

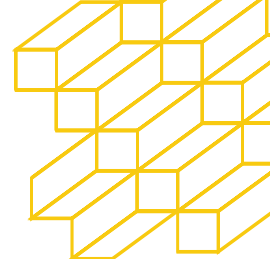


# WHAT MAKES US TRUSTWORTHY



“ NO MATTER WHAT  
CHALLENGES WE MIGHT  
ENCOUNTER ALONG THE  
WAY, PUBLIC SAFETY  
REMAINS OUR TOP  
PRIORITY.”

**- Ir. Dr. Justin Lai Woon Fatt**  
*Founder & Managing Director of  
IPM Group*



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# “ CUSTOMERS ARE OUR PRIORITY PUBLIC SAFETY IS OUR RESPONSIBILITY ”

Dear friends and colleagues,

I would like to express my deepest gratitude to every member of my team who has done his or her part by putting company's interest as the priority. Without any of you, we would not have made it this far. Therefore, I think it is time to expand IPM and introduce our group to the world not only within construction field.

IPM prioritises our customers and takes care of public safety. No matter how our brand might evolve and how people's perceptions might change in the future, these two values will always be a part of our spirit as a member of IPM. And I believe with this spirit in every one of us, we will always be able to achieve our ultimate goal, which is to achieve customer's satisfaction while accomplishing our commitments on excellent quality during every stage of a project.

**Let's strive together for a better future.**

Respectfully yours,

**Ir. Dr. JUSTIN LAI WOON FATT**  
Founder & Managing Director of IPM Group





# ABOUT IPM

IPM, initially known as “Integrated Project Management”, was established in 2008. IPM is a consultancy firm that provides various professional consultancy services in the building and construction industry.

With our resources and expertise, IPM provides comprehensive and quality services from design to construction, and from planning to completing projects within the stipulated time, budget, and quality requirements set forth by the client.

## PROFESSIONAL MINDS

Our constituent members comprising the technical and conceptual brain trust are all highly educated professionals with vast experience in handling projects of both private and public sectors. We are also associated with many professional organisations and institutions, which enable us in obtaining state-of-the-art technology in professional consultancy services.

## STELLAR TRACK RECORDS

Besides, our key persons and team members are also experienced and conversant with the requirements of all relevant government’s procedures, rules, and regulations. Over the past few years, IPM has accumulated varied track records on prestigious industrial, commercial, residential, institutional, hotels & resorts, temples, factories, and warehousing projects, as well as infrastructure works such as road, drainage, water supply, and sewerage.

### ENGINEERING CONSULTANCY



Core Services:  
Civil, Structural,  
Mechanical, Electrical

### ARCHITECTURAL CONSULTANCY



Core Services:  
Architectural, Interior,  
3D Rendering

### MASTER PLANNING CONSULTANCY



Core Services:  
Master Planning,  
Land Matters,  
Landscape

### COST PLANNING CONSULTANCY



Core Services:  
Cost Planning, Contract,  
Feasibility Study



# KEY PERSONS

## Leading a Team of Great Experts

Ir. Dr. Justin Lai is a registered Malaysian, ASEAN, and International Professional Engineer, specialising in civil & structural engineering. Upon graduation, he was engaged as a design engineer at a civil & structural engineering consultancy firm, where he gained his first few years of professional working experience. In August 2008, Ir. Dr. Justin established a project management firm named IPM Engineering. Believing that without great engineers there will be no great civilisation, Ir. Dr. Justin recruits young engineers and nurtures them to become the future pillars of civilisation. IPM has been expanding robustly in recent years under his leadership.

Ir. Dr. Justin's determination and mental psyche makes the impossible possible. His persistence helps jump start young engineers in their entrepreneurial journey, making IPM the first professional engineering consulting firm to be granted a Franchise License by the Government of Malaysia. Tapping the unleashed synergy, IPM is transformed into a platform for professionals to establish a collaborative business relationship in different forms of value exchange. IPM now comprises of multi-disciplinary professionals that possess comprehensive know-how across industries.

Apart from leading IPM to a company milestone and overseeing the execution of the many on-going projects, Ir. Dr. Justin is also playing an active role as the Investigating Committee of the Board of Engineers Malaysia (BEM). His efforts in improving the construction industry can also be seen from his past involvement in the Industry Advisory Panel of Universiti Tunku Abdul Rahman from the year 2015 to the year 2018. Besides, he is also the Committee Member of The Boss Club of Malaysia and Registered Property Manager (PM) of The Board of Valuers, Appraisers, Estate Agents and Property Managers (BOVAEP).

Ir. Dr. Justin's creative leadership and business acumen won him one of the Top 30 Finalists in the Junior Chamber International Ten Outstanding Young Malaysian (JCI TOYM) Award in the year 2014 and 2016. He was awarded The IEM Young Engineer Award 2015 by the Institution of Engineers, Malaysia; and was selected as one of the Top 30 Semi-Finalists in the JCI Creative Young Entrepreneur (JCI CYEA) Award in the year 2016 and 2017.

### Founder & Managing Director Ir. Dr. Justin Lai Woon Fatt

**B.Eng (Hons)** Bachelor of Engineering (Honours) (Civil)  
**M.Eng** Master of Engineering (Civil)  
**DBA** Doctor of Business Administration  
**P.Eng** Professional Engineer with Practising Certificate  
**ASEAN Eng.** ASEAN Engineer  
**ACPE** ASEAN Chartered Professional Engineer  
**APEC Eng.** APEC Engineer  
**IntPE** International Professional Engineer  
**MIEM** Member of The Institution of Engineers, Malaysia  
**MREAM** Member of Road Engineering Association of Malaysia  
**MGBC** Member of Malaysia Green Building Confederation  
**PM** Registered Property Manager





## **Ir. Pr. Hj. Redzuan B. Ab. Rahman**

**B.Eng (Hons)** Bachelor of Engineering (Honours) (Civil)  
**P.Eng** Professional Engineer with Practising Certificate  
**CCPM** Certified Construction Project Manager

Ir. Pr. Hj. Redzuan is a certified Construction Project Manager with more than 35 years of working experience, covering many aspects of the civil, building, and construction industries. His field of expertise includes engineering construction, engineering, and construction contracts, estimating, tender bids, building materials, and procurement, project planning, management and cost control, and subcontract management.

Ir. Redzuan has vast project management experience in industrial type structures, civil works, and infrastructure works. He has managed a great number of multi-million worth projects such as the construction of Jasin Technical School Complex, main access road package in Putrajaya, high-rise apartments in Johor Bahru, hostel blocks in USM and ILKAP, upgrading work of Ungku Omar Polytechnic Ipoh, and currently the upgrading and beautification work in Masjid Jamek area.

He was the Chief Resident Engineer responsible for the construction of the elevated highway from Damansara to Shah Alam (DASH). Besides, he was also the General Manager responsible for the construction of Iskandar Coastal Highway from Johor Bahru to Nusajaya, and the reclamation work of Precinct F1 and A2 Island at Danga Bay. Owing to his contribution in improving the transportation systems and consequently the living standards of Malaysia, he was awarded the very rare and prestigious "Pr."



## **Ir. Dr. Goh Hui Hwang**

**PhD** Doctor of Philosophy (Electrical Engineering)  
**P.Eng** Professional Engineer with Practising Certificate  
**CEng** Chartered Engineer

Ir. Dr. Goh Hui Hwang is a practising electrical consultant, Registered Electrical Energy Manager, and ex Associate Professor at the Faculty of Electrical and Electronic Engineering, Universiti Tun Hussein Onn Malaysia (UTHM). Currently, he is the Professor and Junwu Scholar at the School of Electrical Engineering, Guangxi University. His technical interests and expertise include electrical engineering, power systems, renewable and sustainable energy, embedded power generation, wavelet analysis, load shedding, and data mining.

Since 2008, Ir. Goh has been dedicating his profession to leading various research projects, putting his main focus on fostering innovation, development, and testing of new technologies that can be used to address sustainable energy issues in the developing world. He has won medals from many international expos, for the significant contributions of his innovations to the progress and welfare of the community.

On top of his academic leadership, he is also playing an active role in The Institution of Engineers, Malaysia (IEM) as a co-opted Executive Committee Member of the Southern Branch and ex Advisor of IEM Student Section UTHM. He is also a Senior Evaluation Panel Member for Engineering Accreditation Council (EAC) and Engineering Technology Accreditation Council (ETAC) of the Board of Engineers Malaysia (BEM). Besides, he is also a Fellow of the ASEAN Academy of Engineering and Technology (AAET), Fellow of the Institution of Engineering and Technology (IET), and Fellow of The Institution of Engineers, Malaysia (IEM).





## Ir. Khairul Sulaiman

**B.Sc** Bachelor of Science (Mechanical)  
**P.Eng** Professional Engineer with Practising Certificate  
**SMIEM** Senior Member of The Institution of Engineers, Malaysia

Graduated in 1991 from Western New England College, Springfield, Massachusetts, USA, Ir. Khairul Sulaiman has accumulated 25 years of hands-on experiences in power generation and oil and gas sectors in Malaysia. His primary experiences came from the power generation sector where he enhanced his operations and maintenance skills in Thermal and Combined Cycle Plants, namely gas turbines, waste heat boilers, and steam turbines. His maintenance experiences include gas turbines overhauls and scheduled inspection for Tenaga Nasional Berhad and Independent Power Producers (IPP) gas turbine fleets of different make and models. His other interests are Vibration Analysis, Thermography, and Boroscope Inspections.

Ir. Khairul joined Sabah Shell Petroleum Company Limited in 2009 where he was involved in Malaysia's first deepwater oil and gas project, Gumusut Kakap and Malikai TLP projects. He is well-versed in Technical Standards philosophy such as design and engineering manuals, ASME, BS, ABS, DNV offshore standards and API for the oil and gas deepwater fabrication and construction projects. Ir. Khairul and his team were awarded the Shell Global Quality Recognition for their excellent performance and Best Practice in Shell for Flawless Project Delivery (FPD) and Equipment Preservation for the Malikai TLP project.

Ir. Khairul is a Senior Member of The Institution of Engineers, Malaysia and serves as an Executive Committee Member Professional Engineer with Practising Certificate of The Institution of Engineers, Malaysia (Southern Branch) in Johor Bahru. He is also an Industrial Advisory Panel Member of Mechanical Engineering Faculty for Universiti Teknologi Malaysia (UTM), Malaysia from 2017 to 2018.



## Ir. Hj Faradiah Bt Hj Moctar

**B.Eng (Hons)** Bachelor of Engineering (Honours) (Electrical & Electronics Engineering)  
**P.Eng** Professional Engineer with Practising Certificate  
**MIEM** Member of The Institution of Engineers, Malaysia

Ir. Hj Faradiah Bt Hj Moctar is a professional electrical engineer, graduated from Universiti Tenaga Nasional (UNITEN), with Bachelor of Engineering (Hons) in Electrical & Electronics in 2002.

She began her career in Johor Bahru and gained extensive experience focusing on the M&E consultancy in the building and construction industry. She involves in the entire process from front-end design, awarding of projects to the construction and completion. Her responsibilities comprised of coordination of all phases of projects, which includes designing, reviewing, managing, troubleshooting problems, scheduling, cost control and also coordinating all participating contractors. Over the years, Ir. Hj Faradiah has been involved in a wide range of projects including residential, high rise, commercial, industrial, infrastructure, and educational buildings.

With her vast experience in designing Electrical Services for HT & LT System, Telephone Services, MATV Services, Closed Circuit Television System and Public Address Services, she was conferred Professional Engineer by Board of Engineers Malaysia at the age of 29.



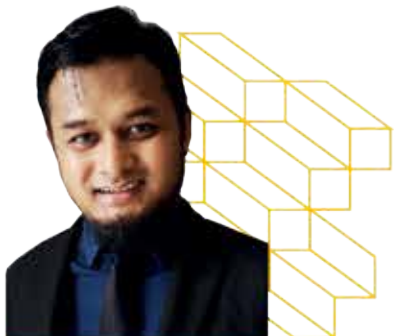
## Ar. Lee Wee Meng

**B.Arch (Hons)** Bachelor of Architecture (Honours)  
**LAM** Professional Architect of Board of Architects Malaysia

Graduated from the University of New South Wales, Sydney, Ar. Lee Wee Meng is a professional architect with over 30 years of experience in architectural design. Ar. Lee possesses exceptional skills and experience in planning, detailing, designing and coordinating projects both in the public and private sectors particularly in commercial and residential projects.

With his dedication and leadership, Ar. Lee has built up a reputation for an exceptionally high level of partners and client interaction by embodying every project with ample care and concern. Owing to his excellent interpersonal skills, Ar. Lee is highly associated with external consulting engineers to ensure that the spaces designed are not only aesthetically pleasing, but also practical for occupants. He always considers projects' economic viability in their designs and continuously strive for optimum design solutions.

Ar. Lee also has a great interest in environmentally friendly and sustainable building practices and has been actively incorporating into his recent projects. Ar. Lee is committed to continuously strive to uphold professional ethics while embracing responsibilities towards environmental awareness.



## Ar. Azizul Azwar Bin Abd Aziz

**B.Arch (Hons)** Bachelor of Architecture (Honours)  
**LAM** Professional Architect of Board of Architects Malaysia  
**PAM** Member of Malaysian Institute of Architects

Ar. Azizul Azwar Bin Abd Aziz is a professional architect with over 10 years of experience, graduated from Universiti Teknologi Malaysia (UTM), with a Bachelor of Architecture (Hons). His field of expertise includes design development, project management, green building and data digitalisation in building surveys.

After graduated, he worked in the private sector for architectural consulting firms and developers, as well as in the government sector with Jabatan Kerja Raya (JKR). Therefore he possesses unique skills and knowledge from design development until project implementation with consideration of time, cost, quality, safety and in line with business marketing strategy.

Besides career, Ar. Azizul is an active PAM member, involve in PAM events at the international level collaborating with other ASEAN architects. In the interest of his enthusiasm and passion to educate and mentoring young architects, he is the part-time lecturer in Universiti Sains Islam Malaysia (USIM) and actively mentoring future architects to prepare for the professional examination in Malaysia.





## **LAr. Susanna Nazaruddin**

**B. Landscape Arch (Hons)** Bachelor of Landscape Architecture (Honours)  
**ILAM** Corporate Member of Institute of Landscape Architects Malaysia

LAr. Susanna Nazaruddin is a registered and practicing Landscape Architect with over 22 years of experience. LAr. Susanna specialises in providing landscape consultancy services for various types of projects comprising of commercial, institutional, residential, recreational, and mixed development for both private and government clients. As of 2017, LAr. Susanna Nazaruddin is a Certified Arborist (aka Tree Doctor) and has held consultancy sessions with Miri City Council, focusing on Tree Pruning.

After the economic downturn in the year 1997, LAr. Susanna attended numerous courses and was mentored by internationally renowned entrepreneurial gurus and property experts. Parallel with the keenness to excel and perform, the exposure from being a participant of IATSS Forum No. 37 allowed LAr. Susanna to experience Japanese quality culture first hand in Suzuka, Mie Prefecture, Japan and at various other towns and cities in Japan with renowned and knowledgeable gurus. LAr. Susanna has also equipped herself with knowledge in ISO 9001 QMS and SIRIM Lead Auditor training.

Concurrent with exploring different types of business endeavours, LAr. Susanna is an active Corporate Member of the Institute of Landscape Architects Malaysia (ILAM). In addition, UTM Alumni Association recognised LAr. Susanna's constant assistance throughout the years either directly or indirectly.



## **Bernard Tan Keat Khai**

**B. Arch** Bachelor of Architecture

After graduating from the University of Newcastle, Australia with a Bachelor of Architecture, Bernard Tan has handled and worked on numerous projects since the year 2001 in Johor. Since Bernard has started practising, he was given the opportunity to manage and coordinate development projects ranging from residential, industrial to commercial with a broad variety of client base comprising mostly developers.

Currently, Bernard has significantly involved in project and authorities' coordination as well as contract administration. He is currently the Honorary Advisor of the Johor Master Builder Association.

# ADVISOR



## Y.Bhg. Dato' Ir. Fong Tian Yong

**B.Eng** Bachelor of Engineering (Civil) Singapore  
**P.Eng** Professional Engineer with Practising Certificate  
**ASEAN Eng** ASEAN Engineer

Formerly the Deputy Director General of the Ministry of Housing & Local Government, Advisor of Minister of Housing and Local Government and President of Technological Association of Malaysia (TAM), Dato' Ir. Fong Tian Yong is now Executive Director of the Malaysia China Business Council (MCBC). He has more than 40 years of working experience engineering works such as road work design and construction, project management of building construction, policy formulation for building control, and drafting of government's master plans, guidelines, and legislation.

When he was the Deputy Director-General of the Local Government Department, the development of the New Villages came under one of his divisions – the Village Development Division. This provided him the opportunity to work with residents of Chinese New Villages all around West Malaysia in his effort of drafting the New Village Master Plan, which has then significantly improved the living standards of the new villages.

Dato' Ir. Fong is also a member of the Investigating Committee of Board of Engineers Malaysia (BEM), a member of Bar Council Disciplinary Committee, and the editor of "The Ingenieur" magazine. He is also the co-author of the book "The New Villages in Malaysia: The Journey Ahead."



# VISION MISSION & GOAL



## 2008

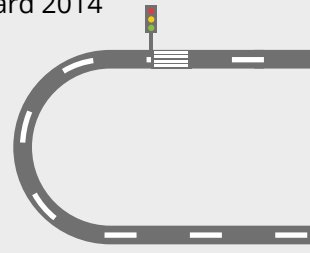
Established as a small company, the pioneering years of IPM

## 2013

- Certified by CI Certification International – ISO 9001:2008 Certification
- Received Membership Certificate from MPC – Malaysia Productivity and Innovation Class (MPIC)
- Intervensi Pembangunan Kandungan Pengetahuan bagi Firma MyKe
- Rated 4 STAR by SME Competitive Rating for Enhancement (SCORE)
- Received Trade Mark Certification from Intellectual Property Corporation of Malaysia

## 2014

- Received:
- Malaysian Brand Award 2014
  - Enterprise 50 Award







**VISION**

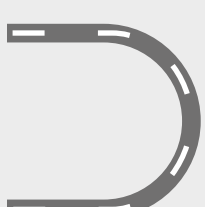
We aim to be ASEAN's largest professional consultancy firm in the building and construction industry, contributing to great civilisation in ASEAN region.

**MISSION**

We are committed to deliver first class quality services to all stakeholders in the building and construction industry.

**GOAL**

Through the establishment of 35 chain offices and 300 franchise offices, our ultimate goal is to expand our services to the ASEAN region.



Implementation of FASTIC® System

**2015**



**FIRST**  
Malaysia's Engineering Consultancy Franchise License

**2016**



The Malaysia Book of Records

**2017**



ISO 9001:2015 Certification

**2018**



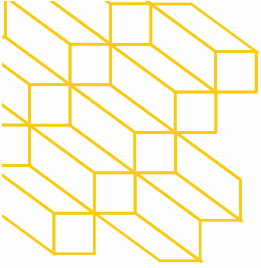
**IPO**  
Aim to open the **35<sup>th</sup>** chain office



Aim to have **300** franchisees







# OUR CORE VALUES ARE THE BEST

# QUALITY POLICY

IPM, as a provider of professional consultancy services and integrated project management services in building and construction industry, regards customers as our Driving Force to provide outstanding quality, speed, services, and value. We focus on customers' requirements, expectations, and strive to continuously improve the effectiveness of our Quality Management System (QMS). Our ultimate goal is to achieve customers' satisfaction while accomplishing our commitments on excellent quality at every stage of our services; before, during, and after completion of a project. We are committed to comply with the requirement of the QMS by continuously pursuing on:



## P - PROFESSIONALISM

We are committed to the highest standard of ethics and professionalism in all that we do. Keeping public safety as our top priority, we use our professional knowledge and skills for the benefit of the community at large.



## E - EXCELLENCE

We work with international service quality standards to create value that exceeds clients' expectations. We always put our major focus on generating zero-error drawings to secure a perfect foundation in any construction work.



## E - EFFICIENCY

We strive to achieve completion of work within the stipulated time. Through the implementation of our FASTIC® System, our efforts are aimed at improving productivity and efficiency in all areas.

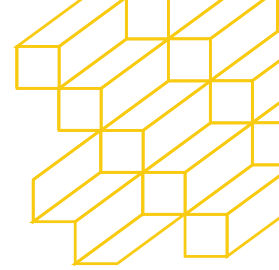


## R - RELIABILITY

We take responsibility to ensure fluid project progress. With the implementation of FASTIC® System, clients can rely on us for good coordination and communication, fast response, smooth progress, and speedy delivery of work.

PIONEERING ENGINEERING CONSULTANCY

# FRANCHISE



Holding strong to our Group's Vision, our business roadmap focuses on expanding our network through Franchise in the ASEAN region. We have built up a strong foundation in our Central Management Hub, we can ensure a successful combination of keeping overheads to a minimum and fully supporting our Chain Offices and Franchisees via our FASTIC® System.



## THE VALUES WE BRING



CENTRAL HUB



LARGE NETWORK



STRONG BRANDING



STRONG TECHNICAL



REDUCED COST



SUPPORTIVE



CONTINUOUS  
TRAINING



PERSONALISED  
ACCOUNTING



IN-HOUSE  
OPPORTUNITY



QUALITY CONTROL

# FASTIC® SYSTEM

IPM'S KEY TO FAST & SAFE APPROACH

## IPM's FASTIC® System

### The common challenges:

Time performance is one of the fundamental criteria for success of any construction project. A delay in project may cause losses in time, cost, and eventually the quality of the project. Unfortunately, construction projects are often delayed due to design and documentation issues, which are highly correlated to poor coordination and communication.

### IPM's Solution:

Our success in securing fluid project progress is attributed to the implementation of FASTIC® System, which is our in-house developed system used to facilitate communication and coordination between parties, and to monitor project planning, scheduling, progress, and status.

## Our FASTIC® System ensures:

### A) Speedy Drawing Submission

We have sufficient manpower to facilitate the submission for approval as soon as our clients have confirmed the drawings.

### B) Quick Response

We have experienced personnel to respond to government's comments in the shortest of time to ensure fast approval of drawings.

### C) Constant Monitoring

We are proactive in status monitoring and we follow up our submissions very closely to provide instant updates to our clients.

### D) Systematic Documentation

All corresponding documents are filed safely and organised systematically for easy tracking.





## IPM's Safety Measures

### **The common challenges:**

Most defects in construction projects are due to human error, particularly due to problems arising in the design stage. These problems include poor communication, inadequate information or failure to check information, inadequate control, lack of technical expertise and skills, and ineffective feedback leading to recurring errors.

### **IPM's Solution:**

Nothing weighs more than public safety. In IPM, we understand that it is only when we could generate strong foundation during the initial stage, that we could achieve minimal defect in the final construction. For this reason, we always put our major focus on generating zero-error drawings to ensure a perfect foundation and structure of the building.

### **Safety Measure 1 – Effective Communication**

With the aid of our FASTIC® System, we have ensured an effective coordination and avoided any possible communication breakdown during the design stage.

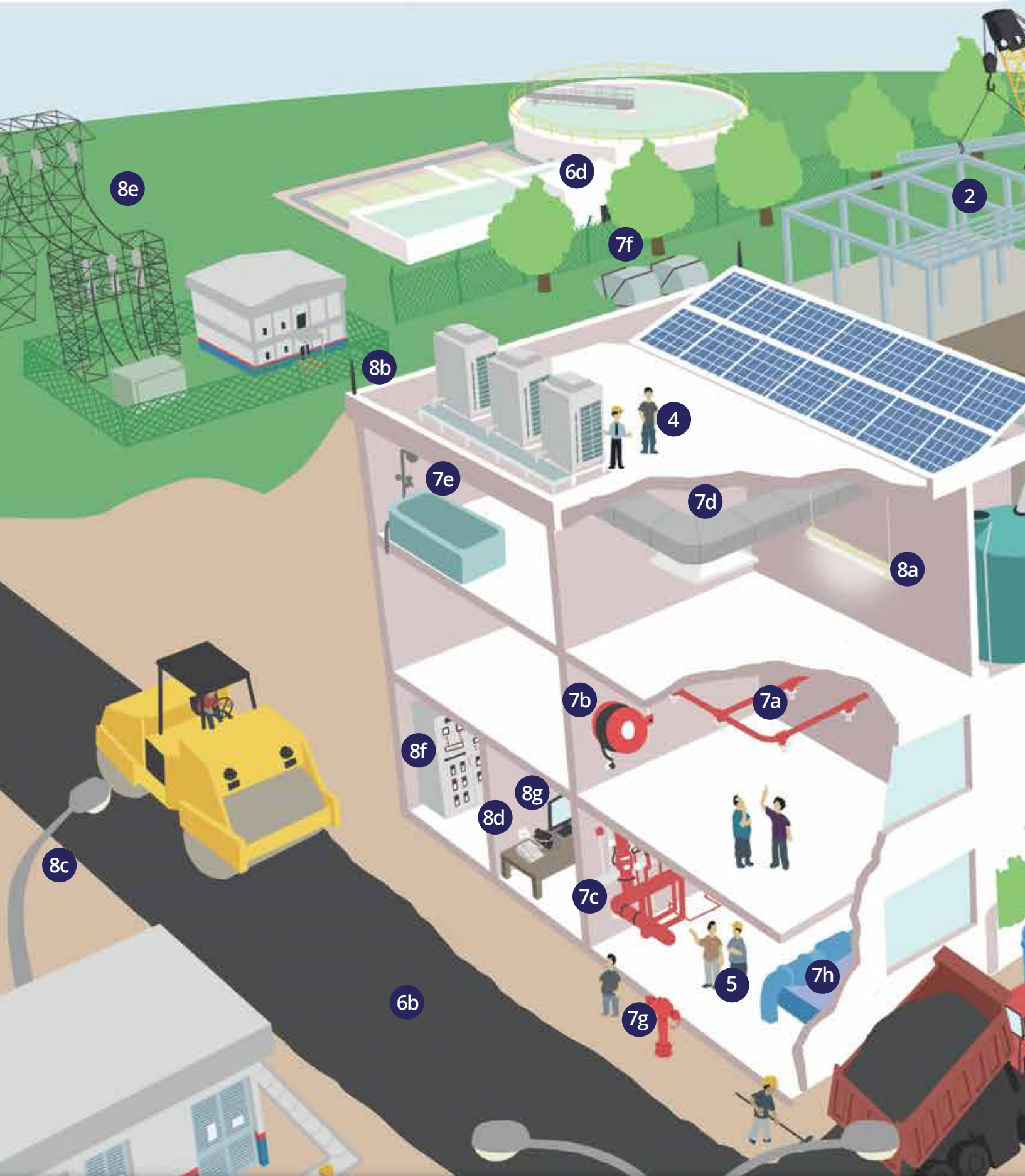
### **Safety Measure 2 – Centralised Control**

All technical drawings produced will be submitted to the Central Management Hub to be checked by a team of experienced professionals. Further amendment and checking are performed before it is endorsed for submission.

### **Safety Measure 3 – Computer Aided Checking**

In order to maximise our resources and to minimise any human errors, we have invested a considerable amount to upgrade our computer system and server system. Every single detail in our drawings and checking processes are aided by the latest design and detailing software.





# OUR EXPERTISE

SCOPE OF SERVICES

- 1. Architectural
- 2. Structural
- 3. Geotechnical
- 4. Master Planning
- 5. Cost Planning

- 6. Civil
  - 6a Earthwork
  - 6b Road & Drainage
  - 6c On-Site Detention
  - 6d Sewerage
  - 6e Water Reticulation



## 7. Mechanical

- |                                            |                           |
|--------------------------------------------|---------------------------|
| 7a Sprinkler System                        | 7f Mechanical Ventilation |
| 7b Hose Reel System                        | 7g Hydrant System         |
| 7c Wet Riser System                        | 7h Pumping System         |
| 7d Air Conditioning System                 |                           |
| 7e Cold Water Plumbing & Sanitary Plumbing |                           |

## 8. Electrical

- |                                  |                                   |
|----------------------------------|-----------------------------------|
| 8a Internal Lighting             | 8f MSB<br>(Main Switch Board)     |
| 8b Lightning Protection          | 8g HSBB<br>(High Speed Broadband) |
| 8c Street Lighting               |                                   |
| 8d Telephone Infrastructure      |                                   |
| 8e Electrical/Electricity Supply |                                   |





# KEY PROJECTS

IPM not only has the manpower but also strong team communication to manage multiple construction projects concurrently. With our profound professional consultancy and project management services, we can provide a complete array of project services including:

- Township Planning
- Conceptual Design
- Iconic Building
- Mixed Development
- Apartment
- Bungalow
- Factory
- Industrial Park
- Showroom
- Shop Office
- Bistro
- Fast Food Retail
- Hotel & Resort
- School
- Petrol Kiosk



# INDUSTRIAL DEVELOPMENT

Master infrastructure planning and design for a 417 acres large industrial park in the Southern region of Malaysia. IPM's industrial development design includes factories design in micro-scale, and getting into macro planning is also IPM's strength to deliver quality job for the clients.







# INDUSTRIAL DEVELOPMENT

The manufacturing factory in Klang consists of 3 office warehouses, 9 manufacturing lines and 1 standalone canteen that caters to all staff of the factory. The 12.5 acres site master planning revolves around efficiency and modernism. The architectural approach for the factory is to be simplistic and allowing a certain level of transparency to showcase the works of the company. The identity for the company's brand is also integrated throughout the design, especially in facade treatment. Lastly, the overall planning aims to create an impactful image for the company, giving a fresh look for the company and put the company to higher ground on the international market.



# MIXED DEVELOPMENT

The Snow City Resort is a proposed mixed development which consists of hotel and condominium development with a wide podium housing the ASEAN's largest Snow World. Situated alongside the waterfront of Malacca River, the site has great potential to erect an iconic landmark at Malacca riverfront skyline. The proposed building shall emerge as Malacca's iconic Ice Monument, which will appear as if it is carved out from a single block of ice by nature. Every architecture element will be inspired by the character of Ice Mountain, which is created naturally over hundreds of years by natural forces such as wind and water.





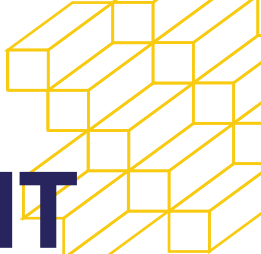
# COMMERCIAL DEVELOPMENT

The Cheras Eco Park is a proposed master planning to introduce an eco-friendly lifestyle to the town. It intends to pull the crowd to this natural oriented park that has a mini mall, event spaces, night market, observation tower, and boutique resorts to stay in. The park is a Public and Private Partnership project whereby the mutual goal is to bring in a healthy and sustainable awareness to Cheras, getting people nearer to nature while enjoying the local culture of food and fun.





# HIGH-RISE DEVELOPMENT

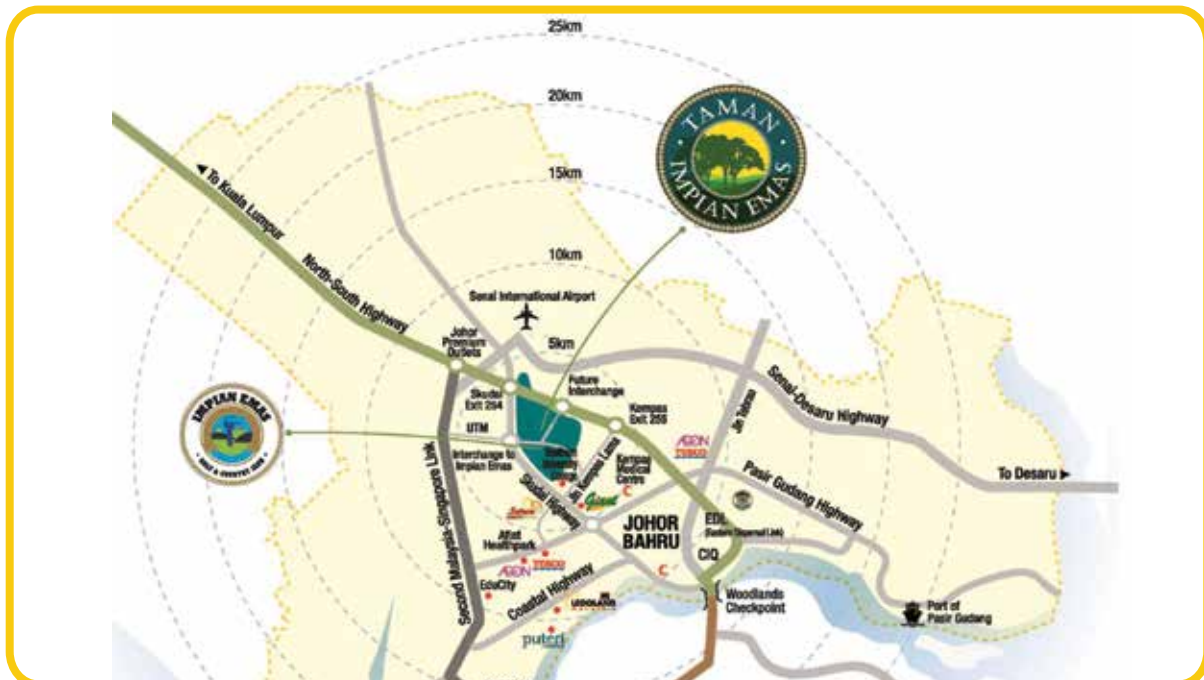


A luxurious mixed-use high-rise situated in Rawang with confinement facility and family suites with integrated self-sustainable facilities like sport facilities, shopping area, recreational mini park, recovery area, health care facilities, religious facilities, etc. The project intends to provide a comprehensive and relaxing experience for young mothers to go through the confinement process. While being in the facility, the family can come over to visit the young mother without hassle. The overall concept is to bring in light and comfort for the residents which ultimately makes the recovery process better.



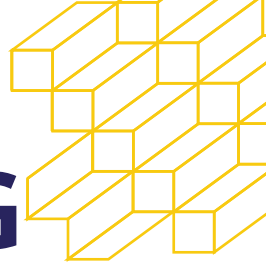
# TOWNSHIP DEVELOPMENT

A luxurious self-contained neighbourhood consisting of integrated commercial, residential and light industrial areas, with more than 4,000 units of homes and convenient access to North-South Highway, Skudai Highway, and the new Impian Emas Interchange. Impian Emas is centrally situated in the "Iskandar Malaysia", the new economic zone of South East Asia.





# AFFORDABLE HOUSING DEVELOPMENT



A local affordable housing scheme with 333 townhouses built on 16 acres land with mixed typologies of residential buildings like bungalows, semi-detached houses, terrace houses and low cost apartments being planned and built on the 174 acres site. The housing scheme is a PPA1M project collaborating with a private developer which is part of the Public-Private Partnership initiative. The affordable housing aims to create a liveable and living environment for government servants.





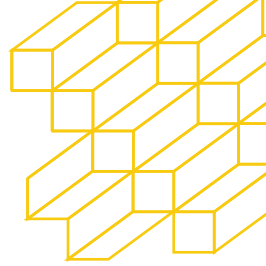


# INDUSTRIAL DEVELOPMENT

IPM has been very familiar and specialized with factories design whereby from architectural design to structural design, the firm can cover the scopes under one roof and provide the customer with a satisfactory proposal. The main values that IPM wants to deliver to the client in factory projects are efficiency, simplicity, and functionality.



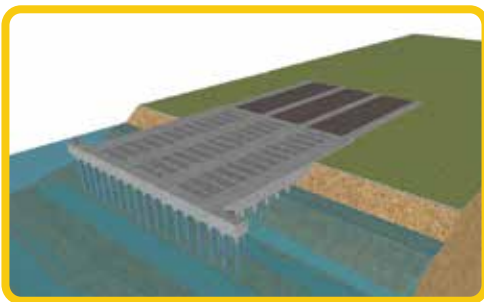
# OTHER PROJECTS



## APARTMENT

Type : 46-storey Serviced Apartment  
Location : Cahaya Kota Putri, Johor Bahru  
Client : Welton Development Sdn Bhd  
Unit : 1,134 units

The project, Green Haven, is being touted as a beautiful, nature-inspired abode in the pulse of Iskandar Malaysia and one that overlooks Singapore's northernmost skyline, in a bid to woo investors. It incorporates personalised facilities such as a mini theatre, library, café, gourmet kitchen, and an about 540-metre jogging track. A sky bridge at the 30th storey includes an observation deck that offers breathtaking, panoramic views across the straits.



## JETTY

Type : Load-Out Jetty  
Location : Tanjung Kupang, Johor Bahru  
Client : Dyna-Mac Engineering Sdn Bhd  
Unit : 1 unit

Construction of a 50-metre long, 31-metre width marine load-out jetty with a loading capacity of 150 kN/m<sup>2</sup>.



## SCHOOL

Type : International School  
Location : Permas Jaya, Johor  
Client : Real Education Group Sdn Bhd  
Built-up area : 71,750 sf

Schools are places to nurture and develop children. Therefore, we always ensure that the school buildings are complying with all the design codes and local requirements to protect the safety of students.



## BUNGALOW

Type : Bungalow  
Location : Ledang Heights, Johor  
Client : Plogmann Oliver  
Built-up area : 9,800 sf

We provide services for the design of bungalows which portray an expression of modern, stylish, and contemporary architecture. Our designs strike an effective balance between aesthetics and safety of our clients' living spaces.



## MEDIUM INDUSTRY FACTORY

Type : Factory  
 Location : Masai, Johor  
 Client : Dynaciate Engineering Sdn Bhd  
 Built-up area : 75,000 sf

Besides meeting the functional and financial criteria established at the outset, we also grab every opportunity to make aesthetic decisions throughout the design process, including optimizing the internal space and maintaining the modernity of the facade.



## FAST FOOD

Type : Fast Food Retail  
 Location : Kulai R&R, North-South Highway  
 Client : Uni Eco Management Sdn Bhd  
 Built-up area : 4,089 sf

IPM has been providing design services to various fast food retails including Starbucks Coffee, Burger King, and KFC. Our expertise in project and cost management allows us to ensure our clients receive a quality project at the cost they expect.



## PETROL KIOSK

Type : Petrol Kiosk  
 Location : Kulai R&R, North-South Highway  
 Client : Uni Eco Management Sdn Bhd  
 Built-up area : 7,300 sf

As we are familiar with the applicable safety requirements and laws and regulations, BHPetrol and Caltex have trusted us in designing their petrol stations.



## HOTEL

Type : Hotel  
 Location : Johor Bahru, Johor  
 Client : Bliss Boutique Hotel  
 Built-up area : 24,640 sf

Modern, vibrant, and alluring, this hotel consists of 47 guest rooms with individual themes including 16 Boutique Rooms, 30 Designer Rooms, and a Luxury Suite, making them all look attractive and special in every manner.



# EVER-EXPANDING CLIENTELE

A' Famosa Golf Resort Berhad  
Ace Empire Development Sdn Bhd  
Asiatic Property Holding Sdn Bhd  
Avery Malaysia Sdn Bhd  
BASF (Malaysia) Sdn Bhd  
BD Cranetech Pte Ltd  
Biocon Sdn Bhd  
Bluescope Lysaght (Singapore) Pte Ltd  
CFM Holding Sdn Bhd  
China Railway Tunnel Survey & Design Institute  
China State Construction Engineering (M) Sdn Bhd  
City Centre Hotel Sdn Bhd  
Comtech Marketing Sdn Bhd  
Country Garden Pacificview Sdn Bhd  
CSCEC International Construction & Engineering (Malaysia) Sdn Bhd  
CT Industrial Group  
DDG Glass Mfg Sdn Bhd  
Dragages Singapore Pte Ltd  
Dyna-Mac Engineering Sdn Bhd  
Dynaciate Engineering Sdn Bhd  
Eastern Pretech (M) Sdn Bhd  
Eastern Vigor Sdn Bhd  
FCH Furniture & Interior Sdn Bhd  
Flextronics Technology (M) Sdn Bhd  
Gibson Oil Sdn Bhd  
Golden Park Garden Sdn Bhd  
Grisek Jaya Sdn Bhd  
Gunung Impian Development Sdn Bhd  
HL Manufacturing Industries Sdn Bhd  
Hong An Engineering Pte Ltd  
Hong Leong Corporation Holdings Pte Ltd  
IFFCO (Malaysia) Sdn Bhd  
IJM Construction Sdn Bhd  
IRDK Land Sdn Bhd  
Johor Port Berhad  
Kian Joo Can Factory Berhad  
Kingsland Development Sdn Bhd  
Kiswire Sdn Bhd  
KJ Can (Johor) Sdn Bhd  
Lace (R.O) Holding Sdn Bhd  
Lam Soon Edible Oils Sdn Bhd  
Leaderart Industries (M) Sdn Bhd  
Lotte Chemical Titan (M) Sdn Bhd  
Malaysia Marine & Heavy Engineering Sdn Bhd  
Marrybrown Sdn Bhd  
Mayatia Sdn Bhd (GoodHope Hotel)

Miracle Residence Sdn Bhd  
Miyoshi Precision (Malaysia) Sdn Bhd  
Monsanto (M) Sdn Bhd  
NOV FGS Singapore Pte Ltd  
NSK Trade City Sdn Bhd  
Oren Sport Sdn Bhd  
Parexgroup Sdn Bhd  
Penerbitan Pelangi Sdn Bhd  
Penta Ocean Construction Co Ltd  
PM Asia Project Services Pte Ltd  
Powermatics Hydraulic & Engineering (Malaysia) Sdn Bhd  
Prent (Malaysia) Sdn Bhd  
Progress Tools Sdn Bhd  
Puncak Hartawan Sdn Bhd  
QSR Store Sdn Bhd  
Real Education Sdn Bhd  
Redwood Furniture Sdn Bhd  
Regency Medical Centre (Seri Alam) Sdn Bhd  
Rikevita (Malaysia) Sdn Bhd  
Robomatics (Johor) Sdn Bhd  
Rokko Technology Sdn Bhd  
Ronnie Electronics (J) Sdn Bhd  
Rutherford Power Asia Pte Ltd  
Salutary Avenue Sdn Bhd  
Seagull Engineering Sdn Bhd  
Sem Matic Sdn Bhd  
Siegwerk Malaysia Sdn Bhd  
Sime Darby Joy Industry Sdn Bhd  
SMF Asia Pacific Sdn Bhd  
SM Foundation Machinery Pte Ltd  
Southern Lion Sdn Bhd  
Tadika Kastil Sdn Bhd  
Tasek Concrete Sdn Bhd  
Top Glove Corporation Bhd  
Total Merit Sdn Bhd  
Transgreen Construction Sdn Bhd  
T.T.E Engineering (M) Sdn Bhd  
UE E&C Sanjia (M) Sdn Bhd  
Uni Eco Management Sdn Bhd  
Unisteel Technology (M) Sdn Bhd  
VNE Synergy Sdn Bhd  
VSL Engineers (M) Sdn Bhd  
Welton Development Sdn Bhd  
Winler Industries Sdn Bhd  
WSH International Group Holding Pte Ltd  
Yukim (Malaysia) Sdn Bhd

# EACH OF US IS AN INDIVIDUAL BLOCK BUT **TOGETHER, WE FORM A BUILDING**

## **NURTURING TALENTS**

For some of the average people out there, a big paycheque is all they need. For others – particularly for IPM members – they thrive best in an exciting environment that fosters learning. At IPM, we provide training opportunities both within IPM and externally, including ISO training, management skills development, best practices training, and all sorts of interactive training programs for various management levels. We also encourage our members to continuously pursue higher level of excellence through full sponsorship of their postgraduate studies, MBAs, and other professional certifications.

## **SOCIAL ACTIVITIES**

For years, we have been actively involved in The Institution of Engineers Malaysia (IEM), Malaysian Institute of Architects (PAM) and others. By delegating ourselves in such social events, we can exchange information and ideas with other professionals from all kind of disciplines, and build a wider network beyond the engineering & architecture related industries.

## **COFFEE BREAKS MAKE US MORE PRODUCTIVE!**

Once a day at 4.30pm, coffee breaks have become an essential part to break us from the sedentary rhythm of office life. Not only can we get higher productivity by stepping away from our desks, but also it is an ideal moment to boost team spirit, build personal exchanges among colleagues, share perspectives and ideas, gain new insights and knowledge, and reinforce the feeling of belonging.





# TESTIMONIALS

## REASONS THEY LOVE US!

*"IPM personnel has good working attitude and they are experienced and always act responsively to client's needs. We are thankful for IPM's commitment and enthusiasm throughout every stage of the project. IPM is always able and ready to solve problems whenever needed."*



**MR. TEW KAT KOON**  
Plant & Site Manager,  
BASF (Malaysia) Sdn Bhd

*"IPM has shown dedication and efficiency by their experienced design engineers when dealing with technical problems. Recommendations and alternatives were proposed realistically based on site condition and client's situation."*



**MS. WAN HANANI WAN HASSAN**  
Assistant Contract Manager,  
Hong Leong Asia Ltd

*"IPM has experienced personnel dealing with local authorities. The complicated submission processes are very well taken care of and effectively sped up. They has been maintaining high quality of works throughout every stage of the project, before, during, and after construction. I am continually pleased with IPM's services."*



**MR. YEO YONG HWANG**  
Project Manager,  
UE E&C Sanjia (M) Sdn Bhd

*"Crucial to IPM's design approach is that they work to maximum efficiency in every sense. This means the buildings proposed by IPM are better places in which to live and work. We would like to take this opportunity to forward our appreciation to them for their efforts in terms of idea, design, owner's benefits and after works services."*



**MR. YONG CHOO LEE**  
Production Manager, Kian Joo Group

*"Before embarking on any project, IPM takes time to analyse the client's business. The appropriate decision from their experienced project teams proved to be economically, environmentally and strategically beneficial."*



**MR. SIM HOW CHUANG**  
Managing Director,  
Comtech Marketing Sdn Bhd





# TESTIMONIALS

## REASONS THEY LOVE US!

*"IPM has proven their commitment and flexibility by providing a team of experienced design engineers and consultants working on changes request from us throughout the project."*



**MR. MICHAEL TING SIEW KOCK**  
Engineering Manager, Lam Soon Group

*"IPM has maintained high standard of quality. We thank IPM for their commitment and perseverance to see the project through to a successful completion and job well done."*



**MR. SOH THONG MING**  
Managing Director, Redwood

*"IPM is reliable for their practical and economically beneficial design. They produce optimum design while complying with all the essential design standards and local authorities' requirement. They never jeopardise public's safety while pursuing a more economical design. Professional fee charged by IPM is always reasonable."*



**MR. NG KAR WAI**  
Yard Operation Manager,  
Dyna-Mac Engineering  
Services Sdn Bhd

*"IPM is able to deliver exactly what their customers need, whether in residential, commercial, industrial or renovation of existing structures. Their full range of design services for buildings of all types and for all engineering disciplines is excellent. We are impressed by IPM's ability to coordinate and communicate internally and externally including other parties and professionals involved in the project."*



**MS. STEPHANIE**  
Contracts Manager,  
Gunung Impian  
Development Sdn Bhd

*"IPM is responsive to client needs. Adjustment and amendments are made promptly according to client needs. We are extremely satisfied with IPM's professional services. The team is friendly and helpful. We will recommend their services to others in future."*



**MR. THOMAS LING**  
Director,  
Welton Development Sdn Bhd



# CONTACT US



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