



Tan Foo Lung

Born: 7 March 1973, Hong Kong

Nationality: Malaysia

**Academic
Qualifications:** Master in Business Administration, 2015
University of Southern Queensland, Australia

Diploma in Surveying (Quantity Surveying), 1998
University College of Estate Management, UK (correspondence course)

Diploma in Technology (Building), 1996
University College Tunku Abdul Rahman, Malaysia

Certificate in Technology (Building), 1993
University College Tunku Abdul Rahman, Malaysia

Referees: Mr. Ong Ghee Bin
OSK Property, Chief Executive Officer

Mr. Chang Tze Yoong
Chin Hin Property, Chief Operating Officer

**Career and
Experience:**

April 2017 – Present
General Manager – Project

GuocoLand (Malaysia)

Unit Profit Centre Manager (UPCM) for **Emerald Hills @ Alam Damai**, Residential Development. Gross Development Value of RM1.07 billion.

Development components of 4 blocks of Condominium (1,378 units) and 181 units of 2 and 3 storey Garden Terrace. Hill top residential development concept with Clubhouse and Central Park catering for quality family living lifestyle coupled endless facilities.

Emerald Hills won StarProperty Award 2018, Excellence in the Family-Friendly Category.



Unit Profit Centre Manager (UPCM) for **DC Residensi and Oval, KLCC** (completed properties) with balance unsold units, market value of RM450 million.

Leading the Matrix team to strategies Marketing and Sales activities to generate sales (overseas and local market) and customer defects handling.



DC Residensi @ Damansara Height



The Oval @ KLCC

Unit Profit Centre Manager (UPCM) for **Emerald 9 @ Batu 9, Cheras**, Transit Oriented, Mixed Used Development. Gross Development Value of RM1.5 billion.

Development components of 4 blocks of Service Apartments; 1 block of Retails and Offices; and 1 block of Affordable Service Apartments. Unique development concept catering for the #NEWYOUNG emphasizing on Co-Living and Co-Working lifestyle and endless facilities.

Emerald 9 won StarProperty Award 2021, Excellence in Skyline category and Honours in the Proximity category.



To administer and manage to the Matrix Team to:

- *Financial achievement according to Business Plan Budgeting*
- *Stream-lining Internal Processes for operational excellence through resource optimization, shared support system and process improvement*
- *Create Customer Satisfaction through unique innovative quality products and brand recognition*
- *Continuous Learning and Growth to retain talented staffs and cultivating learning culture*

April 2010 – March 2017

Sunway Property

Assistant General Manager – Project Management

Project Management P.I.C. for **Sunway Velocity**, Integrated Mixed Used Development, Phase 1A, 1B & 3. Gross Development Value of approximately RM2.5 billion (August 2010 till September 2015)



To administer and manage the project management processes on:

- *Project development planning and Authorities approval to achieve Business Plan target*
- *Quality workmanship conform to Contract and finished products free from defects*
- *Time for completion within Contractual period as stipulated*
- *Cost control within the awarded contract sum and variation cost not more than the allocated contingency sum*
- *Environmental, works comply with applicable legal and other requirements and good environmental practices*

The internal and external processes to achieve the above include:

- *Conquas or Qlassic assessment*
- *Implementation of Project Quality & Environmental Plan (PQEP)*
- *Material sample approval, inspection & verification, work sample and mock up unit validation*
- *Timely award of NSC & NS Contracts*
- *Monitoring of Contractor Progress and Customer Billing*
- *Cross Project Audit (CPA) and Pre-Delivery Inspection*

Deputy Unit Profit Centre Manager for **Sunway Geo Residences 1 & 3, SunMed Residences** (Nurse and Staff Quarters) and **Integrated Mixed Commercial Development of Sunway South Quay (CP1 & RC9)**
(October 2015 till March 2017)



Roles and responsibilities to manage and deliver:

- *Achieve PATMI, Sales, Revenue of the assigned projects as per Business Plan target*
- *Promote Quality and Safety through SQMS and SSMS of minimum 75% with appointed Contractors on excellent quality products for branding culture*
- *Sustain and improve Employee Engagement to enhance operational support processes system, employee satisfaction and resource optimization*
- *Deliver Speed to Market, Timely Award of Contracts and Completion of Projects on Time and within allowable costs. Resolution of Defects and timely closing of projects Final Account*
- *Practice and cultivate Knowledge Management to attract, retain and develop the right talents*

May 2007 – March 2010

Project Manager

IOI Properties Berhad

(a subsidiary of IOI Group)

Liaising with local authorities on land matters and planning approval.

Project planning.

Feasible studies and cost planning.

Coordination with Consultants on concept and design development.

Project cost control.

Project progress monitoring and quality control.

Obtaining C.F and hand over to purchasers.



Mixed Development at IOI Resort, Putrajaya (800 acres)

- Shopping Mall of 2.0 Million sq.ft. excluding car park
- Park Offices (Grade A) of 800,000 sq.ft. excluding car park
- Lake Front Offices (Grade A)
- Re-development of Palm Garden Golf Club
- 810 units of Condominium, Puteri Palma
- Bungalows Precinct

August 2006 – April 2007

Project Manager

DNP Property Management

(a subsidiary of Wing Tai Asia, S'pore)

Liaising with local authorities on land matters.

Project planning.

Feasible studies and cost planning.

Coordination with Consultants on concept and design development.

Project cost control.

Project progress monitoring.

2 and 2 ½ Storey Super Link Houses at Sering Ukay, Ulu Kelang

May 2005 – July 2006

Capital Land Sdn Bhd

Project Manager

(a subsidiary of Tan Lai Kim Group of Companies)

Liaising with local authorities on land matters.

Project planning.

Feasible studies and cost planning.

Coordination with Consultants on concept and design development.

Project cost control.

Project progress monitoring.

Mixed Development Township at Cheras Hartamas and Puchong Hartamas

May 2000 – April 2005

Dijaya Corporation Berhad

Assistant Project Manager

(Property Developer)

Liaising with local authorities on land matters.

Project planning.

Feasible studies and cost planning.

Coordination with Consultants on concept and design development.

Project cost control.

Project progress monitoring.

Obtaining C.F.

- (i) Commercial Development consisting of Shopping Mall, Serviced Apartment and 2 Block Signature Office (Tropicana City), Petaling Jaya
- (ii) 1209 units Condominium and 8 unit Shop (Casa Tropicana)
- (iii) Proposed 200 acres mixed development in Ijok, Selangor
- (iv) 2 block shop/office (562 units), 1 block serviced apartment (Casa Suite) and 1 block multi-storey car park, Damansara Intan, Petaling Jaya
- (v) 3 block (472 units) condominium, Casa Damansara, Phase 1 & 2, Petaling Jaya
- (vi) 223 units condominium, Casa Kiara, Mon't Kiara
- (vii) 2 block (360 units) medium cost apartment, Fortune Park, Seri Kembangan, Selangor

November 1999 – April 2000

Pembinaan Woh Heng

Quantity Surveyor

(Contractor)

Cost planning and estimating.

Calling quotation and tender exercise.

Preparing sub-contract tender documentation, tender evaluation and reporting.

Preparing monthly progress claim and sub-contract monthly valuation.

Negotiation and settlement of variation claim and final account.

Bomba HQ in Precint 8, Putrajaya and Mixed development in Teluk Intan

May 1996 – October 1999

Assistant Quantity Surveyor

Juruukur Bahan Projek

(Consultant QS)

Feasibility studies, cost planning and estimating.

Preparing tender documentation, tender evaluation and reporting.

Preparing monthly valuation.

Negotiation and settlement of variation claim and final account.

- (i) Privatisation of Butterworth Outer Ring Road, Penang
- (ii) Mixed development in Rhu Tapai, Terengganu
- (iii) Resort development comprising 72 units chalet, 200 rooms hotel, 18 hole golf course and 450 bungalow lots, Pantai Lagenda, Pekan
- (iv) Subang West Interchange
- (v) Infrastructure works for Kundang Industrial Park, Selangor
- (vi) Building and infrastructural works for BASF Integrated Chemical Site, Gebeng Industrial Park, Kuantan
- (vii) 6 storey office and warehouse for Bonia Corporation Berhad, Cheras
- (viii) 2 storey bungalow, Bukit Tunku, Kuala Lumpur