

perunding kos mks sdn. bhd.

AN INTRODUCTION
TO
PERUNDING KOS MKS SDN. BHD.

PERUNDING KOS MKS SDN. BHD.
(Consulting Quantity Surveyors & Construction Cost Consultants)

3-2B, Jalan PJU1/3F, SunwayMas Commercial Centre, 47301 Petaling Jaya

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INTRODUCTION TO PERUNDING KOS MKS SDN BHD

MKS is a Chartered Professional Quantity Surveying and Cost Management firm.

MKS is founded by two experienced professional quantity surveyors aiming at making a contribution to the country's development towards 2020 by providing on-time reliable and high quality quantity surveying and cost management service utilizing the full advantage of latest computerized technology.

To achieve the above objectives, MKS invested heavily in upto date **Quantity Surveying Management (QSM) & Binalinks Quantity Surveying** Software Systems which are capable of handling all tasks of cost management process of a project ranging from economic viability studies, estimating, material take-off, preparation of Bill of Quantities, tendering, tender appraisal, contract and commercial management, contractual claim advice and finalisation of accounts.

MKS currently has a team of dedicated and motivated Quantity Surveyors, Quantity Surveyor Assistants and staff headed by Chartered Surveyor Sr. Lai Seow Khee, and Sr. Madam Tay Kwee Choon. Our team has combined experience in wide ranging of large scale civil engineering works and high technology Oil and Gas installations and facilities such as Expressways, Integrated Water Supply Projects, Airport, Rail Links, LNG Storage Facilities, Offshore LNG Loading Facilities and Newsprint Plant.

In addition, we also have extensive experience in wide ranging of building construction activities such as high rise office buildings, hotel and resorts, condominiums, institution buildings, industrial buildings factories, comprehensive housing development scheme and medical centres. These varied exposures enable us to adopt a proactive yet flexible contract strategy and cost management approach which will greatly enhance the value of our service to the client and other consultants in the project.

Our management and staff are all committed to service excellence and striving to keep improving our service to our customers following the principles of Total Quality Management (TQM).

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Company Information

Company Name

Perunding Kos MKS Sdn. Bhd.

SSM's Registration No.

392238-X

Date of Registration

28 June 1996

Address

3-2B, Jalan PJU 1/3F,
Sunwaymas Commercial Centre,
47301 Petaling Jaya
Selangor Darul Ehsan,
Malaysia

Telephone

03-7805 1318

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E-mail Address

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Practice Registration

LEMBAGA JURUUKUR BAHAN MALAYSIA

(Board of Quantity Surveyor Malaysia)

Permit No.1996/FC00219

Under the Quantity Surveyor's Act, 1967

KEMENTERIAN KEWANGAN MALAYSIA

(Ministry of Finance, Malaysia)

Registration No: 465-02000781

Period : 29/06/2003 – 28/06/2009

Heading : 230800 Ukur Bahan (Quantity Surveying)

Practice Structure

Board of Directors

SR. LAI SEOW KHEE

B.Sc. (Building) Hons. Singapore,
MRICS, MISM, ICECA
Registered QS (Board of Quantity Surveyor, Malaysia)

SR. TAY KWEE CHOON

Dip. Building S'pore Poly, MISM, ICECA
Registered QS (Board of Quantity Surveyor, Malaysia)

Associates Director

MR. LEE AH LEK

MRICS, FASI, FCIQB

Quantity Surveyor

TERENCE CHOK SONG JYE

Dip. QS (Stamford C)
B.Sc. Constn. Mgmt. & Eco. (Uni of South Aus)

CORALL NG YEE HSIN

Dip. Tech (QS) TARC-merit
B.Sc. Constn. Mgmt. (Heriot Watt UK)

CHUNG KEE HSIA

Dip. Tech (QS) TARC
B.Sc. Constn. Mgmt. (Heriot Watt UK)

WOO SYEE MUN

Dip. Tech (Building) Merit, TARC
B.Sc. (Hons) Constn. Mgmt. (UTAR)

TEH HUI LI

Dip. Tech (QS) Merit, TARC
B.Sc. (Hons) Constn. Mgmt. (UTAR)

TEE SIEW SIANG

B.Sc. QS Hons (UM)

Assistant Quantity Surveyor

TAY CHOON CHOCK

ANGELINE KOH

HIEW SIEW CHIN

Accounts/Administration

WONG SON HENG

MALATHYIE A/P K ARUMUGAM

LEE YOKE PENG

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Mission Statement of Perunding Kos MKS Sdn Bhd

MKS's mission is to provide on-time, quality and 'value for money' quantity surveying & cost management services exceeding our customers expectations by maximizing the full advantage of latest information technologies.

We are committed to service excellence and customer satisfaction. To achieve this mission, we shall put in our best effort to ensure timely completion of our work and exceeding expected quality. We will continue to strive to improve our service by innovative and creative approach using the latest technology.

This is the commitment of the management and staff of Perunding Kos MKS Sdn. Bhd.

TOTAL QUALITY MANAGEMENT IN MKS

We at Perunding Kos MKS Sdn. Bhd. realise the following fundamental basis in the implementation of our Total Quality Management effort leading to ISO 9001 certification.

- 1) Providing on time, quality and value for money quantity surveying services above our customers expectation is the focal point of our firm's **purpose**.
- 2) We recognise that excellence in our services is impossible without quality in the **process** of providing this services.
- 3) We recognise that quality in our processes cannot be achieved without the right **organisation**.
- 4) We recognise that the right organisation is meaningless without the right **leadership**.
- 5) Finally we recognise that **bottom-up commitment** throughout our firm is the support pillar for all our staff toward Total Quality Management.

The above together with our Mission Statement form the Pillars towards our implementation of Total Quality Management.

SCOPE OF WORK

1.0 OVERVIEW

Cost and contract management of any construction projects is crucial to achieve the Client's objective on time, up to expected quality and within budget. MKS expertise and direct personal attention coupled with our up-to date computerized quantity surveying system will assist our Clients to achieve these objectives by working closely with client's Project Manager and other Consultants.

Our basic scope of work can be broadly categorized into 3 stages:-

- 1) **Pre- Construction** (from feasibility studies to award of contract)
- 2) **Construction stage** (from Commencement to completion of construction)
- 3) **Post Construction stage** (to final financial settlement between Client & Contractor)

2.0 PRE- CONSTRUCTION STAGE

Our scope of work during this stage covers the following areas by working as a team member with Clients Project Manager and other Consultants:-

- Preparation of preliminary order of estimate
- Assessment of the economic viability of the project or any alternative proposals for development
- Proposal and recommendation to modify development to optimize land usage
- Assessment of the economic efficiency of proposed design, infrastructural layout, materials and method of construction and make recommendation to optimize design where appropriate
- Establish a budget for the development in the form of an integrated cost plan to suit our clients requirement using our computerized cost modeling software

PRE-CONSTRUCTION STAGE (Cont'd)

- Advise on cost implication of alternative design or detailing considered by client and other Consultant team member
- Develop a contract strategy and advising the client on the optimal contractual arrangement and tendering procedures to be adopted
- Preparation of pre-qualification documents and selection of tenderers where appropriate
- Preparing of tender documents or priced documents which will allow transparent comparisons among the tenderers and the project budget
- Clarification and negotiation of the tenders with the tenderers
- Preparation of tender reports and recommendation
- Award of Contract and preparation of Contract Documents for execution

3.0 CONSTRUCTION STAGE

Our service during this stage covers the following:-

- develop and provide regular cost reports to assist the Client and the Consultant Team to monitor the financial status of the projects and avoid over expenditure
- update of the project Cashflow at regular intervals and highlight diverging trend for rectification actions
- agreeing with Contractor the interim valuation procedures and regularly prepare valuation of work in progress and issue recommendations for payments
- develop proactive claim management procedures that will prevent claim from developing wherever possible, and provide early warnings of potential claim so that appropriate action can be taken to mitigate the effects of the claim

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- advise on the design development of variation, and subsequent valuation, negotiation and agreement of variation with contractors
- advise on the contract administration and the issue of certificates provided in the contract

4.0 POST CONSTRUCTION STAGE

Our service during this stage covers:-

- Valuation and measurement of completed works
- Valuation and quantification of all variation orders
- Finalizations and settlement of any claims
- Preparation of final accounts

Through the use of our computerized system, we will progressively undertake the above activities during the construction stage and our current target is to produce the final account within Defects Liability Period.

5.0 CONTRACTUAL CLAIM/DISPUTE RESOLUTION

We have the resources and expertise to offer the following services related to construction contractual claim:-

- Independent SWOT (Strength, Weakness, Opportunity, Threat) Evaluation of the strength and weaknesses of each claim situation and develop overall claim/counterclaim strategy.
- Detail collation of relevant documentary evidences and building up claims emphasizing areas of Strength and opportunities while making, preparation to defend weak areas and areas of threat.
- Formulation of actual claim/counterclaim documents and response to claim documents.

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- Advice and assistance (together with solicitor where appropriate) on dispute resolution proceedings such as mediation, arbitration and litigation in Court.
- Assisting key parties involved to write Witnesses Statement or Affidavit to be utilize in dispute resolution proceedings.
- Acting as Expert Witness on areas of Quantity Surveying, contractual and costing matters
- Proactive advice prior to Contract finalization and proactive review of all correspondences and interaction with other contracting parties to minimize or contain contractual exposures.

6 OTHER SERVICES

We also have the resources and expertise to offer the following services:-

- Development Appraisal
- Contracts Analysis and Procurement
- Cost Control and Reports
- Provision of Contract Engineer / Quantity Surveyor for assignment of short duration

LIST OF PROJECTS UNDERTAKEN

HIGH RISE RESIDENTIAL/CONDOMINIUM

	<u>RM</u>
Damai Bistari, Ulu Klang 6 Blocks of 20 Storey Services Apartments comprising 1027 units at Ulu Klang	100 M
Putera Majestik 3 Blocks of 28 Storey Services Apartments comprising 622 Units together with Shop/offices, Carparks at Jalan Kasipillay, Off Jalan Ipoh,	100 M
Medium Cost Apartments 4 Blocks of 10- Storey Medium Cost Apartments comprising 432 Units at Hulu Bernam, Perak	20 M
Meridian Villa 2 Blocks of 30 storey tower and 2 blocks of 6 levels carpark with a total of 304 units condominium, Subang Jaya	80 M
1 block of 20 storey and 3 block of 5 storey Seri Hijauan Condominium at Shah Alam	27 M
15 storey Harmony Condominium at Melaka	8 M
Shahzan Court condominium, Ampang, Kuala Lumpur	10 M
No 8, Persiaran Hampshire 2 Blocks of 33 storey tower of 202 Luxurious condominium at Persiaran Hampshire, Kuala Lumpur	125 M
Laman Suria, MK17 Mont Kiara for Sunrise Berhad 1 Block of 23 Storey Condominium with 7 Storey Car Park and Facility Block	35 M

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OFFICE/COMMERCIAL COMPLEX

	RM
22 Storey Wisma Sime Darby	100M
Bank Pembangunan, Jalan Sultan Ismail	80 M
Ampang Leisure Mall Comprising 5 levels shopping mall with 3 levels basement, 1 block of 26 storey office tower and 1 block of high rise luxury condominium along Jalan Ampang (Precontract Stage)	200 M
10 storey Plaza Hang Tuah shopping mall along Jalan Tun Mamat Melaka	60 M
Addition, alteration and upgrading to existing 18 storey Public Bank Headquarters, Kuala Lumpur	21 M
30 storey Menara IMC office tower at Jalan Sultan Ismail	90 M
25 storey Menara Genesis comprising 16 levels of office and 9 levels of service apartment with 5 level basements	50 M
Damansara City Phase I 25 storey office block with 5 level basement at Damansara Height, Kuala Lumpur	130 M
Heritage Square, Malacca Commercial Centre at Portuguese Settlement, Malacca	30 M
Limbongan Mixed Development, Malacca Mixed development comprising commercial complexes, Office towers, shop/offices, bungalows, terrace houses	150 M

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INSTITUTIONAL BUILDINGS

	<u>RM</u>
Proposed Institut Kemahiran Belia Negara at Kinarut, Papar, Sabah comprising 18 Blocks of Buildings (Preparation of BQ only)	50 M
Proposed Rebuild of Facilities And Residential Hostel at PT2297, Jenjarom, Selangor for Dong Zen Institute of Buddhism	6 M
Proposed Administration Block for Kwang Hua (Independent) High School, Klang	3 M
Proposed Showroom, Office and Pre-Delivery Inspection Building on Lot 565, Jalan Ampang for Cycle & Carriage (M) Sdn. Bhd.	1 M
Proposed School complex at Taman Shamelin Perkasa (Remeasurement of BQ Only)	
Proposed R & D Centre for Inti Institute of Information Technology at Kota Damansara	2 M
Kota Damansara Medical Centre	5 M
Proposed Bio Waste Incinerator at Cikampek Indonesia	8 M

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RESIDENTIAL/ COMMERCIAL

	<u>RM</u>
Taman Dato Ahmad Razali, Ampang comprehensive development comprising 107 No. 4-storey shop/offices, 288 No. apartments, 200 No. executive link house and 800 No. low cost flats	100 M
1200 Units mixed Housing development at Serdang for Messrs Syarikat Ampang Ukay	90 M
120 acres mixed development in Kajang for Messrs Kuasa Yakin Sdn. Bhd.	100 M
Jaya Kencana Housing, Cheras, Kuala Lumpur Comprising 2 - storey link house	25 M
Segambut Housing Comprising 2- storey link houses	15 M
Proposed Luxurious Bungalow at Glenmarie Golf Resort, Shah Alam for Warisan Poly Sdn. Bhd.	3 M
Proposed Refurbishment Works For Pan Global Insurance Berhad, Kuching's Branch Office	1M
Proposed Upgrading and Refurbishment of Vintage Ballroom at Holiday Villa Hotel, Subang Jaya	0.5 M
Proposed Upgrading and Refurbishment of Hotel Rooms at Holiday Villa Hotel, Subang Jaya	1.5 M
Proposed Bungalow on Lot 311, Sekincan for Signature Design	0.5 M

LIST OF COMPLETED
CIVIL ENGINEERING WORKS
UNDERTAKEN BY DIRECTORS

1)	Contract & Commercial Documents Review for Proposed Guthrie Corridor Expressway (sub-consultant to lead engineering consultant)	RM 600 M
2)	Contract and cost management services on the \$1,400 million Malaysia Rural Water Supply Schemes and direct involvement on the following:-	
2.1	Upper Muar Earth Fill Dam	RM 70 M
2.2	Juaseh Dam	RM 50 M
2.3	Mersing Dam	RM 35 M
2.4	Pulau Ketam Submarine Pipelines	RM 50 M
2.5	150km of pipeline in Sarawak & drilling of water well	RM 50 M
2.6	Treatment Plant, Reservoirs and pipelines for Muar	RM 28 M
2.7	Treatment Plant, Reservoirs and pipelines for Kuala Jelai	RM 25 M
2.8	Treatment Plant, Reservoirs and pipelines for Sik	RM 25 M
2.9	Treatment Plant, Reservoirs and pipelines for Arau	RM 20 M
2.10	Permastore Tanks to all Sites	RM 45 M
2.11	Mechanical and Electrical Works to all Sites	RM 150 M

LIST OF COMPLETED
CIVIL ENGINEERING WORKS
UNDERTAKEN BY DIRECTORS (Cont'd)

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|----|--|----------|
| 3) | Infrastructure works for Kulim Hi-Tech Industrial Park Phase 2, Kulim comprising roads, drains, water reservoir & reticulation, STP and sewer reticulation, electrical and telephone incoming main | RM 65 M |
| 4) | Infrastructure works for Kundang Industrial Park, Kundang comprising roads, drains, water reservoir & reticulation, STP and sewer reticulation, electrical and telephone incoming main | RM 20 M |
| 5) | Infrastructure works for BASF Intergrated Chemical Site (ICS), Gebeng Industrial Area Phase III, Kuantan comprising roads, drains, water reservoir & reticulation, STP and sewer reticulation, | RM 158 M |
| 6) | Infrastructure works for Phase 1 Bandar Golden Valley Golf Resort (289 acres), Melaka comprising roads, drains, water reservoir & reticulation, STP and sewer reticualtion, electrical and telephone incoming main | RM 60 M |

LIST OF OIL & GAS INDUSTRY PROJECTS
AND PLANT ENGINEERING PROJECTS
UNDERTAKEN BY DIRECTORS

- | | | |
|----|---|------------|
| 1) | Design, engineering, procurement, management and construction to ISO 9001 Quality System , 2 No. of 65,000 m3 Liquefied Natural Gas (LNG) Storage Tanks (operational temperature -193 degree Celcius) comprising 9% nickel steel inner tanks and prestressed concrete outer Tanks including associated insulated stainless steel pipings, mechanical, electrical and instrumentation works for Brunei LNG Sdn. Bhd. | RM 500 M |
| 2) | Design and Build New Liquefied Natural Gas (LNG) offshore loading facilities 5 km from shore comprising 500m restles, offshore platforms, breasting and mooring dolphins including associated transport train and rail, mechanical and electrical, instrumentation work and seabed dredging for Brunei LNG Sdn Bhd. | RM 350 M |
| 3) | Proposed Newsprint Plant at Mentakab, Pahang for Malaysia Newsprint Industries Sdn. Bhd.
(Contractual and Commercial advisory role to Client) | RM 1,000 M |
| 4) | Procurement of Liquefied Natural Gas (LNG) Pumps from Ebara, USA | RM 50 M |
| 5) | Procurement of Liquefied Natural Gas Loading Arms from FMC, France | RM 50 M |
| 6) | Insulation Rejuvenation of 4 No LNG Process Trains | RM 75 M |

LIST OF OIL & GAS INDUSTRY PROJECTS
AND PLANT ENGINEERING PROJECTS
UNDERTAKEN BY DIRECTORS (Cont'd)

7)	Intergrated Control System for the Liquefied Natural Gas Plant	RM 90 M
8)	Overhaul and Maintenance of Stork and Waste Heat Boilers for Cogeneration Plant	RM 50 M
9)	Planned Maintenance of Main Cryogenic Heat Exchangers (MCHE) and related equipment	RM 30 M
10)	Related Civil Engineering Works within Liquefied Natural Gas Plant	RM 30 M
11)	Rejuvenation of Raw Water Supply Lines from Badas	RM 30 M