

Name : Ir. Cheng Yew Leong

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Academic Qualifications:

Jul. 2008 – Jul. 2010 Master of Science in Construction Management
Universiti Teknologi Malaysia, KL

Sept. 1997 – Sept. 1999 Bachelor of Engineering (Honours) in Mechanical Engineering
Oxford Brookes University, United Kingdom

Apr. 1992 – Aug. 1995 Diploma in Mechanical Engineering
Federal Institute of Technology, Kuala Lumpur

Professional Qualifications

Chartered Engineer, Engineering Council (UK), reg:690771

Professional Engineer, Board of Engineers Malaysia, reg:C112274

Senior Member, Institution of Engineers Malaysia, reg:SM20314

Registered Electrical Energy Manager, Energy Commission, reg:PTE00082022

Member, ASHRAE, reg:8429171

Green Building Index Facilitator, reg: GBIF/0432

Certified Facility Management Manager by CIDB, reg:237725

Summary of Profile

He has more than 20 years of diversified project management experience in the area of design, construction, Installation, operations and maintenance of large facilities, including hotels, Healthcare, Commercial office buildings, mixed developments and industrial facilities. After graduating, he commenced work as Mechanical Engineer in a Consulting Engineer firm where he worked extensively in designing building services and troubleshooting complex systems/equipment and conducting testing & commissioning according to ASHRAE standard.

In later years, he joined one of the prominent public listed developer's (UOA Development Berhad) as General Manager overseeing design, development, Construction, operation & maintenance of prestigious projects. His expertise include innovation of air-conditioning and ventilation systems, Sustainable building design & development, Energy management / building management system, Facility Management, Cold / hot water & sanitary plumbing, lighting systems, fire protection and vertical transportation.

In his career, he has performed various roles ranging from design engineer, resident engineer, maintenance manager and project manager.

He holds a Bachelor's degree in Mechanical Engineering and a Master's degree in Construction Management from Universiti Teknologi Malaysia. He is a registered professional engineer with practicing certificate by Board of Engineer Malaysia, Senior Member of Institution of Engineer Malaysia and a Chartered Engineer with Engineering Council United Kingdom. He is also an ASHRAE Malaysia Chapter Committee Member, Registered Electrical Energy Manager with Suruhanjaya Tenaga, Green Building Facilitator's (GBISB), MyCREST Qualified Professional & a Certified Facility Management Manager (FMM level 5) by CIDB.

Summary @ Employers / Position held

Feb. 2022 Present	Position :	Freelance Consultant
Aug. 2017 till Jan 2022	Position : Company:	General Manager, M&E UOA Development Berhad
Apr. 2015 till Aug. 2017	Position : Company:	Assistant General Manager, M&E UOA Development Berhad
Nov. 2012 till Mar. 2015	Position : Company:	Senior Manager, M&E PPB Hartabina Sdn Bhd
Jan. 2007 till Nov. 2012	Position : Company:	Senior Manager, M&E UOA Development Berhad
Feb. 2004 Till Dec. 2006	Position : Company:	Senior Mechanical Engineer Petareka Perunding Sdn Bhd (M&E Consulting Engineer)
Jan. 2000 till Feb. 2004	Position : Company:	Mechanical Engineer Petareka Perunding Sdn Bhd (M&E Consulting Engineer)

UOA DEVELOPMENT BERHAD (Property development company)

@ General Manager

Job Descriptions

- Oversee day-to-day operations, assigning weekly performance goals and assuring their completion.
- Take full leadership of the organisation and lead the coordination of all-site related activities and business processes.
- Lead, coordinating and monitoring the works of M&E Consultants/Contractors/Suppliers to ensure delivery of projects on schedule, within budget and to required quality standard.
- Liaison with government authorities (ie. Bomba, TNB, Telekom, SPAN, MPPJ, etc.) and other relevant bodies to ensure statutory approvals are obtained.
- Maintain project timelines to ensure tasks are accomplished on time
- Develop, implement, and maintain budgetary and resource allocation plans
- Coordinating and managing tendering process to ensure construction cost is competitive and within approved budget
- Tender evaluation and contract award recommendation to top management and executive Committee for approval.
- Responsible for profit and loss, top line and bottom-line of the company
- To conduct initial audit on energy efficiency design & development on existing buildings.
- To establish and review Energy Management, Energy Efficiency policies and resources.
- Coordinating and liaison with Facility Management Department on resolving technical issues and renovation works.
- Feasibility study on Solar Photovoltaic system to be implement on existing buildings.
- Direct and assigned operation & maintenance planning
- Facility & Assets management planning for all management own buildings.
- Review project final account (M&E) and recommend for Management approval.

Design Experiences

- Air-Conditioning System - Chilled-Water and Air-Cooled Chiller System, Water-Cooled Package systems & Split Conditioner systems etc.
- Mechanical Ventilation System – Smoke Control and Management system, Staircase and Lift Lobby Pressurization System, etc.
- Solar Photovoltaic System – Feasibility study, planning, design, testing & commissioning (500kW)
- Fire Protection Systems - Wet Active System, Sprinkler, Fire Detection & Fire Suppression System in compliance with UBBL, British Standard, NFPA Standard, etc.
- Vertical and Horizontal Transportation – Analyze Traffic Characteristic, Occupant Status of Buildings, consideration of travel distance.
- Green building – Audit, design, energy efficiency, planning approval and Certifications.
- Electrical Extra Low Voltage System – Building Energy Management and Automation System, Public address and Fire Communication System, etc.

- Electrical Medium Voltage and High Voltage System – Normal, Essential, Emergency to Uninterruptible Electrical and equipment requirements.
 - involving Design, planning approval of two (2) nos PPU. (Pencawang Pembahagian Utama)
 - Experience in 11KV and 33KV design planning for commercial and residential developments.

Projects Undertaken**Residential Project**

1. **Prima Setapak II**
 - consisting of 22 Storeys medium cost apartment located at jalan Gombak.
2. **Plaza Menjalara**
 - consisting of 18 Storeys medium cost apartment with 3 storey podium shop office at Menjalara, Kepong.
3. **Bangsar South Residence**
 - consisting of 25 & 27 Storeys high-end Condominium with 4 basement car park at Jalan Kampung Kerinchi.
4. **Camellia (Service Apartment)**
 - consisting of 33 storey building and 6 elevated car parks located at bangsar south at jalan kampong kerinchi.
5. **Setapak Green**
 - located at jalan setapak consisting of 26 storey medium cost apartment.
6. **The Villa Pine**
 - located at jalan segambut dalam consisting of 27 units semi detached house with basement car park.
7. **Goodwoods Residence**
 - Consisting of 48 storey condominium with 2 basement car park located at Bangsar South KL.
8. **The Park Resident III**
 - Consisting of 50 storey condominium with 3 elevated car park and 2 basement retails located at Bangsar South, KL

Commercial Project

9. **Komune Hotel & Residences**
 - Consisting of 30 storey building with 650 guest rooms and podium facilities with 10 nos. retail and F&B outlets. The tower equipped with stage of the art facilities at podium levels located at Bangsar South, Jalan Kerinchi.
10. **VE Hotel & Residences**
 - Consisting of 30 storey building with 650 guest rooms and podium facilities with 10 nos. retail and F&B outlets. The tower equipped with stage of the art facilities at podium levels located at Bangsar South, Jalan Kerinchi.
11. **Menara UOA Bangsar**
 - Consisting of 2 Towers, 27 & 48 storeys commercial office building with 4 basement and 7 elevated car parks. 20 nos. of Retails & F&B outlets.
12. **Wisma UOA Damansara II**
 - Consisting of 16 storeys commercial office building with 5 basement and 4 elevated car parks.
13. **Wisma UOA Pantai**
 - Consisting of 8 Storeys Commercial office building and 3 elevated car parks at Jalan Pantai. (Near Telekom Tower)

14. **The HORIZON Phase I** (14 Blocks office Towers)
 - Consisting of 14 tower blocks of 12 Storeys Commercial office building locate at Jalan Kampung Kerinchi sharing of 3 basement car parks with 3000 lots.
 - MSC (Multimedia Super Corridor) Cybercentre status
15. **The HORIZON Phase II** (8 Blocks office Towers)
 - Consisting of 8 blocks commercial office tower with 18 & 20 storey buildings.
 - Green Building Index awarded Gold Provisional Certificates
 - Photovoltaic system (500kW)
 - MSC (Multimedia Super Corridor) Cybercentre status
16. **One Ceylon Hill**
 - 1 Block Hotel consisting of 32 storeys and 354 suites with 5 storeys elevated car parks and a basement level at Jalan Bukit Ceylon.
17. **Bangsar South Club House**
 - Construction of Club House consisting of 4 levels recreational floors and a basement at Jalan Kerinchi.
18. **The Vertical Phase I**
 - Consisting of 3 tower office blocks of 40 storeys with 5 storeys basement car parks.
19. **Komune Living II**
 - Consisting of 15 storey hotel suite and health care centre, 4 storey elevated car park and 2 storey commercial retails located at Tasik Permaisuri, Bandar Tun Razak Cheras, Kuala Lumpur.
20. **Bamboo Hill**
 - 10 PODs of food and beverage (F&B) outlets consists of single storey building with 60,000 sqft.
21. **UOA Corporate Tower**
 - 2 blocks commercial office tower consisting of 38 storey and 9 basement car parks located at Bangsar South, KL.

PPB Hartabina SDN BHD (A Property development company)

@ Senior Manager

Projects Undertaken

Mix Development Project

1. **Hotel Ceylon**
 - 23 storeys hotel located at Jalan Pudu KL.
2. **Puteri Harbour Water Front Development (Johore Bahru)**
 - 4 blocks condominium consisting of 35 storey, 3 block commercial office with 28 storey and Shopping Mall located at Puteri Harbour, Johore Bahru
3. **Ronosain Office Tower**
 - 1 blocks of 16 storey office consists retail outlets at grd and upper floor located at Penang Island.
4. **Santinon Apartment**
 - 2 blocks of 15 storeys apartment at Johore Bahru.

PETAREKA PERUNDING SDN BHD (M&E Consulting Engineer)
@ Senior Engineer

Job Description

- Lead, coordinating and monitoring the works of M&E Consultants/Contractors/Suppliers to ensure delivery of projects on schedule, within budget and to required quality standard.
- Liaison with government authorities (ie. Bomba, TNB, Telekom, SPAN, MPPJ, etc.) and other relevant bodies to ensure statutory approvals are obtained in accordance with approved program.
- To conduct initial audit on energy efficiency design & development on existing buildings.
- To establish and review Energy Management, Energy Efficiency policies and resources.
- Coordinating and managing tendering process to ensure construction cost is competitive and within approved budget.
- Tender evaluation and contract award recommendation to top management and executive Committee for approval.
- Coordinating and liaison with Facility Management Department on resolving technical issues and renovation works.
- Review project final account (M&E) and recommend for Management approval.

Projects Undertaken

Residential Project

1. **Hartamas Regency I**
 - 16 storeys high-end Condominium 246 units at Sri Hartamas.
2. **Tijani South**
 - 2 blocks of 15 storeys high-end condominium 154 units at Bukit Tunku.
3. **PJ Development**
 - 2 blocks of 27 storeys apartment consists of 312 units at Butterworth, Penang.
4. **Danga Bay**
 - 4 blocks of 15 storeys apartment at Johore Bahru.
5. **Endah Puri**
 - 2 blocks of 20 & 19 storeys apartment 292 units at sri petaling.
6. **Hartamas Regency III**
 - 2 blocks of 32 & 30 storeys high-end condominium 180 units at sri hartamas.
7. **Damansara South**
 - 54 units of semi-detached house at Damansara.
8. **Swiss Garden, Hotel**
 - Proposed 38 storeys hotel (632 rooms) and 30 storeys condominium (168 units) at Jalan Galloway, K.Lumpur.

Commercial Project

- 9. Ministry of Finance (MOF)**
 - 12 storeys Commercial office building for Ministry of Finance at Putrajaya.
- 10. Ministry of Registration (MOR)**
 - 15 storeys Commercial office building for Ministry of Registration at Putrajaya.
- 11. Ministry of Information (MOI)**
 - 37 storeys Commercial office building for Ministry of Information at Putrajaya.
- 12. Public Bank, Kemboja**
 - 12 stories Commercial office building for Public Bank Berhad at Kemboja.
- 13. Medan Selayang**
 - 3, 6 & 8 storeys shop-office (Medan Selayang) at daerah gombak, K.Lumpur.
- 14. Giant Hypermarket**
 - 2 storeys Commercial Giant Hypermarket at Bandar Tasik Permaisuri, Cheras.
- 15. Permas Jaya Shopping Mall**
 - Proposed 5 storeys Commercial Shopping Complex at Permas Jaya, Johore.

Industrial Project

- 16. Shell Malaysia (Butterworth Depots)**
 - Design & Construction of Dual Additive Injection System for M/S Shell Malaysia Sdn Bhd at Butterworth Depots Penang, Tanjung Gelang Depots Kuantan, Pasir Gudang Depots Johore Bahru, Sepang Bay Depots Sabah and Kuala Baram Depots Sarawak.

Infrastructure Project

- 17. Mont' Kiara Master Plan (Water Supply)**
 - Mechanical & Electrical works for pumping station for Integrated Water Supply Scheme for Mont' Kiara, Master Plan.
 - 19. Pumping station (Sungai Petani)**
 - Mechanical & Electrical works for pumping station for Integrated Water Supply Scheme for OSK Properties Sdn Bhd at Sungai Petani.
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