

Thomas Tay Kian Aik

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Highly motivated and skilled facilities engineer with 13 years of experience in designing, developing, and maintaining complex facilities systems. Possess a strong understanding of mechanical and electrical principles, with expertise in HVAC, fire protection, HV, LV, lift & escalators, cold water & rainwater systems, drainage, water proofing, plumbing, lighting, and power distribution systems. Proven ability to work effectively in teams and manage projects from conception to completion in the facilities engineering industry.

Well versed in dealing with local authority approval such as Bomba, Municipal Council, Suruhanjaya Tenaga, IWK and etc.

EDUCATION

UNIVERSITY TENAGA NASIONAL

Bachelor's Degree in Electrical & Electronic

WORK EXPERIENCES

CAPITOL PROSPER (UTILITIES) SDN BHD

June 2014 - Present

Operation Director

- Oversee the entire operations of Palm Mall Seremban.
- Managing end-to-end operations including A&P, leasing, car park management, security, housekeeping, and tenant renovation.
- Managed a team of 23 employees in the department.
- Ensure facilities are running smoothly. Managed and attended to defects, flaws, vandalism, and theft incidents as soon as they were discovered.
- Ensure the MA team complies with the rules and regulations when carrying out works in the mall premises and that the contractors engaged in the maintenance and ad-hoc works comply with the rules and regulations.
- Obtained CCC certification for Palm Mall car park.
- Reviewed tenant M&E drawings and coordinated tenant renovation and reinstatement works.
- Assisted owner in explaining to potential tenant on mall circulation, footfall, and tenant mix. Responsibilities include leasing out of promotional spaces.
- Responsible for car park collection and car park traffic.
- Managed the outsource cleaning services contractor and domestic waste collection contractor.
- Coordinated and executed fairs, events and festive season decorations.

Skills

- Strong understanding of mechanical and electrical principles.
- Proficient in designing, developing, and maintaining mechanical and electrical facilities systems, including HVAC, plumbing, lighting, power distribution, etc.
- Strong problem-solving and analytical skills, with the ability to troubleshoot and repair facility systems.
- Excellent communication and interpersonal skills, with the ability to collaborate with cross-functional teams and stakeholders.
- Ability to manage projects from conception to completion in the facilities engineering industry.

CAPITOL PROSPER SDN BHD Nov 2010 - June 2014

Project Director

Managed the construction of Palm Mall and Palm Mall Hotel Seremban. A gross area of 1 mil sqft for the mall and 2000 sqft of hotel space.

Directly supervising a team of 5 people.

Scope of responsibilities includes but not limited to Structural Works, Mechanical & Electrical, Demolition Architecture

EXCEL LANDSCAPE

Oct 2000 – Oct 2010

Own Business

To meet clients' requirements, provide a full range of professional and high-quality landscape (hardscape & softscape) services.

PROJECT MANAGED

KL Bird Park 2007 - 2018

Contract valued at RM300k per year

Desa Villa Condominium, Kuala Lumpur 2007-2017

Contract valued RM37k per year

Precinct 2, Putrajaya 2007 - 2011

Contract valued at RM1mil/yr

Gate 1,2,3,4 Putrajaya Entrance 2006

Contract valued RM10mil

Desaminium Apartment & Club House 2002

Contract valued RM30k

Precinct 10, Putrajaya 2000 - 2007

Contract valued RM260k per year

Istana Alam Shah 2000 - 2002

Contract valued RM1mil

KLCC Park, Kuala Lumpur 2003 - 2007

Contract valued t RM1.2mil per year

Persiaran Utara, Putrajaya 2004 - 2007

Contract Amount RM600k year

Istana Alam Shah 2000 - 2002

Contract Amount RM1mil

CAPITOL PROSPER

Overview of the facilities systems and building services that I managed and operated

MECHANICAL AND ELECTRICAL

- A) Air Conditioning and Mechanical Ventilation
 - Thermal Energy Storage System for Ice Making in the night utilizing C2 Tariff which consist of 30 nos of 20'x 10' x 9'6" Stainless Steel Tank.
 - 3 nos 1000RT Trane Cylindrical Chiller for Ice Making and 1 nos 400RT Rotary Chiller for Hotel and Cinema
 - 15 cells of Cooling Tower for 1000RT Chiller and 2 cells of Cooling Tower for 400RT Chiller.
 - Kitchen Exhaust Fan for F&B lot.
 - Smoke Spill Fan and Pressurization Fan for Fire Protection System.
 - Chilled Water Fan Coil and Cassette Unit for common area.
 - Air Handling Unit.
- B) High Voltage & Low Voltage
 - 11KV ABB 5 panel Cast Resin Transformer and 11 nos of 415V Air Circuit Breaker Switch Gear for Mall, Hotel and Chiller.
 - 3 Main Switch Board for Mall, Hotel and Chiller each.
 - 1700KVA and 400KVA standby Perkin Generator for Essential Supply for Mall and Hotel each.
 - Earth Fault Relay and Combine Over Current Relay calibration and replacement for Main Switch Board and Sub Switch Board.
- C) Lift & Escalator
 - 32 nos of Mitsubishi Escalator.
 - 9 nos of Mitsubishi Lift.
- D) Fire Protection System
 - Smoke Curtain for concourse.
 - Fire Shutter Fire Compartmental and Escalator.
 - Smoke Detector, Fire Alarm and Sprinkle for common area.
 - Mechanical pump for Sprinkler and Wet Riser.
- E) Plumbing, Sanitary and Rain Water System
 - Mechanical pumps for storage and suction tanks.
 - Sewerage drainage, sewerage tank and submersible pumps.
 - Underground culvert concrete drain.
 - Underground sewerage tank.
 - Rain Water Down Pipe.
- F) Lighting System
 - LED strip light, LED flood light, LED down light, LED tube light.
 - Water Fountain RGB light.

CAR PARK MANAGEMENT

- Maintenance of Auto Pay Machine, Ticket Dispenser, Exit/Entry boom gate, and Car Park Management Software.

HOUSEKEEPING

- Maintenance of Compactor Bin and Refuge Chamber.

CIVIL AND STRUCTURE

- Water Proofing
- PU Injection.
- Cement Grouting.

ARCHITECTURE

- Brickworks
- Concrete Works
- Tiling.
- Painting.
- Gypsum Ceiling.
- Door Installation.
- Signage