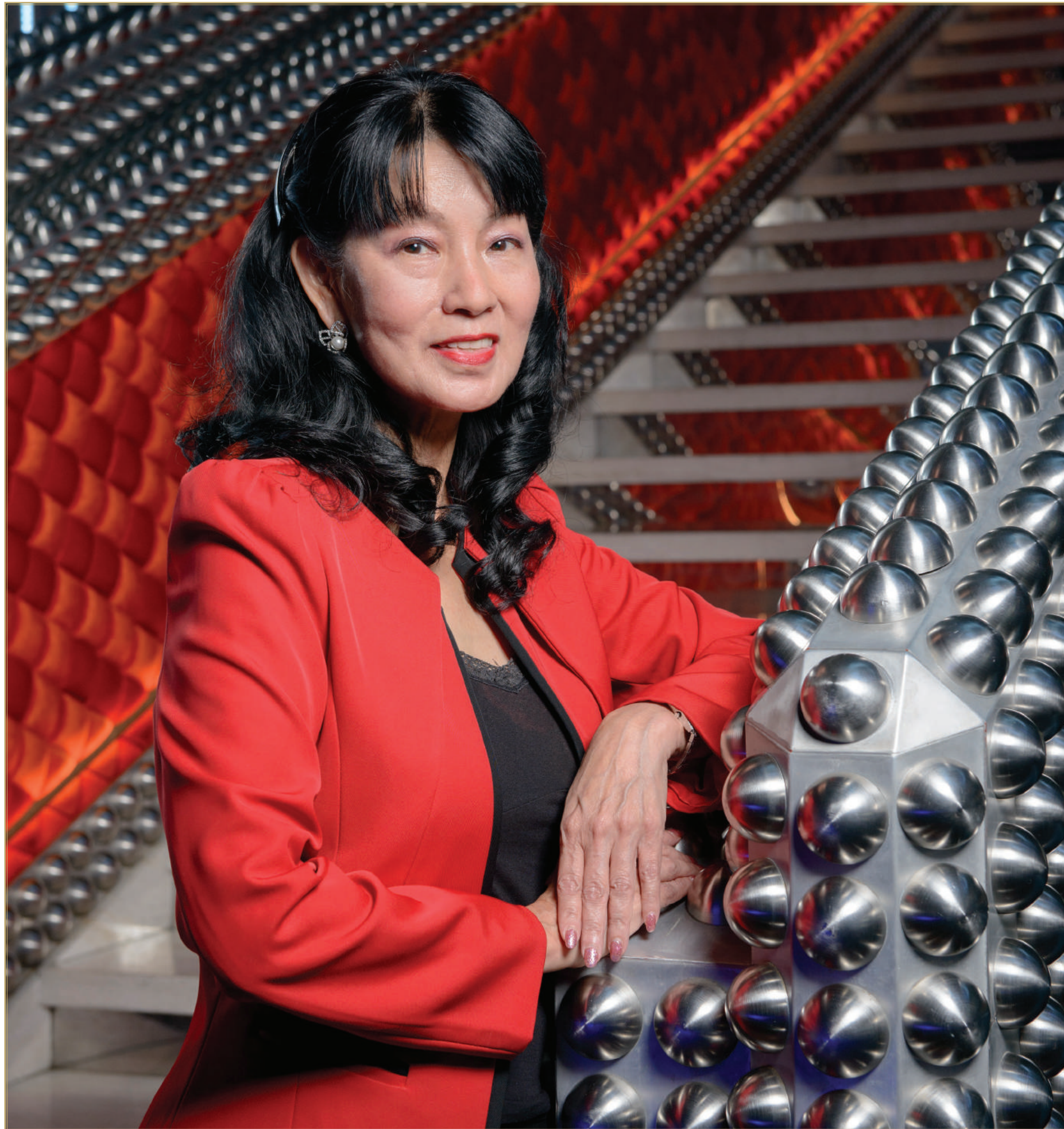




“Stand tall with professionalism and integrity;  
persevere and never, ever give up.”







**AR. DATUK TAN PEI ING**

Principal, PI Architect

## The Steel Magnolia

Growing up in a small bicycle shophouse in Kajang during Malaysia's rapid development sparked an architectural fascination in Tan, who aspired to shape environments and contribute to societal transformation and nation-building. This led Tan to pursue a Bachelor of Architecture at the University of Melbourne, Australia (1984).

Upon graduation, Tan returned to an industry that was unaccepting of female architects amid an economic slump in 1985. Despite challenges in securing a job and facing gender bias, Tan established PI Architect in 1989 at the age of 29 after amassing a few years of work experience and getting her professional registration. The discrimination drove her resolve to excel and build a respected firm, fulfilling her aspiration to contribute to societal transformation through architecture.

The IOI Puchong Mall marked her firm's initial foray into large-scale projects. This milestone was followed by notable projects, which included JW Marriot Hotel Putrajaya, IOI City Mall Putrajaya, IOI Business Park, and IOI City Tower. Presently, PI Architect is engaged in several noteworthy endeavours, including IOI City Mall Phase 2, an integrated mixed-use development encompassing the Star's new headquarters, as well as retail and residential developments.

PI Architect received multiple accolades, including the 2004 FIACI Malaysia Property Award for the Putrajaya Marriot Hotel, BCI Asia Top 10 Architects Malaysia in 2011 and 2013, and the 4th 2S Architectural Glass Award in 2011 for Casa Klang. Skyz Residence garnered the Highly Commended Award in the Residential High-Rise Development in Malaysia under the Asia Pacific Property Awards Development (2014-2015) and Best Mid-Range Condo Development (Central Malaysia) 2016 by South East Asia Property Award (Malaysia). IOI City Mall received multiple awards including the Best Retail Development Malaysia under the Asia Pacific Property Award (2013-2014), the Best Commercial Development (2014) by South East Asia Property Awards (Malaysia), and the FIABCI Property Award Retail Category (2016).

Park Villa earned the High CLASSIC Achievement Awards in 2018, and recently, the firm garnered the DOTY 13th Asia Most Influential Designer Award 2022.

In 2001, Tan made history by becoming the inaugural female president of the Malaysian Institute of Architects (PAM) in 80 years. Subsequently, she was elected as the president of the Architects Regional Council Asia (ARCASIA) (2013-2014). She also served as the Secretary General of the International Union of Architects (UIA) (2021-2023).



IOI Marriott Hotel.



CIDB MCIEA Construction Leading Lady Award (2015).





The discrimination and challenges she faced throughout her career drove Tan's resolve to excel and build a respected firm, fulfilling her aspiration to contribute to societal transformation through architecture and breaking many glass ceilings along the way.

Tan is actively involved in professional institutes, such as PAM, LAM, ARCASIA, and UIA, fulfilling her sense of responsibility to give back and to elevate the standards of the profession. Key contributions include leading committees to publish crucial PAM contract documents, refining Malaysia's Architects' Act and Regulations, and advocating for social responsibility, affordable housing, and gender equity in architecture both locally and internationally. Tan also supports her alma mater, the University of Melbourne, as an esteemed alumnus.

Tan's outstanding contributions have garnered her numerous accolades, including the Malaysian Women of Excellence Awards (2014), the CIDB MCIEA Construction Leading Lady Award (2015), the Distinguished Alumni Award (2016) by the Malaysian Australian Alumni Council, the Board of Architects (LAM) President's Award (2017), the PAM Gold Medal Award for Service (2019), and the Balai Ikhtisas Malaysia Professional Excellence Award (2022). She was also appointed as the KESATRIA of Malaysia Convention & Exhibition Bureau by the Ministry of Tourism (2023).

Outside her professional commitments, Tan volunteers her time for charitable causes, cherishes moments spent with her family, and enjoys travelling with them annually, amid life's unpredictability. Previously fond of dancing and reading, she now finds solace in watching uplifting dramas.

Sky Residence.



IOI City Mall & Le Meridien Hotel.



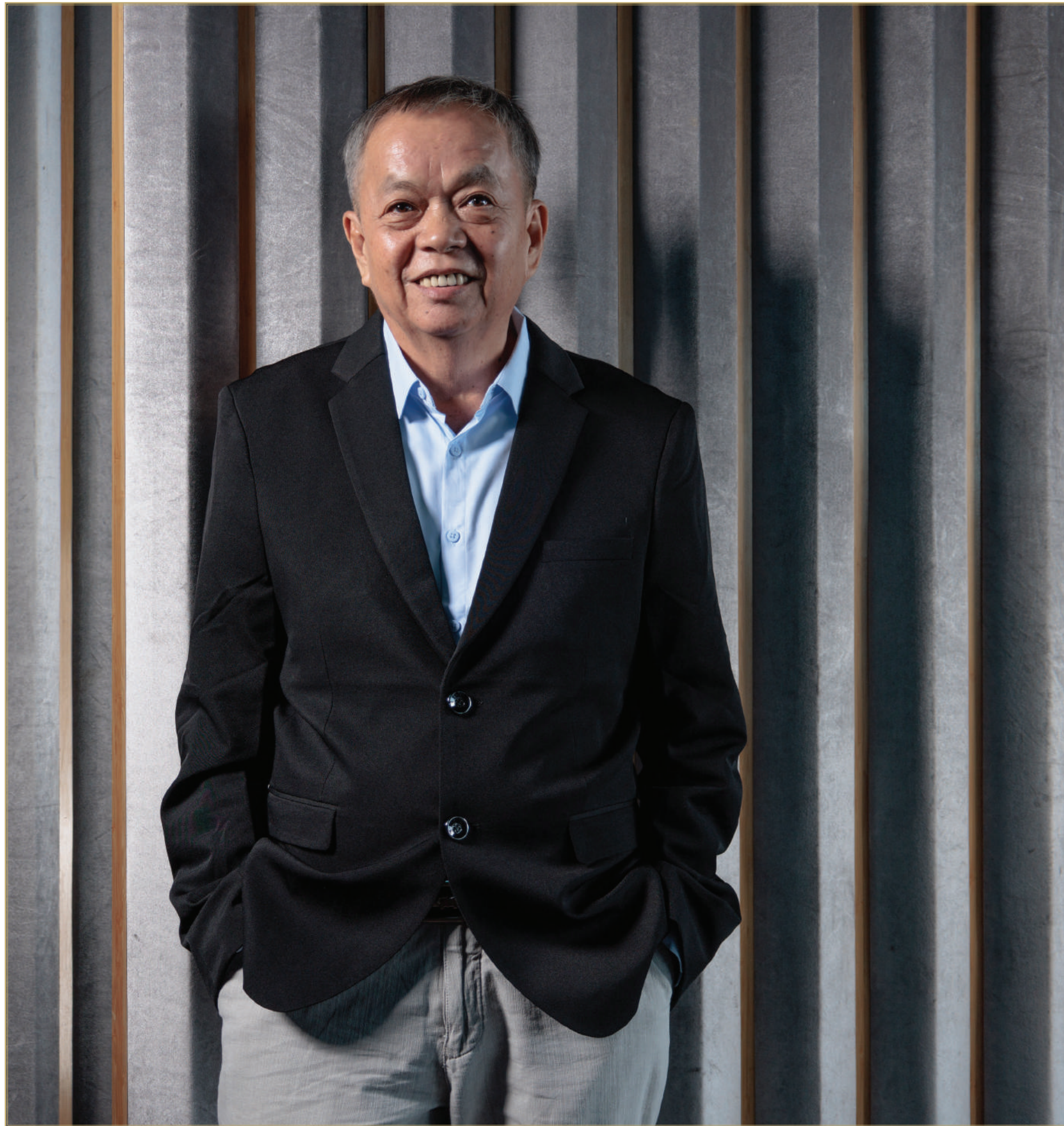
IOI City Towers.





“Don’t just break the glass ceiling,  
set the sky as the limit.”





## TEOW BENG HUR

Founder, HC Precast System Sdn. Bhd.  
Inventor of HC PRECAST SYSTEM (An Industrialised Building System (IBS)  
Service Provider)

## Precast Perfection

Born and raised in Johor Bahru, Teow's journey in construction began in 1979 after completing his secondary school studies. Starting as a barbender and carpenter, he founded Hei Chep Construction in 1987. The company evolved into Hei Chep Sdn. Bhd. a decade later and was subsequently rebranded as He-Con Sdn. Bhd. in 1998.

Over time, Teow developed a keen interest in Industrialised Building Systems (IBS). He discovered that water leakage and cracks, stemming from the construction jointing techniques, were primary contributors to IBS failures. He then set about to find a solution to address these issues.

In 2002, Teow founded HC Precast System Sdn. Bhd. In Rasa, Selangor, after inventing the HC Precast System (HCPS). This innovative construction methodology was born out of years of rigorous research and development, with a central aim of addressing water leakage issues.

Through the HC Precast System, Teow offers a holistic approach to IBS tailored to tackle unique challenges posed by local weather and cultural nuances in the construction sector.

The years of perseverance and continuous enhancement have resulted in HC Precast System Sdn. Bhd. owning a proprietary system protected by six intellectual properties (IPs). Their groundbreaking patented "shear key joint" system has effectively addressed water leaks and joint cracks. This is demonstrated by their double-storey training unit in Rasa, which has been exposed to the elements for 14 years without a roof and still stands strong without a single crack or water leakage in sight.

Notably, HCPS has exceptional structural resilience, having been tested and proven to withstand earthquake forces of up to 7.2 on the Richter scale. This achievement was realised through a collaborative research study on seismic resistance with UTM Johor.

HCPS boasts an expansive 8-acre manufacturing facility, housing a state-of-the-art engineering department that is fully equipped to produce every component vital to the HCPS system. Pioneered locally, the HCPS innovation stands as a testament to high-quality finishing, standardisation ease, rapid construction, cost-efficiency, and design adaptability.

HCPS is the first Malaysian IBS company to be registered with the National Precast Concrete Association (NPCA) in the United States of America, as well as the first Malaysian IBS company to be featured in the German-based CPI Worldwide Journal in eight different languages.



HCPS Factory at Rasa, Hulu Selangor, Selangor. It has the capacity of producing 2,000 units of single storey houses a year.



One of the highlights of Teow's professional journey was the swift completion of a single-storey semi-detached house in just three days, utilising only seven on-site workers. Teow emphasises that IBS significantly accelerates the construction process and reduces dependency on labour, as 90% of the work is executed in the factory, leaving just 10% to be finalised on-site.

Projects utilising the HCPS IBS have received accolades, including the Special Mention Award by MCIEA 2007 (IBS Category) presented to Left-Right Construction Sdn. Bhd. and the Special Mention Award by MCIEA 2008 (IBS Category) awarded to He-Con Sdn. Bhd.

Teow, who believes that IBS is about creating green solutions, ideas, and quality for people's homes, hopes that the Malaysian construction industry will fully embrace IBS and that the government will provide incentives to implementers, specifically property developers.

During his leisure hours, Teow, an avid audiophile, enjoys listening to oldies in various languages through his cutting-edge audio-visual setup.



PRIMA House, Temerloh, Pahang.



The HCPS IBS Technology is the only one in Malaysia that emulates a monolithic multi-box and modular shear keys system.



Double Storey Terrace Houses, Section 24, Shah Alam, Selangor.



Single Storey Semi-D Houses, Sg. Soi, Kuantan, Pahang.

Through the HC Precast System, Teow offers a holistic approach to IBS tailored to tackle unique challenges posed by local weather and cultural nuances in the construction sector.





“An Industrialised Building System provider is one who knows the way, goes the way, and shows the way.”







### DATO' UBULL DIN OM

ED, GAMUDA Engineering  
Construction Director, GAMUDA Bhd

## The Pinnacle of Leadership

Ubull, the youngest of four siblings, was born in Kedah to a Thai father and a Chinese mother. His name means 'lotus' or 'ubun' in Thai. His passion for engineering was ignited during his formative years, leading him to graduate with honours in the Bachelor of Housing, Building, and Planning from University Sains Malaysia.

Since graduating in 1988, Ubull has displayed unwavering loyalty and commitment by remaining with the same organisation, crediting Gamuda's positive company culture that offers equal opportunities for employees to progress in their careers.

He began his career as a maintenance supervisor for a Gamuda subsidiary. Over the next three decades, he rapidly rose through the ranks, taking on various business and operations roles, ultimately becoming the Executive Director of Gamuda Engineering in December 2021.

During his tenure as Gamuda Engineering's Managing Director and Gamuda Berhad Construction Director from 2014 to 2021, Ubull spearheaded a remarkable transformation for the group. Leading a team of around 3,000 people, the company's revenue grew from RM 3 billion to a noteworthy RM 8 billion in just seven years - a testament to his exceptional leadership.

His key to success is simple: to be a leader, you must garner the trust and loyalty of those around you, inspiring them to willingly join and support your vision.

With a deep understanding of logistics, costing, local regulations, and supply chain management, Ubull's insights contribute to enhanced efficiency in his professional journey. He has played a key role in several significant projects, including the Electrified Double Track Project from Ipoh to Padang Besar, the Sungai Selangor Water Supply Scheme Phase 3, and major highways such as the Shah Alam Expressway (SAE), Lebuhraya Damansara - Puchong (LDP), and the SPRINT Highway.



Singapore - Gali Batu Multi Storey Bus Depot.



The Pan Borneo Highway (WPC04).





Ubull's key to success is simple, yet challenging to execute: to be a leader, you must garner the trust and loyalty of those around you, inspiring them to willingly join and support your vision.



Leading a site visit to the MRT KG Line for the MCIEA Awards judges in 2016.

Currently, he's working on the tunnelling and underground tasks for the KVMRT project and the Pan Borneo Highway Package (WPC-04) project. Beyond domestic frontiers, he's instrumental in managing and growing the group's operations in Australia and helping the Gali Batu Multi-Storey Bus Depot, Defu Station and Tunnels, and MRT Cross Island Line (Phase 1) projects in Singapore. He also serves on the steering committee for the Sydney Metro West-Western Tunnelling Package, an ongoing project valued at RM6.5 billion.

He is currently a member of Gamuda Group's Risk Management Committee and the Vice President of the Master Builders Association Malaysia (MBAM).

Ubull hopes to see greater adoption of technology, artificial intelligence (AI), industrialised building systems, and digitalisation within the Malaysian construction industry. His vision entails elevating the industry's level of professionalism and delivering high-quality products at competitive prices to consumers.

In his free time, Ubull loves to golf and spend time in his durian orchard in Karak, Bentong.

MRT KG Line Cochrane Tunnel 2015.







“Look at the big picture, have a good follow-through, and always take ownership of what you do; these are the trifecta of success.”





**SR. DR. HJH WAN MAIMUN BT WAN ABDULLAH**  
Director, Khalid Ahmad Architects

## Breaking Barriers, Building Futures

In 1981, Maimun began her professional life as a quantity surveyor in the Public Works Department. Her public service career included participation in multiple technical and social committees, volunteer work as an on-the-job trainer, and an appointment as the Registrar of the Board of Quantity Surveyors Malaysia. In 1994, she left the public sector to pursue a career at Pengurusan Lantas Berhad, where she participated in the management of the KLIA project. After the completion of KLIA in 1999, she assumed the role of director for Kinta Samudra Sdn. Bhd. She is currently the Director of Khalid Ahmad Architects and an Associate of AMD Quantity Surveyors Sdn. Bhd.

Hailing from Kota Bharu, Maimun is the youngest in a family of nine. Her father's untimely demise when she was two plunged the family into financial hardship. Her mother and eldest brother's unwavering tenacity to provide for the family instilled in her values of hard work, dedication, and passion, which drove her to excel academically and professionally.

She stumbled into the construction industry by chance through a meticulous selection process aided by her brothers, where she inadvertently pursued a Bachelor of Science in Quantity Surveying at UTM. At the tender age of 16, she was unaware of the government's ambitions or the need for quantity surveyors in nation-building. Nevertheless, she entered the workforce and dedicated herself to her chosen profession, making it her life's work. A lifelong learner, she subsequently obtained her MBA from Aston University, UK (2001) and PhD in Facilities Project Management from University Malaya (2010).



Maimun was the first recipient of the CIDB MCIEA Construction Leading Lady Award (2014).



She is currently the vice president of the Association of Construction Project Managers Malaysia (ACPM), the education & accreditation committee secretary of the Pacific Association of Quantity Surveyors (PAQS), council member of Construction Industry Law Centre (CILC), technical committee member of CIDB Construction Law Report (CCLR), technical committee for the Revision of CIDB Form of Contract (CIDB Edition 2022), working committee member for Professional Master in Construction Project Management (UTM, ACPM & CIDB) and also for the development of Professional Master in Construction Law (USM & CILC), committee member for CIDB Certified Project Management Module (CCPM), panel evaluator for Education & Accreditation Committee for BQSM and also PAQS, and council member of Khadijah International Waqf Foundation (KWIF).

She was previously a board member of Ahmad Zaki Sdn. Bhd. (2012–2023), adjunct professor of UTM (2015–2020), and Unimas (2021–2022). She was also elected president of Koperasi Wanita Industri Binaan Bumiputera Berhad (2020–2021) and Women in Construction Industry Malaysia (WIBM) (2014–2023). She has been a member of the Bar Council's Investigating Tribunal since 2004. She has been a member of the Bar Council's Investigating Tribunal since 2004.

A trailblazer, Maimun became the first female president of RISM in 2009, the first president of WIBM in 2014, and the first recipient of the CIDB MCIEA Construction Leading Lady Award (2013). Public Works Department Malaysia (1986), the Best Candidate Award by the British-Malaysia Industrial and Trade Association (1990), Kesatria Mangku Negara (DMN) by DYMM Yang diPertuan Agong (2006), the Malaysian Surveyor of the Year Award by RISM (2012), and the Gold Medal Award by PAQS (2019).

Maimun, an ardent advocate and champion of gender equality in the construction sector, aims to see more women representation in senior roles, board positions in both the public and private sectors, and ministerial posts within the next decade.

She enjoys sewing and crocheting, spending time with her three grandchildren, and engaging in spiritual pursuits during her free time. Maimun stated that her journey has been blessed, and she gives credit to the support and encouragement of her friends, her mentors, and most of all, her family.



Women in Construction industry (WIBM).



At the Khalid Ahmad Architects office.



At a construction site.



Board of Quantity Surveyors.

A trailblazer, Maimun became the first female president of RISM in 2009, the first president of WIBM in 2014, and the first recipient of the CIDB MCIEA Construction Leading Lady Award (2013).





“Success is not a target, but a consequence.  
If you work hard, success will come naturally.  
So, just do it.”







**WEE HIANG CHYN, OLIVER**  
Director, Tim Sekata Sdn. Bhd.

## A Pillar in Malaysia's Construction Realm

A staunch advocate for contractors, Wee has tirelessly worked with MBAM, organising beneficial events, representing contractors in vital initiatives, and shaping industry regulations. He played an influential role in legislative milestones like the Construction Industry Payment Adjudication Act (CIPAA) and instituting MBAM's mediation service in 2018 to assist members in resolving contractual disputes.

He is a panel mediator for CIDB (2000 to date), Kuala Lumpur Regional Centre for Arbitration (KLRC) (2013 to present), and MBAM (2018 to date). Between 1989 and 2005, Wee was affiliated with the Commercial Management Institute, UK (1989–2005).

He was also a member of the Malaysian Institute of Management (1992–2005), the Chartered Institute of Arbitrators (2000–2020), and an Associate Member of the Malaysian Institute of Arbitrators (2002–2020). He sits as a board member of CIDB (2022 to date) and the Construction Labour Centre Exchange

Born in Kluang, Johor, Wee, currently the Director of Business Development at Tim Sekata Sdn Bhd, boasts an impressive 40-year track record in construction.

He read economics in Carleton University and returned in 1983. Wee quickly cemented his position in the industry, starting at Toyo Engineering Corporation (TEC). His acumen for contract administration was evident, and by 1985, he was with Sato Kagyo Co. Ltd. This trajectory continued as he took leadership roles at notable firms such as Jasatera Berhad, General Soil Engineering Holdings Berhad, and Pasukhas Construction Sdn. Bhd. Since 2020, he's been the director at Tim Sekata Sdn. Bhd.

Wee's portfolio is replete with landmark projects that redefine Malaysia's infrastructural landscape, including Terengganu's first gas processing plant, the East-West Highway, a Johor Bahru dam project, foundation engineering services for the monorail and MRR2 in Kuala Lumpur, and iconic structures like the KLCC project and Aquaria KLCC.

Wee has been associated with MBAM since 1993 and has served as a council member from 2008 onwards. He has been entrusted with the leadership of the Master Builders Association Malaysia (MBAM) as its president for the term 2022-2024.

His tenure began amidst unprecedented challenges, with Covid-19 casting a pall over the industry. However, with 20 staff members and overheads to provide for, Wee steered MBAM from financial turbulence to stability, an accomplishment he holds dear.



Behn Meyer warehouse, USJ.



Berhad (CLAB) (2022 to date). He is one of the panel of experts for the Ministry of Local Government Development (MHLG) (2022 to date) and a committee member for the National Construction Policy, Ministry of Work (MOW) (2022 to date).

Since 2022, Wee has been a member of the Building Industry Presidents' Council (BIPC), the CLAB Audit Chairman, the Chairman of MBAM's Government & Institutional Committee, the Chairman of MBAM's Public Relations Committee, the Chairman of MBAM's Disciplinary Board, the Chairman of MBAM's Emergency Response Committee, and a Committee Member of the revision of CIDB's Standard Form of Contract (2023 Edition).

On the global front, Wee is the current chairman of the International Federation of Asian and Western Pacific Contractors Association (IFAWPCA) Conditions of Contracts Committee and the Ambassador of IFAWPCA to the International Federation of Consulting Engineers (FIDIC). He was also recently appointed as a member of the RCEP Industry Cooperation Committee under the China-ASEAN Business Council, Beijing.

Wee's contributions have not gone unnoticed. His awards and accolades include the MBAM Long Service Award (2012, 2015, and 2019), Ahli Mangku Negara (A.M.N.) (2016), the MBAM Special Bronze Award (2019), and Kesatria Mangku Negara (K.M.N.) (2020).

Wee is optimistic about the future, especially with the government stepping up on the construction budget. He hopes for a rapid implementation of the budget, paving the way for job creation and an industry resurgence. His vision is clear: a unified industry moving forward, embracing digital innovations, and reducing dependence on unskilled labour.

Outside the professional realm, Wee is a music aficionado, creatively reinterpreting tunes on his piano and guitar, with jazz being his preferred twist. He embodies the spirit of innovation and leadership, sculpting Malaysia's construction landscape while striking the perfect chord in music.



Aquaria, KLCC.



Behn Meyer warehouse, USJ.



LHDN HQ, Cyberjaya, Selangor.

Wee's vision is clear: a unified industry moving forward, embracing digital innovations, and reducing dependence on unskilled labour.





“The measure of progress is the ability to adapt to change  
through collaboration.”



## CIDB FELLOWS 2023



**Construction Industry Development Board (CIDB)**

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Putra World Trade Centre (PWTC)  
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