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Introduction



A. Sani & Associates Sdn Bhd


Introduction

The company had its origins in a sole proprietorship named A. Sani & Associates founded in September 1989. In February 1990, Ir. Sabaruddin Abdullah, a Professional Engineer then with more than 22 years of consulting experience joined the firm as a Senior Associate.

With effect from 1st October 1990, the firm restructured itself into a limited company, A. Sani & Associates Sdn Bhd, with Ir. Sabaruddin Abdullah as the other fulltime active Director.

Ir. Mohamed Haniff Bin Md Yusoff and Ir. Chua Tiong Kheng became Directors of the company on 18th September 1993 and 1st September 2010 respectively, bringing along with them decades of professional experience.

Subsequently, Ir. Mohamed Haniff Bin Md Yusoff and Ir. Chua Tiong Kheng resigned/retired from the company on 28th March 2025 and 31st December 2022 respectively.



ASPIRATIONS



A. Sani & Associates Sdn Bhd

Aspirations

The company takes pride in having been engaged from the smallest of projects costing no more than RM100,000.00 to sizeable ones exceeding RM300 million. Appendices 1 and 2 list the various salient projects of the past thirty six (36) years.

*Datuk Ir. A. Sani Karim, through A. Sani & Associates Sdn Bhd, aspires to provide an **effective and responsive** comprehensive professional consultancy service for appreciative clients.*



.....
DATUK IR. A. SANI KARIM
FICE, FIEM, P.Eng, MACEM
December 2025

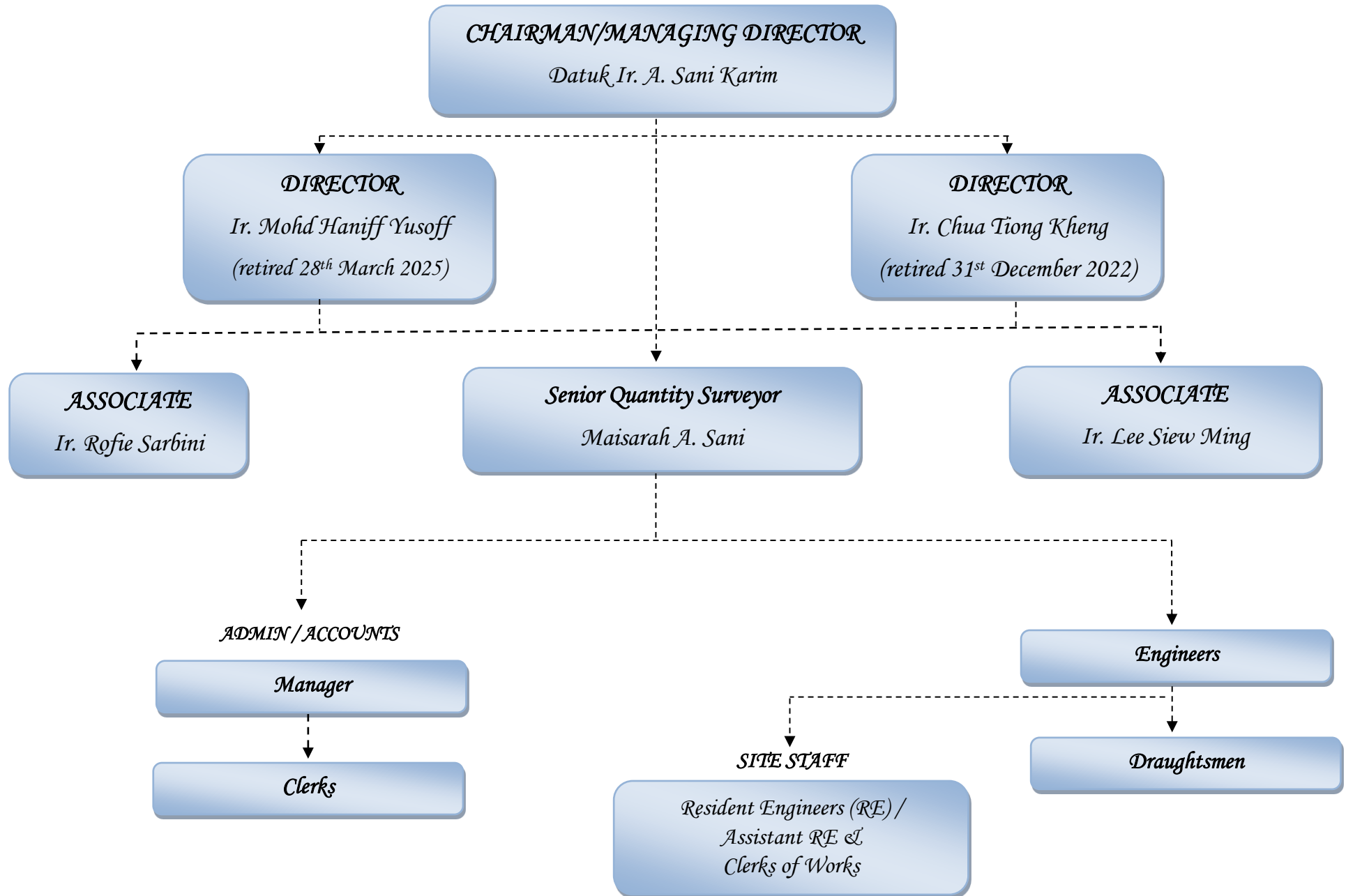


Datuk Ir. A. Sani Karim is a Fellow of
the Institution of Civil Engineers

CURRICULUM VITAE OF THE KEY MANAGEMENT

- *Datuk Ir. A. Sani Karim*
- *Ir. Mohamed Haniff Yusoff* (retired 28th March 2025)
- *Ir. Chua Tiong Kheng* (retired 31st December 2022)
- *Ir. Lee Siew Ming*
- *Ir. Rofie Sarbini*
- *Maisarah A. Sani*

ORGANIZATION CHART



APPENDIX 1



A. Sani & Associates Sdn Bhd

SUMMARY OF CURRENT PROJECTS

1. MUTIARA DAMANSARA, Petaling Jaya

Client : Boustead Holdings Berhad
Description : 365 acres of mixed commercial and housing development. Design of infrastructure works costing RM160 mil and structural works of more than RM380 million
Period : 1998 - 2023



(Photo: 2007)

SUMMARY OF CURRENT PROJECTS

MUTIARA DAMANSARA, Petaling Jaya

Client : Boustead Holdings Berhad
Description : 365 acres of mixed commercial and housing development. Design of infrastructure works costing RM160 mil and structural works of more than RM380 million
Period : 1998 - 2023



(Photo: 2012)

SUMMARY OF CURRENT PROJECTS

2. TAMAN MUTIARA RINI, Skudai, Johor

Client : Boustead Holdings Berhad
Description : 1,450 acres of mixed commercial and housing development. Involved in the infrastructure works costing RM500 mil and structural works of more than RM350 mil.
Period : 1994 - 2022



SUMMARY OF CURRENT PROJECTS

TAMAN MUTIARA RINI, Skudai Johor

1,450 acres of mixed commercial and housing development. Involved in the infrastructure works costing RM500 mil and structural works of more than RM350 mil.



SUMMARY OF CURRENT PROJECTS

3. RUMAH SELANGORKU, Putra Heights

Client	: Sime Darby USJ Development Sdn Bhd
Description	: Cadangan Membina dan Menyiapkan 1,700 unit Rumah Selangorku, Dewan dan Tandas Awam, Surau Awam dan Gerai Awam di atas Lot PT 35812 (seluas 20.36 Ekar), Jalan Persiaran Putra Megah, Putra Heights, Mukim Damansara, Daerah Petaling, Selangor
Cost	: RM330 million
Year of Completion	: 2021



SUMMARY OF CURRENT PROJECTS

4. NORTH TOWER, Mutiara Damansara

Client	: Mutiara Rini Sdn Bhd
Description	: Proposed Construction of 1 Office Block 32 Storeys and 3 Basements (North Tower) on Lot 67334 & Lot 72344 in Mutiara Damansara, Petaling Jaya, Selangor
Cost	: RM280 million
Year of Completion	: Started in 2018; 2022 (On Hold - not constructed)



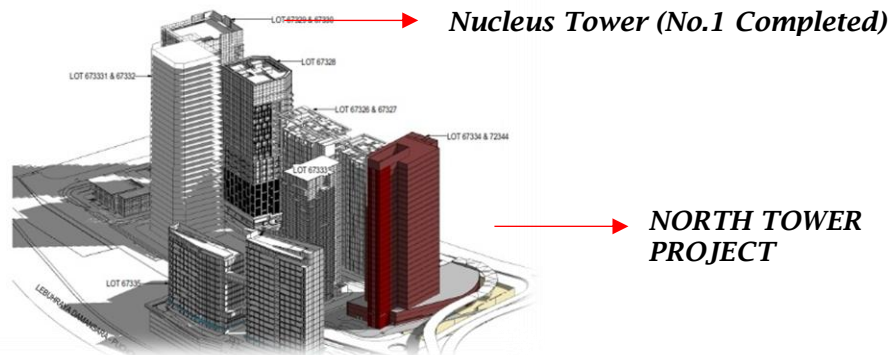
SUMMARY OF CURRENT PROJECTS

NORTH TOWER, Mutiara Damansara

Client	: Mutiara Rini Sdn Bhd
Description	: Proposed Construction of 1 Office Block 32 Storeys and 3 Basements (North Tower) on Lot 67334 & Lot 72344 in Mutiara Damansara, Petaling Jaya, Selangor
Cost	: RM280 million
Year of Completion	: Started in 2018; 2022 (On Hold - not constructed)



LOT	: 67334 & 72344
SITE AREA	: 1.06 Acres / (85,570 Sqft) / (7,950 Sqm)
USAGE	: OFFICE TOWER
GROSS FLOOR AREA	: 342,280 Sqft
NET FLOOR AREA	: 256,710 Sqft (75%)
FLOT RATIO	: 4.0
HEIGHT	: 3 Basement Carpark : 3 Elevated Carpark : 28 Storeys Office
CARPARK REQUIRED	: 628 Bays
CARPARK PROVIDED	: 692 Bays



SUMMARY OF CURRENT PROJECTS

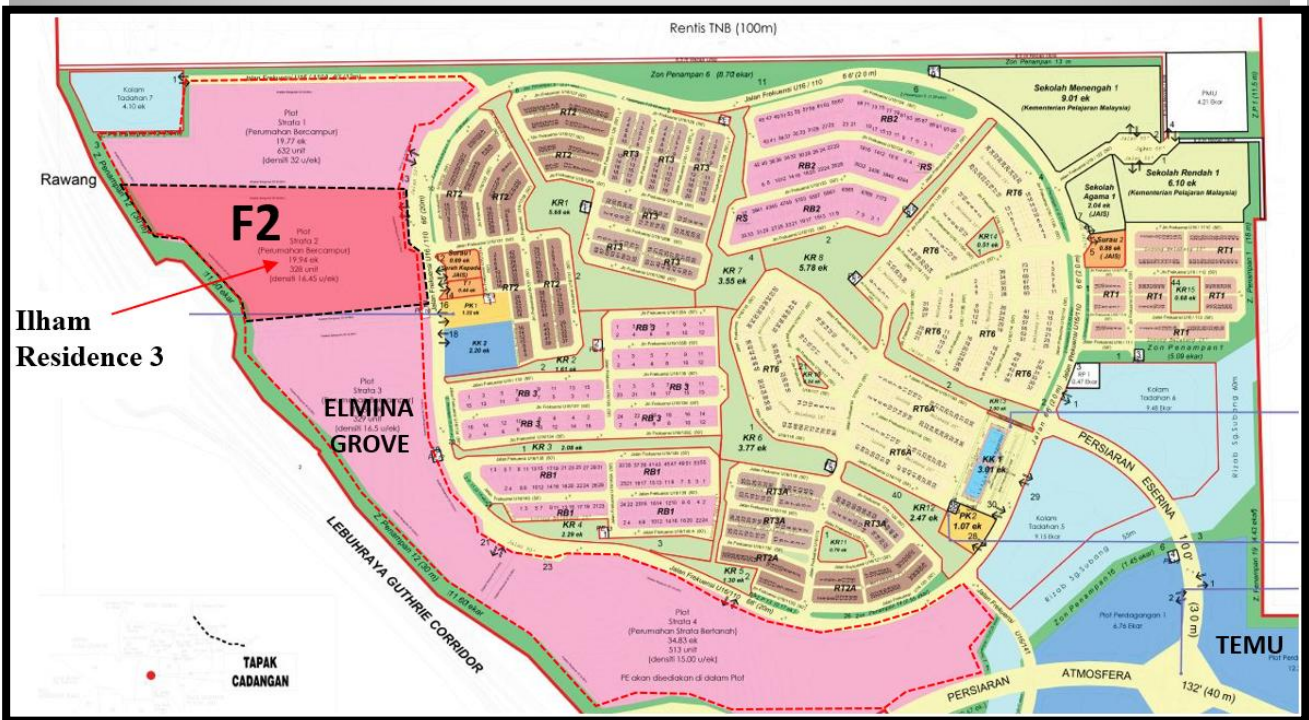
5. BANDAR AINSDALE, Phase 6A & 6B

Client	:	Sime Darby Ainsdale Development Sdn Bhd
Description	:	Proposed 102 Units of 2 Storey Link House, (Phase 6A- Indah) at Bandar Ainsdale, Daerah Seremban Negeri Sembilan Proposed 110 Units of Double Storey Link House at Bandar Ainsdale (Phase 6B - Cerah), Mukim Labu, Daerah Seremban, Negeri Sembilan.
Cost	:	Phase 6A - RM40 million Phase 6B - RM61 million
Year of Completion	:	Started in 2014; (On Hold - not constructed)

SUMMARY OF CURRENT PROJECTS

6. ELMINA EAST F2, ILHAM RESIDENCE 3

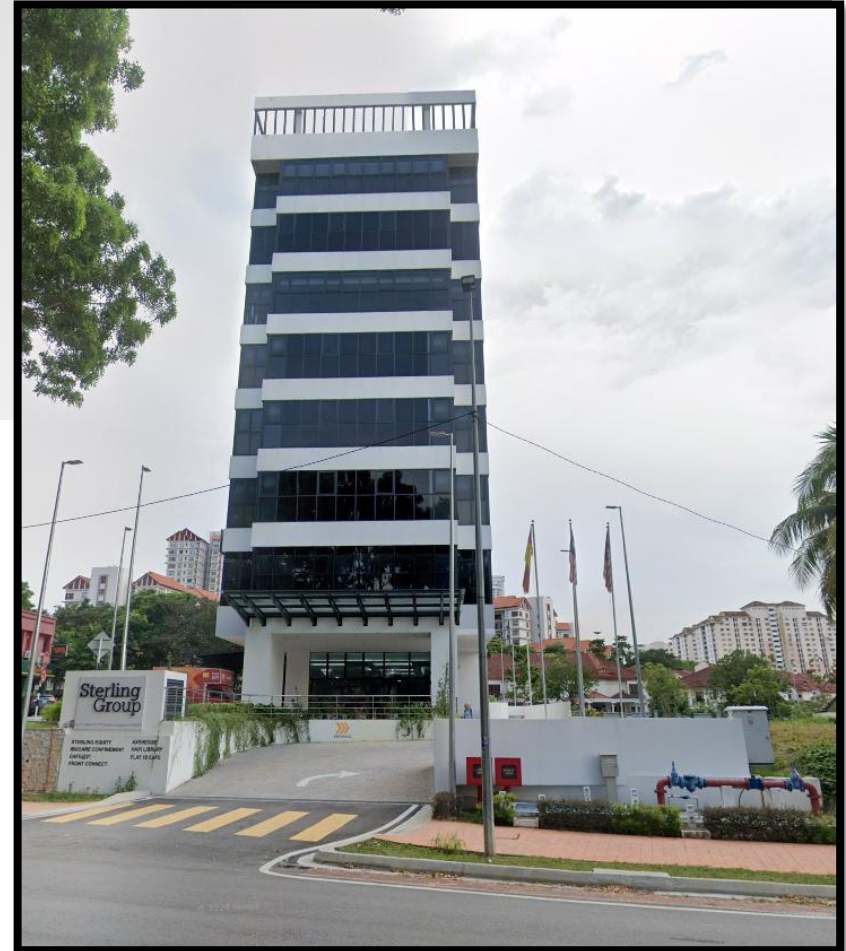
Client : Sime Darby Property (City of Elmina) Sdn Bhd
 Description : Proposed 303 Units (241 Units Double Storey Link House + 62 Units Townhouse) Landed Strata House at Jalan Frekuensi U16/110, Shah Alam, Selangor
 Cost : RM98.3 million
 Year of Completion : 2026



SUMMARY OF CURRENT PROJECTS

7. STERLING GROUP BUILDING

Client : Famous Ritz
Description : Proposed 1 Block 9 Storey Office with 2 Storey Basement Parking at Mutiara Damansara
Cost : RM19.8 million
Year of Completion : 2023



SUMMARY OF CURRENT PROJECTS

8(a). EARTHWORKS, BUKIT RAJA

Client : Cebur Megah Development Sdn. Bhd.
Description : Proposed 88 acres of Industrial Units, Bukit Raja, Klang
Cost : RM60.7 million
Year of Completion : 2022

8(b). INFRASTRUCTURE WORKS, BUKIT RAJA

Client : Cebur Megah Development Sdn. Bhd.
Description : Proposed 88 acres of Industrial Units, Bukit Raja, Klang
Cost : RM25.2 million
Year of Completion : 2022



SUMMARY OF CURRENT PROJECTS

9. ANJUNG SELERA (GERAI AWAM), JALAN KELULI 2 BUKIT RAJA

Client : Cebur Megah Development Sdn. Bhd.
Description : Proposed Single Storey 7 Units Stall with Surau at Jalan Keluli 2, Bukit Raja, Klang
Cost : RM2.3 million
Year of Completion : 2025



SUMMARY OF CURRENT PROJECTS

10. BANDAR WARISAN PUTERI

Client	: TH Properties Sdn. Bhd.
Description	: Proposed Development of 36 Units 2-Storey and 3-Storey Shop Office at Bandar Warisan Puteri, Negeri Sembilan. Phase 2A - 8 Units (completed in 2020) Phase 2B - 28 Units
Cost	: RM20.3 million
Year of Completion	: 2025



APPENDIX 2



A. Sani & Associates Sdn Bhd

SUMMARY OF COMPLETED PROJECTS

Boustead Holdings Berhad

1. SKYWALK (The Curve to Nucleus Tower), Mutiara Damansara

Client	: Mutiara Rini Sdn Bhd
Description	: Construction of Elevated Pedestrian Bridge Connection The Curve and Nucleus Tower, Mutiara Damansara
Cost	: RM15.50 million
Year of Completion	: 2020

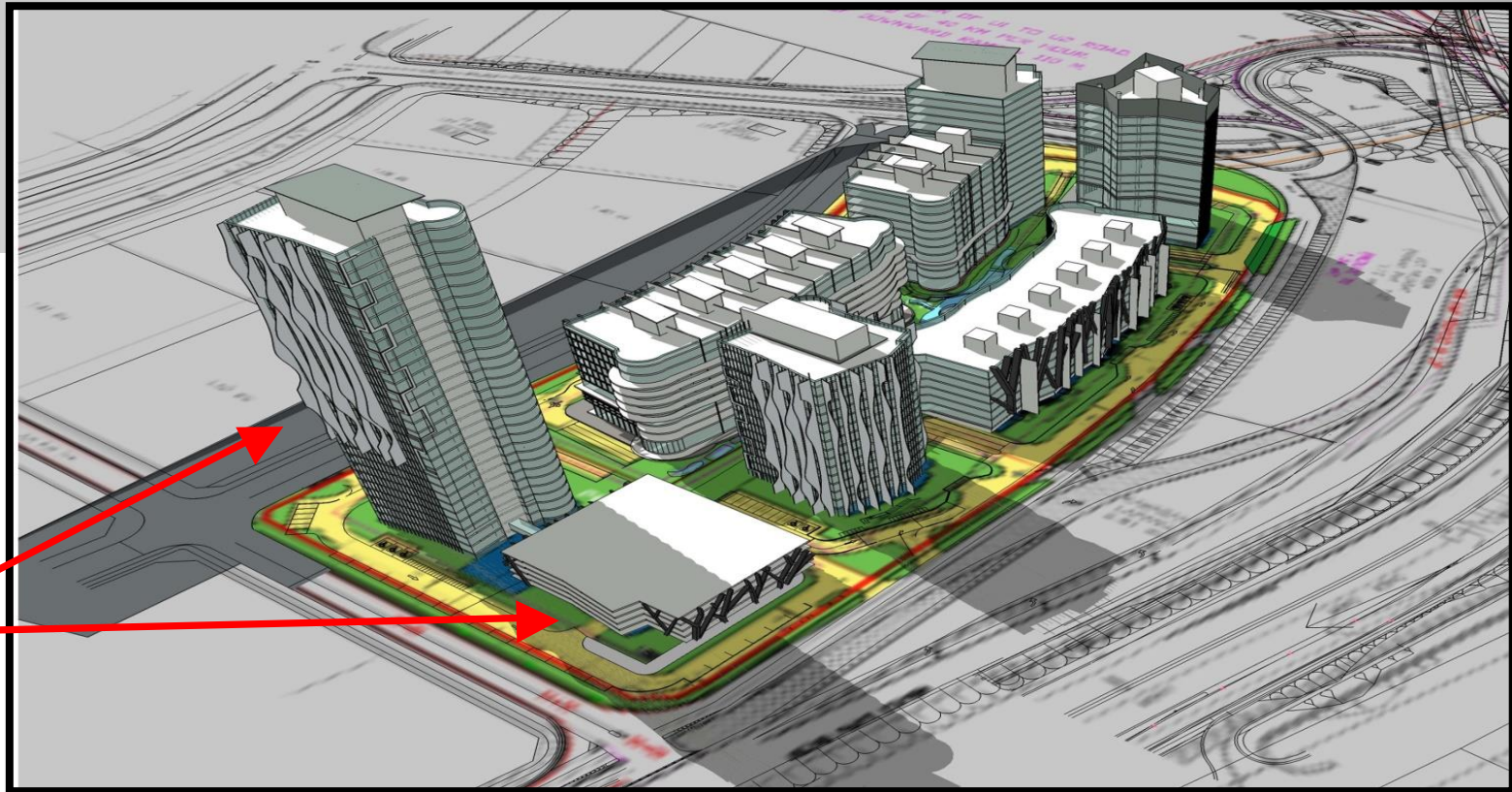


SUMMARY OF COMPLETED PROJECTS

2. NUCLEUS TOWER, Mutiara Damansara (*Artist Impression*)

Client	: Nam Seng Bee Hoon Sdn Bhd
Description	: Proposed Construction of 1 Office Block 25 Storeys and 3 Basements (Nucleus Tower) on Lot 67329 & Lot 67330 in Mutiara Damansara, Petaling Jaya, Selangor
Cost	: RM210 million
Year of Completion	: 2018

NUCLEUS TOWER
PROJECT



SUMMARY OF COMPLETED PROJECTS

NUCLEUS TOWER, Mutiara Damansara (*Actual*)

Client : Nam Seng Bee Hoon Sdn Bhd
Description : Proposed Construction of 1 Office Block 25 Storeys and 3 Basements (Nucleus Tower) on Lot 67329 & Lot 67330 in Mutiara Damansara, Petaling Jaya, Selangor
Cost : RM210 million
Year of Completion : 2018



3. GOVERNMENT QUARTERS, Jalan Cochrane

Client : Boustead Holdings Berhad (Jabatan Perdana Menteri Malaysia)
Description : Proposed Construction of 896 units of Class G Government Quarters at Plot C1, Jalan Cochrane, Kuala Lumpur
Cost : RM220 million
Year of Completion : January 2017



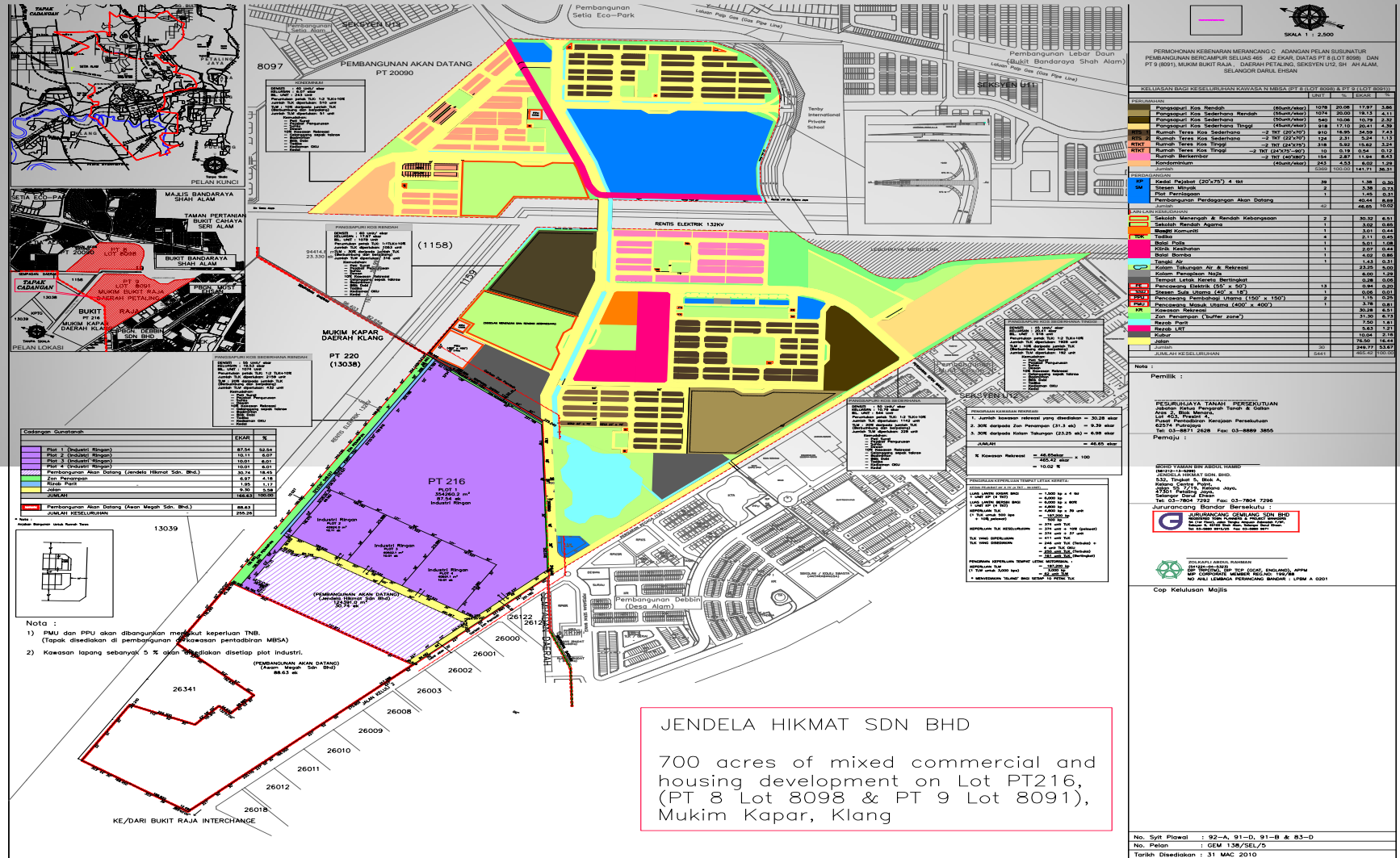
SUMMARY OF COMPLETED PROJECTS

4. BUKIT RAJA (J2), Klang

Client : Jendela Hikmat Sdn Bhd
Description : 700 acres of mixed commercial and housing development on Lot PT216, (PT 8 Lot 8098 & PT 9 Lot 8091), Mukim Kapar, Klang
Cost : RM35 million (Phase 1, Earthworks)
Year of Completion : 2013 (166 acres) ; 2016 (534 acres sold)



SUMMARY OF COMPLETED PROJECTS



SUMMARY OF COMPLETED PROJECTS

5. SURIAN TOWER, Mutiara Damansara (*Artist Impression*)

Client	:	Mutiara Rini Sdn Bhd
Description	:	26 storey Office Tower Block with 2 Storey Podium and 2 Storey Basement Car Parks
Cost	:	RM110 million
Year of Completion	:	2009 (CPC 16/7/09)



SUMMARY OF COMPLETED PROJECTS

SURIAN TOWER, Mutiara Damansara *(Actual)*

Client : Mutiara Rini Sdn Bhd
Description : 26 storey Office Tower Block with 2 Storey Podium and 2 Storey Basement Car Parks
Cost : RM110 million
Year of Completion : 2009 (CPC 16/7/09)



SUMMARY OF COMPLETED PROJECTS

6. PENCHALA LINK, Mutiara Damansara (*specially added on*)

Client : Boustead Development Sdn Bhd
Description : Flyover and Linkage to Sprint Highway and LDP
Cost : RM19.0 million
Year of Completion : 2006



SUMMARY OF COMPLETED PROJECTS

7. e-CURVE (formerly known as *Cineleisure*), Mutiara Damansara (Artist Impression)

Client	: Damansara Entertainment Centre Sdn Bhd
Description	: Cadangan Pembangunan Komplek Membeli-belah dan Hiburan Lima Tingkat Mengandungi Kedai, Cineplex dan Bowling Berserta 1 Basmen Tempat Letak Kereta dan Pusat Makanan dan 2 Basmen Tempat Letak Kereta, Jalan PJU 7/2 dan Jalan PJU 7/3, diatas sebahagian P.T. 40039, Jalan Damansara, Mukim Sg Buloh, Daerah Petaling, Selangor Darul Ehsan
Cost	: RM70 million
Year of Completion	: April 2006



SUMMARY OF COMPLETED PROJECTS

e-CURVE (formerly known as Cineleisure), Mutiara Damansara (Actual)

- Client : Damansara Entertainment Centre Sdn Bhd
- Description : Cadangan Pembangunan Komplek Membeli-belah dan Hiburan Lima Tingkat Mengandungi Kedai, Cineplex dan Bowling Berserta 1 Basmen Tempat Letak Kereta dan Pusat Makanan dan 2 Basmen Tempat Letak Kereta, Jalan PJU 7/2 dan Jalan PJU 7/3, diatas sebahagian P.T. 40039, Jalan Damansara, Mukim Sg Buloh, Daerah Petaling, Selangor Darul Ehsan
- Cost : RM70 million
- Year of Completion : April 2006



SUMMARY OF COMPLETED PROJECTS

8. PEDESTRIAN LINK BRIDGE, The Curve - TESCO, Mutiara Damansara

Client : Mutiara Rini Sdn Bhd
Description : Construction of Pedestrian Link Bridge Connection
The Curve and Tesco
Cost : RM3.5 million
Year of Completion : March 2017

9. ELEVATED RAMPS, Jalan Nakhoda Yusof

Client : Boustead Holdings Berhad
Description : Construction and Completion of Elevated Ramps
(One Way) from MEX Expressway to Jalan Nakhoda
Yusof
Cost : RM60 million
Year of Completion : 2017

10. DIVERGING ELEVATED LINKAGE, Mutiara Damansara

Client : Mutiara Rini Sdn Bhd
Description : Proposed Diverging Elevated Linkage from the Exit
Ramp of Penchala Interchange to Jalan PJU 7/6,
Mutiara Damansara, Petaling Jaya, Selangor
Cost : RM31 million
Year of Completion : 2014

11. DOUBLE STOREY AND 2 ½ STOREY, Phase 3A, Mutiara Damansara

Client : Boustead Holdings Berhad
Description : 144 Units Double Storey and 2 ½ Storey Phase 3A
Cost : RM19 million
Year of Completion : 2002

12. DOUBLE STOREY AND 2 ½ STOREY, Phase 3B, Mutiara Damansara

Client : Boustead Holdings Berhad
Description : 126 Units Double Storey and 2 ½ Storey Phase 3B
Cost : RM18 million
Year of Completion : 2002

SUMMARY OF COMPLETED PROJECTS

Lembaga Tabung Angkatan Tentera (LTAT)

13. CENTRAL DISTRIBUTION CENTRE *(Building Superintending Officer)*

Client : Lembaga Tabung Angkatan Tentera
Description : Warehouse at Bukit Kemuning Klang for Diethelm Holdings (M) Berhad
Cost : RM70.0 million
Year of Completion : 1998 *(fast-tracked)*



SUMMARY OF COMPLETED PROJECTS

14. TAMAN LTAT, Bukit Jalil

Client : LTAT / PPHM
Description : Proposed 90 units Condominium at Taman LTAT, Bukit Jalil
Cost : RM25 million
Year of Completion : 2011

15. BANDAR INDERA MAHKOTA, Kuantan

Client : Lembaga Tabung Angkatan Tentera
Description : 40 acres Infrastructure
Cost : RM3.0 million
Year of Completion : 1996

Perbadanan Perwira Harta Malaysia (PPHM)

16. FLYOVER & TUNNEL, Bukit Jalil

Client : Perbadanan Perwira Harta Malaysia
Description : Cadangan Perlaksanaan bagi Pembinaan Flyover & Terowong di Pembangunan Taman LTAT 2 dan LTAT 3, Bukit Jalil, Mukim Petaling, Kuala Lumpur
Cost : RM68 million
Year of Completion : 2017

17. KEM SG. UDANG, Melaka

Client : Perbadanan Perwira Harta Malaysia
Description : 900 units 5 Storey Flats (Class G Quarters)
Cost : RM60.0 million
Year of Completion : 1997

Perbadanan Hal Ehwal Bekas Angkatan Tentera (PERHEBAT)

18. TRAINING CENTRE, Kem Sungai Buloh (*Building Superintending Officer*)

Client : Perbadanan Hal Ehwal Bekas Angkatan Tentera (PERHEBAT)
Description : 4 Blocks of Industrial Training Building
Cost : RM7.7 million
Year of Completion : 1997

SUMMARY OF COMPLETED PROJECTS

Technology Park Malaysia Corporation Sdn Bhd

19. MULTI-STOREY CARPARK *(Building Superintending Officer)*

Client	:	Technology Park Malaysia Corporation Sdn Bhd
Description	:	Proposed Upgrading of the Existing Carpark to a Multi-Storey Carpark at Technology Park Malaysia (Phase 1)
Cost	:	RM11 million
Year of Completion	:	2008



SUMMARY OF COMPLETED PROJECTS

20. TPM INCUBATOR, Bukit Jalil

Client : Technology Park Malaysia Corporation Sdn Bhd
Description : Proposed Construction and Completion of Biotech Commercialisation Centre, Phase 2
Cost : RM6.0 million
Year of Completion : 2011

21. EXTERNAL INFRA, PHASE 3, Bukit Jalil

Client : Technology Park Corporation Sdn Bhd
Description : External Infrastructure Works at Bukit Jalil Phase 3
Cost : RM20.0 million
Year of Completion : 2006

22. INFRA, PHASE 2, Bukit Jalil

Client : Technology Park Corporation Sdn Bhd
Description : Infrastructure for Phase 2
Cost : RM30.0 million
Year of Completion : 2004

Sime Darby Berhad

23. BANDAR UNIVERSITI PAGOHO, Phase C9

Client : Sime Darby USJ Development Sdn Bhd
Description : Development of 35 units 2-Storey and 3-Storey Shop Office
Cost : RM20 million
Year of Completion : 2017

24. EXECUTIVE APARTMENT & TOWNHOUSE

Client : Sime UEP Development Sdn Bhd
Description : 100 units of Executive Apartments and Townhouse
Cost : RM11.2 million
Year of Completion : 1996

SUMMARY OF COMPLETED PROJECTS

Land & General Berhad

25. SRI BESTARI INTERNATIONAL SCHOOL (*Artist Impression*)

Client : Land & General Berhad
Description : Proposed Development of Sri Bestari International School for 1,250 Students : on same land as Sri Bestari Private School (1997, number 28 Completed Projects)
Cost : RM52 million
Year of Completion : 2019



Private



International



SUMMARY OF COMPLETED PROJECTS

SRI BESTARI INTERNATIONAL SCHOOL *(Actual)*

Client	:	Land & General Berhad
Description	:	Proposed Development of Sri Bestari International School for 1,250 Students : on same land as Sri Bestari Private School (1997, number 28 Completed Projects)
Cost	:	RM52 million
Year of Completion	:	2019



Official Opening on *Wednesday 22 January 2020*

SUMMARY OF COMPLETED PROJECTS

26. PARADESA TROPICANA

Client : Sri Damansara Sdn Bhd
Description : 256 Units Apartment
Cost : RM29.0 million
Year of Completion : 2007

27. MEDIUM COST APARTMENTS

Client : Sri Damansara Sdn Bhd
Description : 750 units of Medium Cost Apartment
Cost : RM35.3 million
Year of Completion : 2001

28. SRI BESTARI PRIVATE SCHOOL

Client : Land & General Sdn Bhd
Description : Private School for 1,000 Students
Cost : RM25.0 million
Year of Completion : 1997

29. MEDIUM LOW COST APARTMENTS

Client : Sri Damansara Sdn Bhd
Description : 875 units of Medium Low Cost Apartments
Cost : RM35.0 million
Year of Completion : 1996

30. DOUBLE STOREY TERRACE HOUSES

Client : Sri Damansara Sdn Bhd
Description : 203 units of Double Storey Terrace Houses
Cost : RM18.0 million
Year of Completion : 1996

TH Properties Sdn Bhd

31. 2 AND 3-STOREY SHOP OFFICE

Client : THP Enstek Development Sdn Bhd
Description : Development of 21 Units 2-Storey and 3-Storey Shop Office at Bandar Baru Enstek, Daerah Seremban, Negeri Sembilan
Cost : RM17 million
Year of Completion : 2018

SUMMARY OF COMPLETED PROJECTS

32. FAIRMONT POLYMERS SDN BHD (*Building Superintending Officer*)

Client : Fairmont Properties Sdn Bhd
Description : Proposed Factory with a 2 Storey Office in Kapar, Klang (*fast-tracked*)
Cost : RM6.5 million
Year of Completion : February - October 2007



SUMMARY OF COMPLETED PROJECTS

33. PAINT FACTORY, Nilai (*Building Superintending Officer*)

Client : Boustead Sissons Paint Sdn Bhd
Cost : RM10.0 million
Year of Completion : 2004

34. WAREHOUSE, Selayang (*Building Superintending Officer*)

Client : Weld Court Realty Sdn Bhd
Description : Office cum Workshop for Emastulin Automobile Sdn Bhd
Cost : RM1.5 million
Year of Completion : 2000

35. WAREHOUSE, Kuantan (*Building Superintending Officer*)

Client : Weld Court Realty Sdn Bhd
Cost : RM6.6 million
Year of Completion : 1999

36. WAREHOUSE, Melaka (*Building Superintending Officer*)

Client : Weld Court Realty Sdn Bhd
Cost : RM1.4 million
Year of Completion : 1998

37. DAMAI COMPLEX

Client : Dewan Perniagaan Melayu Malaysia Cawangan W.P
Description : Office Renovation
Cost : RM0.8 million
Year of Completion : 1997

38. BUNGALOW, Damansara Heights

Client : Tan Sri Sheriff Kassim
Cost : RM1.5 million
Year of Completion : 1997

39. WAREHOUSE CUM OFFICE (*Building Superintending Officer*)

Client : Progress Casting Sdn Bhd
Description : Inclusive of Architecture
Cost : RM20.0 million
Year of Completion : 1996

SUMMARY OF COMPLETED PROJECTS

40. MELAWATI URBAN 1, Kuala Lumpur (*Artist Impression*)

Client : Melawati Development Sdn Bhd
Description : Proposed Commercial Development of Melawati Urban 1 at Phase 12TC and Phase 12 ATC, Taman Melawati
Cost : RM40 million
Year of Completion : 2007



SUMMARY OF COMPLETED PROJECTS

41. WANGSA MELAWATI, Kuala Lumpur

Client : Negara Properties Sdn Bhd
Description : 122 units of Double Storey Terrace Houses
Cost : RM8.0 million
Year of Completion : 1993

I&P Alam Impian Sdn Bhd

42. ALAM IMPIAN, Shah Alam

Client : I & P Alam Impian Sdn Bhd
Description : 86 units of 2 Storey Terrace Houses, Phase A2-01 (B)
Cost : RM23 million
Year of Completion : 2013

43. ALAM IMPIAN, Shah Alam

Client : I & P Alam Impian Sdn Bhd
Description : 103 units of 2 and 3 Storey Terrace Houses, Phase A1-05B
Cost : RM27 million
Year of Completion : 2011

44. ALAM IMPIAN, Shah Alam

Client : I & P Alam Impian Sdn Bhd
Description : 97 units of 2 and 3 Storey Terrace Houses, Phase A1-05C
Cost : RM23 million
Year of Completion : 2011

45. ALAM IMPIAN, Shah Alam

Client : I & P Alam Impian Sdn Bhd
Description : 115 units of 2 and 3 Storey Terrace Houses, Phase A1-05
Cost : RM28.3 million
Year of Completion : 2008

SUMMARY OF COMPLETED PROJECTS

Island & Peninsular Berhad

46. TAMAN SETIAWANGSA - 2B6

Client : Island & Peninsular Berhad
Description : 10 units of 3 Storey Shop Houses
Cost : RM2.4 million
Year of Completion : 1997

47. TAMAN SETIAWANGSA - 2B3/5

Client : Island & Peninsular Berhad
Description : 62 units of Double Storey Semi-Detached and 5 units of Bungalow
Cost : RM10.0 million
Year of Completion : 1996

48. TAMAN SETIAWANGSA - 2A3

Client : Island & Peninsular Berhad
Description : 13 units of 2 Storey Shop Office
Cost : RM1.8 million
Year of Completion : 1994

49. TAMAN SETIAWANGSA - 2B2

Client : Island & Peninsular Berhad
Description : 22 units of Two Storey Bungalows
Cost : RM5.5 million
Year of Completion : 1994

50. TAMAN SETIAWANGSA - 2A2

Client : Island & Peninsular Berhad
Description : 150 units of Double Storey Terrace Houses
Cost : RM12.2 million
Year of Completion : 1993

I&P Inderawasih Jaya Sdn Bhd

51. TAMAN INDERAWASIH

Client : I & P Inderawasih Jaya Sdn Bhd
Description : Infrastructure (105 acres) *(continuation of services from others)*
Cost : RM8.0 million
Year of Completion : 1993

52. TAMAN INDERAWASIH

Client : I & P Inderawasih Jaya Sdn Bhd
Description : 48 units of Double Storey *(continuation of services from others)*
Cost : RM3.5 million
Year of Completion : 1992

SUMMARY OF COMPLETED PROJECTS

Perumahan Kinrara Berhad

53. KINRARA - B33

Client : Perumahan Kinrara Berhad
Description : 106 units of Double Storey Terrace
Cost : RM12.4 million
Year of Completion : 2002

54. KINRARA - C1

Client : Perumahan Kinrara Berhad
Description : 116 units of Low Rise Apartments
Cost : RM7.0 million
Year of Completion : 1998

55. KINRARA - B28

Client : Perumahan Kinrara Berhad
Description : 10 units of 2 Storey Shop Office
Cost : RM1.0 million
Year of Completion : 1997

56. KINRARA - B15

Client : Perumahan Kinrara Berhad
Description : 110 units of Double Storey Terrace Houses
Cost : RM8.3 million
Year of Completion : 1996

57. KINRARA - B11

Client : Perumahan Kinrara Berhad
Description : 119 units of Single Storey Terrace Houses
Cost : RM5.8 million
Year of Completion : 1996

58. KINRARA - A5

Client : Perumahan Kinrara Berhad
Description : 62 units of single storey terrace houses
Cost : RM3.0 million
Year of Completion : 1993

59. KINRARA - B6 & B7

Client : Perumahan Kinrara Berhad
Description : 88 units of Double Storey Terrace and Demi-Detached Houses
Cost : 5.6 million
Year of Completion : 1993

SUMMARY OF COMPLETED PROJECTS

Misc

60. LAMAN CEMPAKA, Kota Seriemas

Client : Seriemas Development Sdn Bhd
Description : Proposed 164 Units of Double Storey Link Houses (cempakasuria@KOTA SERIEMAS)
Cost : RM52 million
Year of Completion : 2016

61. KAJANG, Kuala Lumpur

Client : TPPT Sdn Bhd
Description : 170 Unit Double Storey Terrace House
Cost : RM24.0 million
Year of Completion : 2009

62. NATIONAL FEEDLOT, Gemas

Client : National Feedlot Corporation Sdn Bhd
Description : Proposed Phase 1 Development of 6,000 Cattle Feedlot and Segregation Yard including Residential Area
Cost : RM10.0 million
Year of Completion : 2009

63. TESCO, Semenyih

Client : TESCO Stores (M) Sdn Bhd
Description : Cadangan Pembangunan Perdagangan (Hypermarket), Taman Pelangi Semenyih
Cost : RM35 million
Year of Completion : 2009

64. SAUJANA IMPIAN 4C, Kajang

Client : Sungai Kantan Development Sdn Bhd
Description : 328 units of Terrace Houses
Cost : RM20.0 million
Year of Completion : 2001

65. TAMAN TTDI JAYA

Client : TTDI Jaya Sdn Bhd
Description : 108 units of Double Storey Terrace Houses
Cost : RM8.0 million
Year of Completion : 1996

Syarikat Perumahan Pegawai Kerajaan Sdn Bhd

66. ALAM SUTERA, Bukit Jalil

Client : Syarikat Perumahan Pegawai Kerajaan Sdn Bhd
Description : 1 Unit Bungalow and 20 Units Double Storey Semi Detached
Cost : RM8.5 million
Year of Completion : 2008

67. BUKIT DAMANSARA

Client : Syarikat Perumahan Pegawai Kerajaan Sdn Bhd
Description : 35 units of Double Storey Semi Detached Houses and Bungalows
Cost : RM9.4 million
Year of Completion : 1993

Government / Statutory Body

68. AIRFORCE BASE, Kuantan

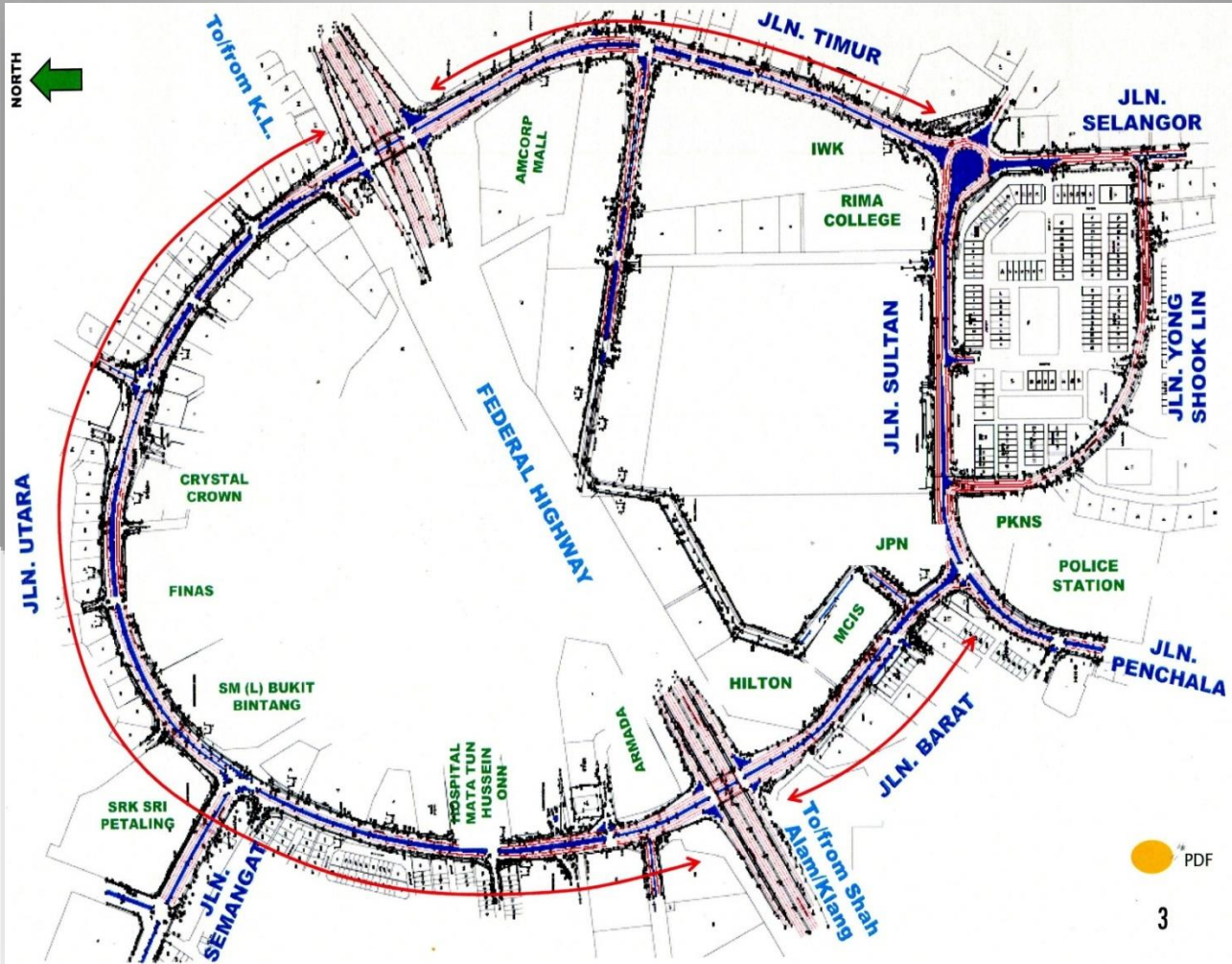
Client : Ministry of Defence
Description : Proposed Design, Construction and Completion on a Turnkey Basis for the Development of the Kuantan Airforce Base, Pahang
Cost : RM130 million
Year of Completion : 2017



SUMMARY OF COMPLETED PROJECTS

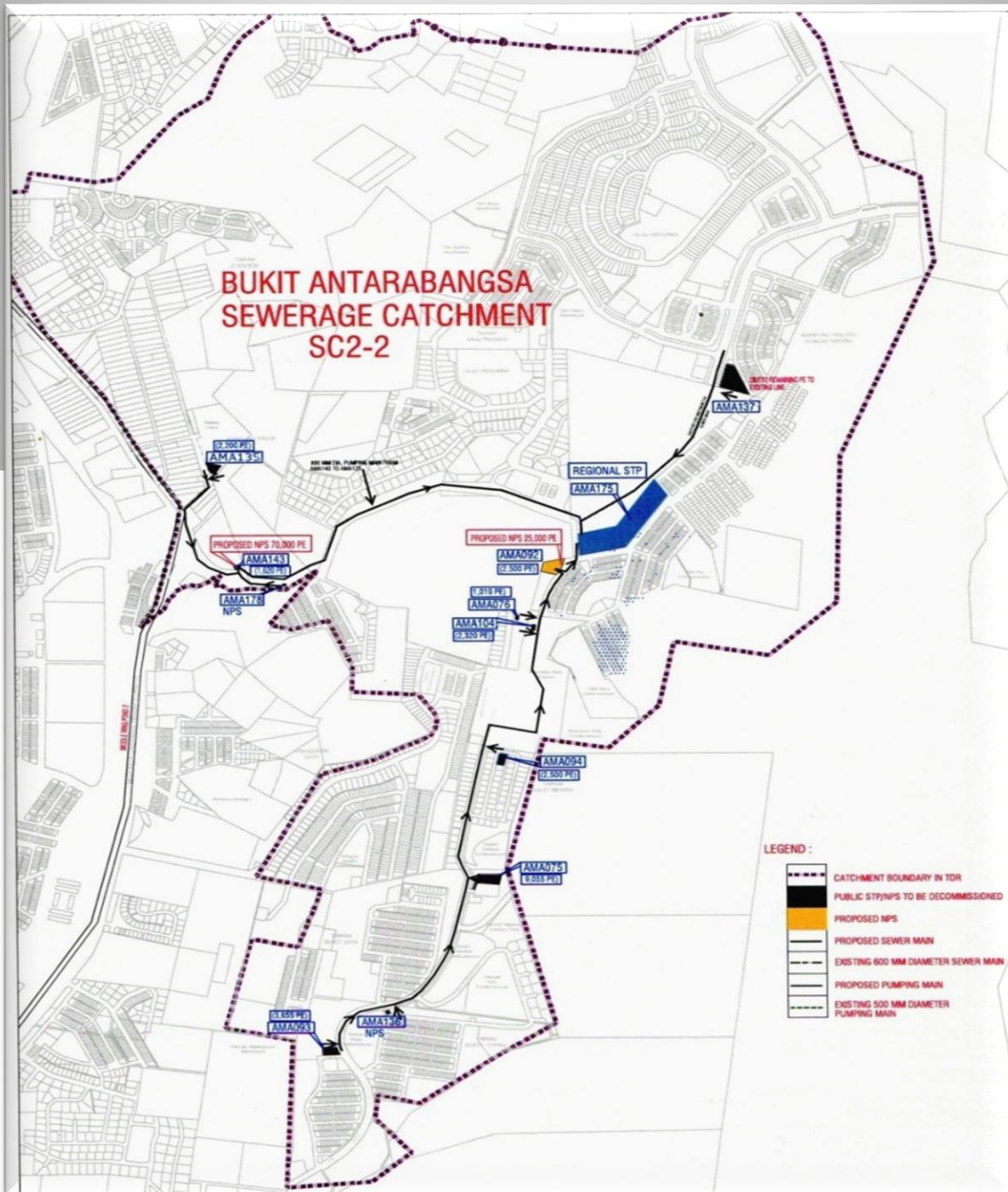
69. PROPOSED ONE WAY STREET, Petaling Jaya

Client	: Majlis Bandaraya Petaling Jaya
Description	: Proposed One Way Street at Jalan Utara, Jalan Timur, Jalan Barat dan Jalan Yong Shook Lin, Petaling Jaya, Selangor
Cost	: RM25 million
Year of Completion	: October 2016



70. RATIONALIZATION AND UPGRADING WORKS, Bukit Antarabangsa

Client : Jabatan Perkhidmatan Pembetulan
 Description : Proposed Rationalization and Upgrading Works of 9 Existing Sewerage Treatment Plants, 2 Pumping Stations and a Regional Treatment Plant at Bukit Antarabangsa
 Cost : RM45 million
 Year of Completion : April 2016



SUMMARY OF COMPLETED PROJECTS

RATIONALIZATION AND UPGRADING WORKS, Bukit Antarabangsa

Client : Jabatan Perkhidmatan Pementungan
Description : Proposed Rationalization and Upgrading Works of 9 Existing Sewerage Treatment Plants, 2 Pumping Stations and a Regional Treatment Plant at Bukit Antarabangsa
Cost : RM45 million
Year of Completion : April 2016



SUMMARY OF COMPLETED PROJECTS

71. SMK PULAI PERDANA, Johor

Client : Kementerian Pelajaran Malaysia
Description : Proposed Secondary School on Lot 81620, Mukim Pulau, Johor
Cost : RM18 million
Year of Completion : 2014



SUMMARY OF COMPLETED PROJECTS

72. KOMPLEKS BERSEPADU KEMENTERIAN PENERANGAN, Perak

Client : Kementerian Penerangan Negeri Perak
Description : Proposed Kompleks Bersepadu Perak for RTM
Cost : RM30 million
Year of Completion : 2012

73. ARMY QUARTERS, INFANTRY BATALION CAMP, Batu Pahat

Client : Ministry of Defence
Description : Proposed Design and Build Army Quarters, Infantry Batalion Camp on Part of Lot PTD 13441, Tanjung Laboh Road, Simpang Kanan Territory, Batu Pahat District, Johor
Cost : RM79 million
Year of Completion : 2013



SUMMARY OF COMPLETED PROJECTS

74. PROJECT PENGGANTIAN PAIP LAMA

Client : SYABAS
Description : Projek Penggantian Paip Perhubungan Lama (Fasa II - Peringkat 1) Wilayah Kuala Langat / Sepang
Cost : RM7.0 million
Year of Completion : 2008

75. HIGH COURT, Pulau Pinang

Client : Jabatan Perdana Menteri
Description : Redevelopment and Restoration of the Penang High Court comprising 5, 6 and 7 storey buildings
Cost : RM86 million
Year of Completion : 2008 (launch on 28/2/09)



SUMMARY OF COMPLETED PROJECTS

HIGH COURT, Pulau Pinang

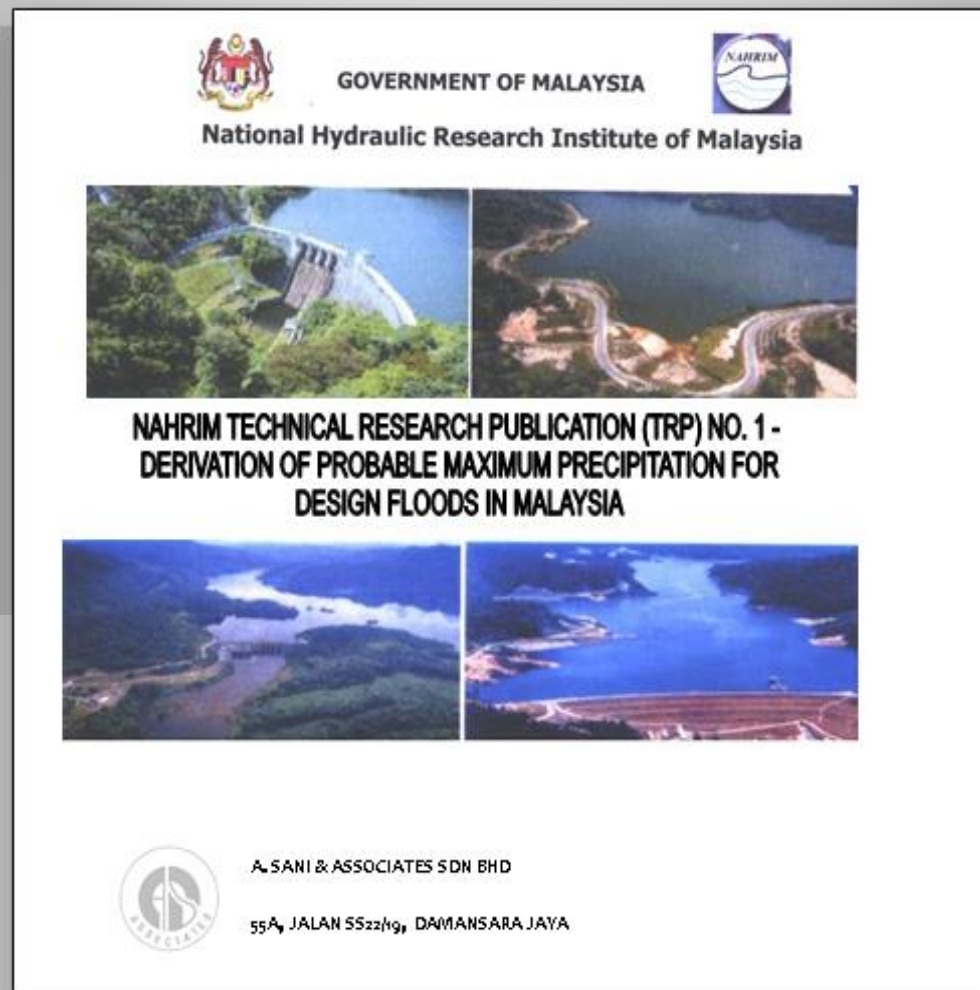
Client : Jabatan Perdana Menteri
Description : Redevelopment and Restoration of the Penang High Court comprising 5, 6 and 7 storey buildings
Cost : RM86 million
Year of Completion : 2008 (launch on 28/2/09)



SUMMARY OF COMPLETED PROJECTS

76. NAHRIM

Client : NAHRIM
Description : Technical Research Publication (TRP) No. 1
— Derivation of Probable Maximum Precipitation
(PMP) for Design Floods in Malaysia
Cost : RM0.5 million
Year of Completion : 2007



77. PPR, Seberang Perai

Client : Jabatan Perumahan Negara
Description : Low Cost Apartments
Cost : RM20.0 million
Year of Completion : 2005

SUMMARY OF COMPLETED PROJECTS

78. CENTRAL WETLANDS RECREATIONAL AND MANAGEMENT CENTRE PRECINCT 12, WILAYAH PERSEKUTUAN PUTRAJAYA FOR TETUAN PERBADANAN PUTRAJAYA

Client : Perbadanan Putrajaya
Cost : RM25.0 million
Year of Completion : 2003 - 2004



SUMMARY OF COMPLETED PROJECTS

79. TEMERLOH GROUND RECEIVING STATION COMPLEX

Client : Technology Park Malaysia Corporation Sdn Bhd (for MACRES)
Description : The Design, Supply, Installation, Integration, Testing, Full Support, Commissioning, Training and Spares of MACRES Ground Receiving Station (MGRS) System
Year of Completion : 2003



- 1 : 13 m antenna for Radarsat and SPOT data acquisition
- 2 : Antenna for acquisition of MODIS data from Terra and Aqua satellites and OCM data from IRP-P4 satellite
- 3 : Antenna for NOAA satellite data acquisition

SUMMARY OF COMPLETED PROJECTS

80. SEKOLAH DATO' ABDUL RAZAK (SDAR), Seremban

Client : Kementerian Pendidikan Malaysia
Description : Cadangan Membina dan Menyiapkan Sekolah Dato' Abdul Razak (SDAR), Sekolah Bistari
Cost : RM34.0 million
Year of Completion : 2001 *(Artist Impression)*



81. IKLAS, Bangi

Client : Jabatan Kerja Raya Malaysia
Description : Institut Kemahiran & Latihan Alam Sekitar
Cost : RM11.0 million
Year of Completion : 2001

82. PERKESO, Seberang Perai

Client : PERKESO
Description : Pejabat Tempatan 10 Tingkat
Cost : RM15.0 million
Year of Completion : 2001

83. BANDAR TUN HUSSEIN ONN

Client : UDAPEC Sdn Bhd
Description : 304 units of Terrace Houses and 30 Units of Shophouses
Cost : RM25.0 million
Year of Completion : 1999

SUMMARY OF COMPLETED PROJECTS

84. INSTITUT TEKNOLOGI MARA, Shah Alam

Client : Institut Teknologi Mara
Description : Bangunan Pusat Inovasi
Cost : RM4.6 million
Year of Completion : 1997

85. UNIVERSITY HOSPITAL

Client : University Hospital
Description : Advanced Nursing School and Upgrading of Existing Workshop
Cost : RM4.4 million
Year of Completion : 1997

86. BRIDGE BANDAR BARU SENTUL

Client : Dewan Bandaraya Kuala Lumpur
Cost : RM8.0 million
Year of Completion : 1997

87. IKS, Seberang Perai

Client : PERDA
Description : Infrastructure and Workshop (Industri Kecil & Sederhana)
Cost : RM1.5 million
Year of Completion : 1997

88. DUSUN TUA TRAINING CENTRE

Client : Jabatan Kerja Raya
Description : A New Administration Block and Extension to Existing Kitchen (*design only*)
Cost : RM4.3 milion
Year of Completion : 1992

PROPOSED METHODOLOGY



A. Sani & Associates Sdn Bhd

Datuk Ir. A. Sani Karim



A. Sani & Associates Sdn Bhd

CURRICULUM VITAE

Datuk Ir. A. Sani Karim

Managing Director

DATE OF BIRTH

6th June 1954

ACADEMIC
QUALIFICATIONS

B. Sc. (Hons). Civil Engineering
University of Birmingham, 1976

PROFESSIONAL
AFFILIATIONS

Fellow, Institution of Civil Engineers,
United Kingdom (FICE), 2017

Fellow, Institution of Engineers,
Malaysia (FIEM), 1999



Registered Professional Engineer,
Lembaga Jurutera Malaysia (P. Eng.), 1981

Member, Association of Consulting
Engineers, Malaysia (MACEM), 1994

OTHER AWARDS

PJN, DMPN, DSPN, JSM, DJN, PKT

SRAM's Lifetime Achievement Award (Dec'14)

Olympic Council of Malaysia, Hall of Fame (Dec'15)

Asian Squash Federation, Hall of Fame (May'16)

WORKING EXPERIENCE

CAREER RESUME

March 1990 - Present

Chairman/Managing Director,
A. Sani & Associates Sdn Bhd

March 1990 - Present

Executive Chairman,
ASK Steel Builders Sdn Bhd (previously known as
A. Sani Builders Sdn Bhd)

Oct 1987 - August 1989

General Manager (Property),
Island & Peninsular Berhad

June 1982 - Sept 1987

Director, Civil & Structural Section,
Kumarasivam Tan & Ariffin Sdn Bhd

August 1981 - May 1982

Assistant Director, Head of Engineering Section
Urban Development Authority

August 1980 - July 1981

Senior Civil Engineer, Head of Engineering Section
Urban Development Authority

August 1976 - July 1980

Civil Engineer, Engineering Section Urban
Development Authority

PROFESSIONAL EXPERIENCE

Between the years 1976 and 1982, Datuk Ir. A. Sani was involved in approximately 40 housing and commercial development projects of the Urban Development Authority (UDA) in which the engineering design, supervision and management were undertaken by the Engineering Section. His experience in the projects, which totalled about 200 acres of some 2400 units of mixed development, also included the civil and structural design of a 7 ½ storey commercial complex with basement car parks in Kuala Lumpur.

As the Engineering Section Head, his involvement in the land development projects of UDA in an advisory capacity widely exposed him to the interrelated professional inputs viz. physical town planning, architecture, quantity surveying and legal inputs.

On becoming a Director and Head of the Civil & Structural Section of Kumarasivam Tan & Ariffin Sdn Bhd in June 1982, Datuk Sani was the Project Director for more than 60 schemes involving approximately 12,000 acres of mixed development for which infrastructure and structural inputs were provided.

His subsequent capacity as the General Manager (Property) of Island & Peninsular Berhad between October 1987 till August 1989 required him to lead the management of its on-going development of more than 2800 acres, which included Island & Peninsular's prestigious and coveted housing schemes of Taman Sri Nibong, Desa Mutiara (Jalan Yeap Chor Ee) and Taman Inderawasih in Penang and Butterworth ; and Taman Setiawangsa and Kinrara Park (1900 acres) in the Klang Valley.

In addition to the above, he was also able to lead the planning for an improved future performance and growth of the Property Division.

In September 1989, Datuk Ir. A. Sani initiated his engineering consultancy company A. Sani & Associates (proprietorship) which was then restructured to A. Sani & Associates Sdn Bhd in 1990. As Chief Executive of his engineering company, he has led projects from as modest as RM 5 mil to those exceeding RM 300 mil.

PROJECT MANAGEMENT

During the years of 1977 to 1979, he was entrusted the technical coordination and project management of the Bukit Bintang Plaza Project, then UDA's largest single project under construction. This project comprised an 8-storey podium block and a 22-storey tower block with a combined total of about 800,000 sq. ft. of built-up area.

Datuk Ir. A. Sani has also successfully fast-tracked several factory and warehouse projects for Boustead Holdings Berhad as the team leader (Superintending Officer) including their RM70 million Central Distribution Centre (CDC) for Diethelm in Bukit Kemuning, Klang. He also successfully led the completion of a RM6.5 million factory from February to October 2007 in Kapar, Klang.



EXTRA CURRICULAR

A. SQUASH



WORLD SQUASH FEDERATION (WSF)

- Vice President October '02 – October '06
- Regional Vice President 23 January '09 – 24 February '13



ASIAN SQUASH FEDERATION (ASF)

- *Emeritus President* 24 February '13 onwards
- President 23 January '09 – 24 February '13



SQUASH RACQUETS ASSOCIATION OF MALAYSIA (SRAM)

- President 28 November '04 – 5 December '10



SQUASH RACQUETS ASSOCIATION OF FT (SRAFT)

- Chairman 21 September '97 – 18 September '05
- *Patron* September '13 onwards



National ranked squash player. Represented Malaysia as No. 1 seed at the Jakarta Borobudur Open, 1988.

B. CLUBS / GOLF



ROYAL LAKE CLUB KUALA LUMPUR (RLC) - 9,400 members

- President 13 December '09 – 9 December '12



KELAB GOLF NEGARA SUBANG (KGNS) - 5,800 members

- President 15 June '14 – 5 June '16



WORLD AMATEUR GOLFERS CHAMPIONSHIP (WAGC)

- Patron 25 May '12 – 31 December '19

C. NATIONAL OLYMPIC COMMITTEE



OLYMPIC COUNCIL OF MALAYSIA (OCM)

- Vice President 11 June 2005 – 9 June 2007,
30 May 2009 – 18 June 2011
- Deputy President 18 June 2011 – 22 June 2013



NATIONAL SPORTS ADVISORY PANEL (SAP), (Ministry of Youth and Sports)

- Member 2008, 2010 - 2013




15TH ASIAN GAMES, DOHA, QATAR

- Chef De Mission 1 – 15 December 2006 (*record 8 gold medals*)
(352 person Contingent)

NOTA

Attached is a copy of the relevant pages of the 1982 Institution of Engineers Malaysia (IEM) Bulletin that published my Professional Interview Written Essay.



The image shows the cover of the IEM Bulletin for March/April 1982. At the top left, the word "BULETIN" is written in a slanted box. To its right is the IEM logo, a circular emblem with a crest. Below the logo, the text "INSTITUSI JURUTERA MALAYSIA" is written in large, bold, white letters on a black background. To the right of the logo, the letters "IEM" are written in a very large, bold, white font. Below the main title, the text "VOL. 1982 NO. 3/4" is on the left, "MARCH/APRIL 1982" is in the center, and "KDN 0366/82" is on the right. At the bottom right, the ISSN number "ISSN 0126-9909" is printed. The central part of the cover features two black and white photographs of a man in a light-colored shirt standing at a podium in a seminar room. The room has a whiteboard and a display board with various papers. The text "1 1/2 Day Seminar on Evaluation of Concrete Strength" is printed below the photographs. At the bottom, the lecturers are listed as "Ir. Dr. Tam Chat Tim" and "Ir. Dr. R. Sri Ravidrarajah".

BULETIN
INSTITUSI JURUTERA MALAYSIA
IEM

VOL. 1982 NO. 3/4 MARCH/APRIL 1982 KDN 0366/82
ISSN 0126-9909

**1 1/2 Day Seminar on
Evaluation of Concrete Strength**

Lecturers: Ir. Dr. Tam Chat Tim
Ir. Dr. R. Sri Ravidrarajah

Engineers in Project Management

by Ir. Abdullah Sani A. Karim

Editor's Note:

This essay was written by the candidate during the Professional Interview, within 1½ hours and his interviewer has recommended that the essay be published to serve as a guide of the standard expected to all future candidates appearing for the Interview.

Today, when one speaks of project managers one very often assumes them to be necessarily engineers. It is not surprising as project managers are often required for projects which contain a fair dosage of engineering works. It is prevalent today to assume that the best person suited to the post of project manager is an engineer and there are good reasons to assume such.

However, before discussing the suitability of engineers in this capacity, let us view the non-engineers who are also managing projects. Who else besides an engineer can be considered suitable for project management? Architects, quantity surveyors, town-planners and occasionally non-technical people have acted as project managers. Have they proven themselves suitable for the job such as to warrant continuing to have these various disciplines involved in project management? Would it still be acceptable to have an economist (say) to be a project manager? To answer these questions, we would need to know what project management is.

Project management can be defined as the art (or science) of bringing together, directing and controlling the various skills and resources that are required in the implementation of a project. The interacting of the various inputs of a project is a fundamental necessity. Good project management is the ensuring of good interaction of the inputs

so as to achieve the objectives set out.

What would then be the objectives of project management? Project management would not justify its existence if it did not fulfil a useful purpose. The prime objective of project management can be considered to be the achievement of the completion of a project within the specified period and within the specified costs. It is necessary to note that the constraints of time and cost are quite related in that any time overrun would almost definitely lead to a cost overrun. Hence it is the project manager's prime objective of attempting to complete his project within the time and cost specified at the start of the job.

Not any one man can just step into the shoes of a project manager and achieve his goals. There are qualities that are definitely required of an effective project manager. Firstly, a project manager should have co-ordinating skills. He should also be creative, cost-conscious and careful. These qualities he would definitely need in order to manage and derive results from his team of workers, be they specialists, consultants or contractors. Among the things he would have to do would be to 'goad' his team into producing results; guard the project from errors from a careless member of the team; and guide the team in the progress of the project. To do all this effectively, he would need to know how to handle people. He should be aware that there are people who need the harsh approach to get things done and there are people who do things without being told. There would be professionals within his team who were truly professional in their work and on the other hand there would also be professionals not living up to the requirements expected of them.

It has been reported in an article in the Harvard Business Review (1967) that preferred styles of effective project integrators/managers are as follows:

- 1) he should be confident and assertive,
- 2) he should be creative, ambitious and motivated,
- 3) he should have self-poise and social acceptance,
- 4) he should be flexible.

After having discussed what project management is about and the qualities required of a project manager, we can thus view the suitability of various professionals and non-professionals in the role of project manager. Are professional engineers trained more than other professionals and non-professionals to suit the role of project manager?

I believe the answer to this lies in the fact that a project manager who understands clearly the various skills and inputs that he deals with is a far better project manager than one who has little understanding and perception of those skills and inputs. As almost all major projects involve a great deal of engineering, it is thus not incorrect to suggest that the project manager in this case is best a professional engineer. But this is only a generalised statement assuming that the professional engineer has had the suitable training and experience to understand what is needed of him as a project manager.

I opine that a professional engineer is suitable for the role of project management because his university and post-university training has relevance to the development of some of the skills required. Firstly, he is made aware of the technical matters that are generally relevant to major projects. Secondly, in his training on these technical

matters, he is made to develop an analytical mind. Often he is encouraged to be creative. In addition he is trained to be factual and careful.

Suffice to say that most of the qualities he is trained to develop at university are generally useful for project management. Thereafter, in the course of his work he is required to deal with people in the sense that all the engineering he may be required to do inevitably requires him to deal with people. He is required to effect material things as an engineer such that his performance is often measured by his productivity. This should put him in good stead should he become a project manager.

However, it must be noted that among the qualities that are not purposefully developed in him are his co-ordination skills and his self-assertiveness. These are qualities that develop over many years and in the case of 'self assertiveness' it is necessarily developed from infancy and childhood. For such a quality, there can be no one professional discipline that can maintain that the quality of self-assertiveness is automatic in their professionals.

Lastly, but definitely not least of all, is the fact that a project manager should command the respect of all the members of the team in order to be listened to and followed. A professional engineer who is governed by his profession's

code of ethics should and could be treated as a professional of integrity and sincerity. His standing as a professional engineer who should act fairly and sincerely and should make his decisions and opinions, to the best of his ability, objectively and reliably should provide the trust, faith and respect that the other members of the team would need in a project manager.

In short, I would say that professional engineering provides the suitable training and experience for major project management. In general, a professional engineer would be very suited for the role of project manager subject to his fulfilling the other personal qualities required of him.

CONFERENCE CALENDAR

15th – 19th March, 1982

SEAIISI March 1982 Conference – Flat Products Rolling Mills for the Developing Countries

Kuala Lumpur, Malaysia

Organiser : South East Asia Iron & Steel Institute

Status : Registration

26th – 27th August, 1982

7th Conference on "Our World in Concrete & Structures"

Singapore

Organiser : Ready-Mixed Concrete Association of Singapore

Status : Registration

2nd – 6th August, 1982

An International Conference on Finite Element Methods

Shanghai, China

Organiser : The Architectural Society of China

Status : Registration

13th – 17th September, 1982

Economic Efficiency & Industrial Property Protection

Budapest, Hungary

Organiser : The Hungarian Group of AIPPI

Status : Registration

Ir. Mohamed Haniff Yusoff
(Retired 28th March 2023)



A. Sani & Associates Sdn Bhd

CURRICULUM VITAE

Ir. Mohamed Haniff b. Md. Yusoff (Retired 28th March 2025)

Director

DATE OF BIRTH	17 th July 1942
ACADEMIC QUALIFICATIONS	B. Sc. (Eng.) University of Strathclyde, Glasgow, 1971 Diploma (Personnel & Industrial Management) College of Professional Management, Jersey, England
PROFESSIONAL AFFILIATIONS	Professional Engineer, Board of Engineers Malaysia Member, Institution of Engineers Malaysia Certificate of Competency, Suruhanjaya Tenaga

Upon graduation in 1967, Haniff Yusoff started his career with the Lembaga Letrik Negara (now TNB). After 2 years of field training in various departments of LLN, he was posted to the Butterworth District and was involved in the Planning, Estimating and Implementing of Rural Electrification projects.

In 1971 he joined Syarikat Jengka Sdn Bhd, a RM60 Million integrated timber complex as a local Project Engineer with a Canadian project team. He received on the job guidance and was involved with expatriate engineers in the implementation and commissioning of the Complex.

In 1975 he joined Philips Malaysia Sdn Bhd as a Manager Projects Division and was responsible for System Configuration, Tendering and Implementing Projects secured by Philips Malaysia. Among the projects that he manage include :

Developments of Senai Airport, Penang International Airport, Alor Setar Airport and Sibu Airport in Aeronautical Ground Lighting, Instrumental Landing System, T-VASI and PAPI Systems.

RM7 Million Computerized Area Traffic Signalling System for Kuala Lumpur.

Hospitality System (Audio and Video) for Pelangi Hotel, Langkawi and Mutiara Hotel, Penang.

Construction of Philips Malaysia Own Head Office and Central Warehouses in Petaling Jaya, Selangor.

He joined Ranhill Bersekutu Sdn Bhd in 1991 as a Director and was responsible for providing:

Technical Direction in Building Services sector
Engineering and Project Management Services on selected projects
Internal Design Audit
Maintain the existing, and develop new sets of clients in relevant business sector.

Among the projects undertaken as Ranhill Project Director were :

- The Datai, Langkawi
- The original Desaru mega project (aborted in 1991)
- M & E Engineering Audit of the Merlin Hotel, Kuala Lumpur
- The major transformation and renovation of the Merlin Hotel to the Concord Hotel in Kuala Lumpur

He was made a Director of A. Sani & Associates Sdn Bhd in 1997 taking responsibilities of managing projects, cost control, administration and secondment as Project Manager to selected clients.

In the course of his development in management, he attended various seminars, courses and conferences, among them were :

- UN sponsored Selection of Woodworking Machinery in Belgium, 1972
- UN sponsored Tripartite Technical Meeting of Timber Industry in Geneva, 1973
- General Management in Manila, 1978
- Management of Projects in Singapore, 1980
- Concise Marketing in Belgium, 1980
- Materials Management in Kuala Lumpur, 1981
- Finance & Accounting for Engineers in Netherland, 1981



Ir. Chua Tiong Kheng
(Retired 31st December 2022)



A. Sani & Associates Sdn Bhd

CURRICULUM VITAE

Ir. Chua Tiong Kheng (Retired 31st December 2022)

Director

DATE OF BIRTH	24 th July 1961
ACADEMIC QUALIFICATIONS	Bachelor of Science Civil Engineering Arizona State University, Tempe, USA (1985)
PROFESSIONAL AFFILIATIONS	Registered Professional Engineer, Lembaga Jurutera Malaysia (P.Eng)

From 1985 to 2005, Ir. Chua Tiong Kheng was involved in the planning, designing and supervision of the civil infrastructure works of more than 10 housing and commercial development projects nationwide i.e. Taman Mutiara Rini (600 hectares mixed developments at Johor), Mutiara Damansara (150 hectares mixed developments at Selangor), Section 5 and 6 of Bandar Maju (135 hectares residential development at Kuala Lumpur), Bandar Baru Kubang Kerian (60 hectares mixed developments at Kelantan), Staffield Country Resort (27 holes golf course with resort facilities at Negeri Sembilan), etc. The scope of works including:-

- (a) Provision of the preliminary engineering study and planning consultation.
- (b) Designing various categories of civil infrastructure works such as earthworks, road and drainage, monsoon drains, water reticulation networks and sewerage system.
- (c) Coordinating and liaison with the relevant governing Authorities to obtain approvals for the designs.
- (d) Arranging for the implementation of the designs by calling tenders.
- (e) Project management and contract administration.
- (f) Monitoring and supervision of the project during construction stage.
- (g) Verification of the as-built contract works for handling over to the respective Authorities.

Ir. Chua Tiong Kheng was also involved in the planning, designing, managing and monitoring of the following major road works :-

- * A stretch of Jalan Gelang Patah, Johor Bahru, Johor (JKR - State Road J4)
- * A stretch of Persiaran Surian, Petaling Jaya, Selangor (construction of a 4 lanes dual carriageway tunnel)
- * A multilevel flyover linkages connected to SPRINT Highway, Petaling Jaya, Selangor



Ir. Lee Siew Ming



A. Sani & Associates Sdn Bhd

CURRICULUM VITAE

Ir. Lee Siew Ming

Associate

DATE OF BIRTH	22 nd May 1970
ACADEMIC QUALIFICATIONS	Bachelor of Engineering (Civil), 1 st Class Honors, University of Malaya (1995)
PROFESSIONAL AFFILIATIONS	Member of Institution of Engineers, Malaysia (MIEM) Professional Engineer registered with Board of Engineers, Malaysia (BEM)

PROFESSIONAL EXPERIENCE

Ir. Lee SM graduated with a 1st Class Honors Bachelor of Engineering (Civil) degree from the University of Malaya in 1995. He obtained his Professional Engineer status from the Board of Engineers, Malaysia in year 2002.

He started his professional career as a design engineer in a specialist geotechnical contracting company. He was involved in the design and supervision of various geotechnical works including foundation (bored piles, micropiles and caissons), shoring systems (diaphragm wall, secant piles, contiguous bored piles, soldier piles with timber lagging, sheet piles in combination with ground anchors, strutting, etc.), slope stabilization works (soil nails, ground anchors and horizontal drains) and soil improvement works (high pressure jet grouting, PVD and dynamic compaction).

In the year 2003, he commenced employment with an established geotechnical consulting firm as Principal Geotechnical Engineer. There, he was involved in many high profiled projects whose scope of works included independent geotechnical audits, foundation design for high rise buildings and both soil and rock slope stabilization works, geological and geomorphological mapping. He was the engineer in-charge of the prominent New Klang Valley Expressway (NKVE) Bukit Lanjan Interchange Rock Slope Rehabilitation Works, from investigation of rock slope failure, design and supervision of rehabilitation scheme and stabilization measures right up to preparation of design and insurance claim reports. Some of the major projects involved are summarized as follows:-



Foundation Works

- Proposed 8-Storey Commercial Building, Jalan Kuchai Lama for Full Gospel Assembly
- Proposed 24-Storey Sri Intan Condominium – Phase II, Jalan Ipoh
- Proposed 26 & 18 Storey Hotel, Lorong Haji Hussain, Kuala Lumpur
- Proposed 16-Storey Office cum Commercial Complex, Kuching, Sarawak
- Cadangan Pembinaan Kompleks Kastam Pelabuhan Barat (West Port), Selangor
- Proposed Fairlane Serviced Apartment, Jalan Walter Grenier, Kuala Lumpur
- Proposed 13-Storey Hotel and 6 Unit Office Blocks with 3-Basements at Lot 351, Section 72, Jalan Thambypillai, Brickfields, Kuala Lumpur
- Sunway Velocity Phases 1-3, Sksyen 90, Kuala Lumpur
- Proposed 40-Storey Condominium on Lot 1906, Jalan Kiara, Mukim Batu, Kuala Lumpur
- Proposed 4 Blocks 24-Storey Condominiums, Bandar Sunway, Selangor (South Quay)
- Proposed 4 Blocks 26 & 27-Storey Apartments on Lot 3000, Kuala Lumpur
- Proposed 33-Storey Serviced Apartment, Bandar Sunway, Selangor
- Proposed 26-Storey Serviced Apartment, Jalan Tun Razak, Kuala Lumpur
- Proposed 16-Storey Office and 38-Storey Serviced Apartment, Persiaran Tropicana, Selangor

Shoring System Works

- Proposed Temporary Shoring System for 1x1000 MW Coal Fired Power Plant (T4), Tanjung Bin, Johor
- Proposed Temporary Shoring System for 1x1000 MW Coal Fired Power Plant (M4), Manjung, Perak
- Proposed Temporary Sheet-Piled Cofferdams For Excavation and Construction of River Barrage and Raw Water Intake Structure, Padang Sanai Water Treatment Plant
- Proposed Temporary Sheet Pile Wall, Desa Sri Hartamas, Kuala Lumpur
- Proposed Basement Retaining Structure and Foundation for 18 Storey Hotel, Jalan Kovil Ulu, Sentul , Kuala Lumpur
- Proposed Construction and Completion Kenyir Water Supply (Stage II) Pengkalan Utama, Tasik Kenyir, Ulu Berang, Terengganu
- Bekok Water Intake & Raw Water Pumping Station, Jahor
- Proposed Temporary Ground Anchor Works for Construction and Completion of Light Rail Transit (LRT) Infrastructure Works (Package 101A) at Precinct 1, Putrajaya



Soil or Rock Slope Stabilisation Works

- New Klang Valley Expressway (NKVE) - Bukit Lanjan Interchange Rock Slope Rehabilitation Works
- Kestabilan Cerun Di Rantaian 23+800m, 24+000m - 24+300mprojek Jalan Raya Simpang Pulai-Lojing-Gua Musang-Kuala Berang (Pakej2), Kampung Raja, Cameron Highlands, Pahang
- Cadangan Kerja-Kerja Pembaikan Cerun Runtuh di Km 30, Ft 1581, Jalan Kuantan - Bukit Sagu, Kuantan, Pahang
- Independent Geotechnical Assessment of Cut Slopes at Bukit Teladas, East Coast Expressway , Pahang
- Independent Geotechnical Design Audit of North-South Expressway Construction and Completion of Kuang System Interchange (NSE)
- Independent Geotechnical Audit of East Coast Expressway - Bridges over Sg Kundang, Sg Chedong and Sg Jempol, Pahang
- Proposed Slope Stabilization Works at Rock Slope Sl/C4/Ml/V/26.87, East Bound, Section C4, New Klang Valley Expressway
- Proposed Remedial Works For Kerja-Kerja Membaikpulih Cerun Runtuh di antara Km 36- Km 40, Jalan Kuala Klawang-Genting Peras (Laluan B32), Daerah Hulu Langat, Selangor
- Proposed Slope Rehabilitation Works For Slope Failure at Jalan Hulu Bernam - Sabak Bernam (B44), Daerah Hulu Selangor, Selangor
- Proposed Stabilization Work For Hill 8 at Km 303.8, Near Gua Tempurung, North South Expressway
- Proposed Slope Stabilization Works at KM 16.10 NB, Section S4, Machap-Skudai Expressway, North-South Expressway
- Proposed Slope Stabilisation Works, TV3 Transmission Station, Bukit Kanada, Miri, Sarawak
- Proposed Slope Stabilisation Works, Access Road to Games Village, Bukit Jalil
- Proposed Slope Stabilisation Works, Measat SCF, Gunung Raya, Langkawi
- The Proposed Construction and Completion of Taman Saujana Hijau, Precinct 11, Putrajaya
- Engineering Geological Mapping For Slope Stability Assessments and Protection Measures, Tiara Condominium, Sri Damansara, Selangor
- Proposed Remedial Works to Failed Slope at Bukit Belah Reservoir, Johor



Soil Improvement Works

- Proposed Ground Improvement Works, Seksyen 7, Shah Alam, Selangor
- Proposed Soil Improvement Works for Sg. Klang Tidal Gate, Taman Sri Muda, Shah Alam, Selangor
- Proposed Soil Improvement Works, Jalan Genting Klang, Kuala Lumpur
- Proposed Vibro-Compaction Works for Cadangan Membina dan Menyiapkan Tambahan Bangunan Pembentukan I & J, Shah Alam, Selangor
- Proposed Soil Improvement Works Using Prefabricated Vertical Drains (PVD) for Construction and Completion of Langkawi Lagoon Development, Pulau Langkawi



Ir. Rofie Sarbini



A. Sani & Associates Sdn Bhd

CURRICULUM VITAE

Ir. Rofie Sarbini

Associate

DATE OF BIRTH : 7th September 1968

ACADEMIC QUALIFICATIONS : B.Eng. (Civil), University Technology Malaysia, 1991

PROFESSIONAL AFFILIATIONS : Registered Professional Engineer,
Lembaga Jurutera Malaysia (P. Eng.) (PE No: 10240)

Member, Institution of Engineers, Malaysia (M.I.E.M)

Member, The Road Engineering Association of Malaysia

Member, The Road Engineering Association of Asia & Australasia

WORKING EXPERIENCE

CAREER RESUME

Oct 2007 to Present	Managing Director Roadnet Solutions Sdn Bhd (Consulting Engineers)
Feb 2004 to Jun 2009	Head Engineering Department/ Project Manager Rira Bina Sdn Bhd
Oct 2001 to Jan 2004	Construction Manager (Acting Technical Manager) HCM Engineering Sdn Bhd
Feb 1997 to Sept 2001	Senior Engineer (Highway) Ranhill Bersekutu Sdn Bhd
Jan 1996 to Jan 1997	Assistant Resident Engineer (Package 7A) Ranhill Bersekutu Sdn Bhd
May 1995 to Dec 1995	Civil Engineer Kerjaya Balfour Beatty Cementation Sdn Bhd
Feb 1994 to Apr 1995	Civil Engineer Jabatan Pengairan dan Saliran, Malaysia
Jan 1992 to Jan 1994	Graduate Engineer Ho Hup Construction Co. Bhd

PROFESSIONAL EXPERIENCE

Ir. Rofie began his career in 1992 as a Graduate Engineer with an established construction company, Ho Hup Construction Co. Bhd for the Upgrading of Federal Road Route 2 between Istana Kayangan to the Bukit Raja Interchange, Package 3A-3C, PLUS Project.

He then joined the Jabatan Pengairan dan Saliran in the State of Kedah as a Civil Engineer until 1995 and was subsequently appointed as a Civil Engineer in the Pergau Hydro Electric Project in Jeli, Kelantan for the Underground Power House Construction and Tunnel Project with Belfour Beatty Cementation.

Between the years 1996 to 2001, Ir. Rofie joined Ranhill Bersekutu Sdn Bhd as an Assistant Resident Engineer and later became the Senior Engineer of the Highway Division. He was involved in major projects that included the South Klang Valley Expressway (SKVE)-Section 1A in Putrajaya with a project value of RM 225.0 million; and the Electrified Double Tracking Project between Rawang and Ipoh, with 25 road crossings along the double track alignment.

From 2001 to 2004, Ir. Rofie was appointed as the Construction Manager (Acting Technical Manager) for HCM Engineering Sdn Bhd in the Special Project Unit that was involved in pavement recycling techniques using Cold in Place Recycling (CIPR) and Hot in Place Recycling (HIPR). Late in 2004, he joined another construction company as a Project Manager for the Perkim (DU)- Rira Bina JV for the Proposed Upgrading Route FR15/B9 Project between Sg. Buloh to Subang Airport , with a total contract amount of RM 260.0 million.

In October 2007, Ir. Rofie and his associates initiated an engineering consultancy company Roadnet Solutions Sdn Bhd. As of date, the company has undertaken the design for Masjid Cyberjaya with JKR Malaysia ; the Sanitary Landfill (design and build inputs) for Contractor BPJ-Berjaya Sdn Bhd ; and the new road Kg. Keruak to Gunong Bungsu, Hulu Besut for JKR Terengganu. In 2012, he was appointed as an Associate with A. Sani & Associates Sdn Bhd for road and highway projects.



Maisarah A. Sani



A. Sani & Associates Sdn Bhd

CURRICULUM VITAE

Maisarah bt Abdullah Sani

Senior Quantity Surveyor

DATE AND PLACE OF BIRTH	31 May, 1983. Petaling Jaya, Selangor
ACADEMIC QUALIFICATIONS	B.Sc (1 st Class Hons) Quantity Surveying, University of Reading, UK Diploma in Quantity Surveying, Mara University of Technology, Shah Alam
PROFESSIONAL AFFILIATIONS	Member of the Royal Institute of Chartered Surveyors, UK (MRICS)

WORKING EXPERIENCE

CAREER RESUME

February 2018 - Present	<i>Director / General Manager</i> Deligateaux (M) Sdn Bhd
February 2010 - January 2018	<i>Business Development Manager</i> Deligateaux (M) Sdn Bhd
February 2010 - Present	<i>Senior Quantity Surveyor</i> A. Sani Builders Sdn Bhd
January 2010 - Present	<i>Senior Quantity Surveyor</i> A. Sani & Associates Sdn Bhd
August 2008 - December 2009	<i>Project Surveyor</i> Davis Langdon LLP, London UK
August 2006 - August 2008	<i>Quantity Surveyor</i> Davis Langdon LLP, London UK



PROFESSIONAL EXPERIENCE

Maisarah Sani was awarded the Chancellor's Award from UiTM (2004), after being in the Dean's List 6 Semesters in a row (2001-2004). With her great years in UiTM, she was awarded a scholarship from the Federal Government to pursue her Undergraduate Degree in Quantity Surveying at the University of Reading, UK. She completed her Degree with a First Class Honours in July 2006.

Upon graduation, after applying to the top four Quantity Surveying companies in the UK, Maisarah joined Davis Langdon for their famous Graduate Development Programme, only offered to 12 graduates from the UK, every year. The programme is to facilitate the young graduates towards their Chartered Surveyor status from the Royal Institute of Chartered Surveyors (RICS). After two years in the programme, Maisarah successfully passed her examinations and the requirements from the RICS and was a member of the RICS by August 2008.

In Davis Langdon, Maisarah started working on distinguished projects primarily in the Offices and Commercial sector. Upon her start, she was assigned to the Enabling Works for Osnaburgh Street offices project until completion. The project cost was GBP300m. She managed to complete the project on budget, with savings and the project study was used in her Chartered papers, a study for what was then the complications of the Construction Management Procurement method.

She was also a the Project Surveyor for the One New Change Project, a commercial high profile street mall near St Paul's Cathedral London. She has had experience working under tight regulations and constraints of the project, being close to the city heritage and in a very congested area. The challenge for One New Change was also working with various professionals remotely and heavy commutes as the Architects were based in Paris and Amsterdam. The project was worth GBP500m. She completed the project successfully.

In 2009 upon successfully receiving her MRICS title, she was assigned to three very high profile projects such as the redevelopment of the Tate Modern Art Museum, the renovation of the Morgan Stanley office in Canary Wharf and the development of the main sports stadia in Rio, for the 2016 Olympics. The total project value in hand was circa GBP2billion.

In December 2009, Maisarah resigned from Davis Langdon to participate in a family business. She joined A. Sani & Associates Sdn Bhd in January 2010 as a Senior Quantity Surveyor, with her first involvement as the QS in the engineering team for the mix development project in Cochrane.

Whilst she was involved with the family business, Maisarah was assisting also in the re branding and business development of a food manufacturing business called Deligateux (M) Sdn Bhd. She started by operating some restaurants and cafes and is now heavily involved in the development of this business, by ensuring the maintenance of their health certificate, the consistent branding and marketing and towards exporting their products. Under her care are 46 cakes and confectionery products that are widely distributed in Malaysia, Singapore and Brunei. Maisarah and her team are pushing for Deligateaux to export their cakes around the world.



EXTRA CURRICULAR

1. Head of Welfare Department, UiTM student department, 2001 - 2001
2. Head of badminton team, Faculty of Quantity Surveying, 2002 - 2004
3. Speaker for the Brown Paper Bag Project, UiTM, 2003
4. Badminton 2nd Singles player, for the University of Reading, 2005 - 2006
5. Awarded The Gilles Book Award (University of Reading) for best Project Management Proposal for the Development and Construction of a Primary School, 2005
6.
 - i) Head of Graduate Development Programme, Davis Langdon LLP
 - ii) Trainer for the Graduate Development Programme
 - iii) Davis Langdon Netball team, 2007 - 2009
7.
 - i) Champion for Women's Singles in the Merdeka Badminton Tournament, London UK
 - ii) Runner up for Mix Doubles in the Merdeka Badminton Tournament, London UK, 2009

