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## COMPANY PROFILE

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### LAND AND FACTORY CONSULTANCY

No. 27, 2nd Floor,  
Jalan SS 2/55, 47300 Petaling Jaya,  
Selangor Darul Ehsan, Malaysia.  
Tel: 603-7873 7933/7939 Fax: 603-7873 7936  
Email: [infoquick@gmail.com](mailto:infoquick@gmail.com).

## **ADVISOR**



**DATO MOKHTAR BIN HJ AHMAD DAHLAN**  
**DSSA, JP.**

**B.A.(HONS) ECONOMICS UNIVERSITY OF MALAYA.**  
**M.A (ECONOMICS) PUBLIC POLICY,**  
**UNIVERSITY OF WISCONSIN USA.**

**15 years experience in the Public Service as Administrative and Diplomatic service of Malaysia.**

**5 years as GM of a foreign Company.**

**15 years Selangor State Councilor in charge of local Government, Development and Housing.**

### **Current Responsibilities**

- To guide the several growth of the company and to maintain the high quality professional degree achievements.
- To guide into new business ventures local and aboard taking advantage of the local business.

### **Past Experience.**

1973-1985 –Serving the Public Sector as Administrative and Diplomatic services office with the Malaysian Government.

1986-1992 – General Manager of a Foreign Company in Malaysia.

1995-2008 – As Selangor State assembly men and State Executive Counselor in charge of Local Governments, development and Housing Squatters and illegal Factories.

## DIRECTOR



**MO CHENG KEONG**

**Qualification** : Associate, Chartered Institute of Building, UK (ACIOB)  
Member, Institute of Bankers, Malaysia (MIOB)

### **Current Responsibilities**

Principally involve in business development and solicitation of strategic business partners.

Involve largely in the acquisition of industrial building approval and liaison with authorities to streamline the approval process.

### **Past Experience**

**2001 – Aug 2003 : Vice President, Talam Corporation Bhd**

Talam Corporation Bhd is an established property development company listed on the Kuala Lumpur Stock Exchange.

Mr Mo was the head of the Utilities department. He represented the company in liaising with local authorities to streamline the approval processes and acquisition of contracts and collaterals. He was also instrumental in the establishment of the company's development plans and strategies and ensured that the final stages of development complied with the requirements of the local authorities.

**1998 – 2001 : Property Development Manager, Anson Perdana Bhd**

Anson Perdana Bhd is a property development company listed on the Kuala Lumpur Stock Exchange.

Mr Mo was involved in seeking plan approvals from the local authorities and negotiated with them on devising solutions for problem resolutions. He was to ensure that development works were executed according to the expectation of the management within the allocated budgets and schedules set.

***1996 – 1997 : Assistant General Manager (China Operation), Larut Consolidated Bhd***

Larut Consolidated Bhd is a property development company listed on the Kuala Lumpur Stock Exchange.

Mr Mo was the head of the management team that controls a staff force of more than 200 personnel in the China operation based in Changchun. He was in charged of the project that consisted of the entire township complete with hotels, apartments, shopping complexes and shops at a total development cost of RM200 million. He represented the company in negotiating with the local authorities in the province. He was responsible to secure contracts and streamline approval processes and to ensure that the development projects are carried out smoothly.

***1993 – 1996 : Senior Executive, Hong Leong Bank***

While working in the bank, Mr Mo was placed in the credit evaluation department. He was responsible in assessing the credibility of loan applicants and making recommendation as to the viability of the applications with regard to the risks. He has acquired extensive experience in the evaluation of loan applications and processes and the complex methodologies used in the process of loan applications. Mr Mo is also knowledgeable in the operations of a bank and how the various departments are related to one another.

***1986 – 1993 : Operation Officer, MUI Bank***

Mr Mo was involved in the property department. His responsibilities included the assurance that the bank premises are functional and safe and that the tenants adhere to building regulations. He was put to take charge of all the properties owned by the bank. He has to ensure that all requirements necessary for the running of the properties were attended to.

***1984 – 1986 : Clerk-of-Works, SCM Consulting Sdn Bhd***

Having substantial site experience in construction supervision, Mr Mo was put to take charge of the inspection of pre-fabricated schools. He was responsible to see that the construction works were done according to the contract specification and that the project was delivered to the government in an orderly manner.

***1976 – 1984 : Site Supervisor with various construction companies***

With the experience in working for a few construction companies, Mr Mo acquired invaluable experience in the construction of sub structures and super structures and the strict demand of architectural finishes in many forms. He has managed to learn construction methods and interpretation of construction drawings and understanding construction contracts and other aspects of construction related works such as land surveying, leveling and quantity surveying.

## **Our Vision**

To be a leading provider of land and factory consultancy and services that emphasizes on effectiveness, efficiency and performance.

## **Our Mission**

To enable our efforts to empower our clients' venture by using the most effective solutions to grow and be successful together.

## **Our Corporate Policy**

*“Integrity is our main business trust”*

## THE COMPANY

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**I-Quick Consultancy (I-QUICK)** is a consultancy and project management service provider for land and industrial building that holds fast to our commitment to efficiency, reliability and professionalism. The company is managed by professional consultants who provide a range of services such as town planning, structural M&E and landscape designs. **I-QUICK** other strength is its experience in liaison and obtaining quick approvals from Authorities for projects undertaken.

**I-QUICK** draws on the knowledge and experience of more than 30 years of the principal's experience, whose skills span the initial generation of ideas, insights, solutions and deep industry knowledge.

- **Land Matters**

- To resolve land issues like land conversion, extension, subdivision and amalgamation of land etc.

- **Project Management**

- Planning, coordinating and managing various projects.
- Consultancy and liaison with Authorities.

- **Authorities Liaison**

- Dealing from innovative solutions to complicated issues on approach and licensing

- **Other Services**

**Associates Consultant**

- **I-Quick Projects Sdn. Bhd.**
- **IAP Consult Architect Town Planner**

No.151 -4-2A Jalan Wisma Mutiara Puchong  
Batu 6 ½ Jalan Puchong 58200 Kuala Lumpur  
H/P: 019-2828 363 Tel: 603-7783 7668 Fax : 603 7783 7668

- **AAE Jurutera Perunding Consulting Engineers (LJM 9484)**  
5-6-1, Tkt 6, Block A, Jalan 2/50, Diomand Square, Off Jalan Gombak,  
53000 Kuala Lumpur.  
Tel : 603-4021 2359 Fax : 603-4021 1986
- **Prodana Wasasan Consulting Engineers Sdn. Bhd. (734718-W)**  
M & E Consulting Engineers  
No. 4A, Jalan Balapan 13/32 Section 13, 41000 Shah Alam  
Selangor Darul Ehsan  
Tel : 603 5513 5581 Fax : 603 5513 5582

- **SS Planning & Consult (430568-U)**  
Perunding Perancangan Pembangunan Hartanah (PC/B-150/2006)  
D-3-9A Jalan PJU 10/10F, Saujana Damansara, PJU 10  
47830 Petaling Jaya, Selangor Darul Ehsan.  
Tel 03-61406574 Fax 03-61406538
  
  - **Sitelink (M) Sdn Bhd (Co. No. 278682-V)**  
No. 11-2B, Jalan Boling Padang G13/G, Section 13  
40100 Shah Alam, Selangor Darul Ehsan  
Tel/ Fax : 603 5511 5592
  
  - **Prisma Survey Consultant**  
7-2 Jalan 3/4C, Desa Melawati  
Ulu Kelang, 53100 Kuala Lumpur  
Tel/ Fax : 603-4108 6067 Fax : 603-4108 6067  
H/P : 6012 212 6815
  
  - **Adnan B. Mohd Said**  
**Title, Engineering and Propose of Survey**  
7-2 Jalan 3/4C, Desa Melawati  
No 2-B, Jalan HL 4C/5, Taman SUNTEX  
43300 Cheras, Selangor Darul Ehsan  
H/P : 6019 340 0913
  
  - **Jurukur Express Sdn. Bhd.**  
**Licensed Land Surveyors**  
No. 32 Jalan Belangkas 2, Kampung Pandan  
55100 Kuala Lumpur  
Tel : 603 9282 2395 Fax : 603 9282 2394  
H/P : 6012 320 1884
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## **INTRODUCTION**

Due to the recent intense action by the Selangor state government to legalize the illegal factories, **I-QUICK** was set up 8 years ago to provide project management services to these factories that require total solutions. The company specializes in providing services to legalize industrial buildings and land conversion. It fully understands the procedures involved in the approval process and therefore is very competent to handle the applications efficiently. This setup has the relevant staff force whose experience spans from civil and structural, mechanical and electrical engineering and planning with liaison Authorities.

**I-QUICK** also works together with its panel of professional associates that provide in surveying services. As the progress of the stages of work leading to the approval process involves much interaction between the various consulting parties, the appointment of a project consultancy and management company with a pool of consultants will enable it to undertake the job most efficiently.

## **SERVICES**

In the area of legalizing industrial buildings and land conversion, **I-QUICK** offers in the following main categories of services: -

- Land matters – Land conversion ,extension of lease, final title, amalgamation, subdivision and other servicesin regards to lands in Selangor.
- Project management services for the construction of factories services that include town planning civil and structural, mechanical and electrical, infrastructure and landscape design. In corporation with our Associate consultants
- Liaison and follow-up with the Authorities
- Assist in buying & selling of lands for industrial use.
- Other services



# **PROJECT CONSULTANCY AND MANAGEMENT SERVICE**

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## **INTRODUCTION**

With a pool of consultant from different discipline, we aspire to meet the demand of the ever challenging and transforming industrial building design world. Our philosophy is to provide our clients with innovative, applicable and yet practical designs while taking into account the construction cost, investment return and suitability to the clients' businesses. Upon acceptance of the design, we will henceforth manage the construction of the buildings until the project is successfully handed over to the clients.

We believe that it is extremely important for the client to engage a project consultancy and management company with the multi-disciplinary activities

## **MANAGEMENT STANDARDS**

Every contract is supervised by a qualified project agent. During the planning and working drawing phases, a project team will be identified to undertake the project.

All members of the team will be full time members and will generally have a long term involvement in the project. The appointed project agent will stay on with the project from inception to completion.

## **MULTI DISCIPLINARY SERVICES OFFERED IN CORPORATION WITH OUR ASSOCIATE CONSULTANTS**

### **Engineering Consultancy**

- Define, create, express and realize a space to cater to the intention and needs of the client.
- Seek to materialize comprehensive solution and implementation.
- Strengthen the structure with solid engineering design.
- Fill the facilities with practical M&E services.

### **Planning Development**

- Conceptualize a layout plan
- Design planning proposals
- Prepare EIA/TIA reports in collaboration with the relevant consultants.

### **Project Management**

Manage and govern all phases of a project development as a package.

Initiation of Brief/Concept

Viability/Feasibility of Project

Land acquisition

Control on cost, time and quality

Planning & Coordination of design

Nomination of other consultants

Documentation

Construction Programming

Commissioning and operating of facilities

Submission of drawings

Liaison with authorities to fulfill planning and building by-laws

Obtain approvals from the authorities

Secure approval for CF.

## **I-QUICK CONSULTANCY SDN BHD**

### **DATE**

**INCORPORATED:** 22<sup>nd</sup> February 2005

**OFFICE** : No.: 27, 2<sup>nd</sup> Floor ,  
Jalan SS 2/55,  
47300 Petalin Jaya,  
Selangor Darul Ehsan. Malaysia.  
Tel: 603-7873 7933/7939 Fax: 603-7873 7936

### **AUTHORIZED**

**CAPITAL** : RM 100,000.00

### **PAID-UP**

**CAPITAL** : RM 100,000.00

### **BOARD OF**

**DIRECTORS** : Dato Mokhtar Bin Hj Ahmad Dahlan (Advisor)  
Mo Cheng Keong  
Rukhana Bt. Sarip

### **COMPANY**

**SECRETARY** : CONSISTANT INFO SDN BHD  
No. 53G, Jalan Orkid 6,  
Taman Orkid, Batu 9,  
Cheras, 43200, Selangor  
Tel : 03-9080 4935 Fax : 03-9074 0762

### **ACCOUNTANT /**

**AUDITORS** : Moderate Modest Sdn. Bhd.  
No. 53G, Jalan Orkid 6,  
Taman Orkid, Batu 9,  
Cheras, 43200, Selangor  
Tel : 03-9080 4935 Fax : 03-9074 0762

**OUR BANK** : Public Bank Berhad  
Kg Subang Branch

# **MAJOR CLIENTELE LIST & PROJECTS UNDERTAKEN**

<b>NO.</b>	<b>CLIENT</b>	<b>LOCATION</b>
1.	Arikrishnan Metal	Sungai Buloh
2.	Artisis Sdn Bhd	Sg. Buloh
3.	Binaform Sdn Bhd (Superior Hectares Sdn Bhd And Lim Suan & Son Properties)	Kg. Baru Sungai Buloh
4.	Bis Chemicals Sdn Bhd	Sungai Buloh
5.	Bizcontech Marketing Sdn Bhd	Sungai Buloh
6.	Centre Point Properties	Sungai Buloh
7.	Chan Chee & Chin Loy Song@Chin Fay Kim	Sungai Buloh
8.	Chang Chan Man	Pekan Subang
9.	Chen Ah Kow	Sungai Buluh
10.	Chen Ah Kow	Pekan Subang, Sg. Buloh
11.	Chen Chen Fah (West Malaysia Engineering & Industrial Co. Sdn Bhd)	Pekan Subang
12.	Chen Fah Yin & Chai Wei Yin	Cheras, Hulu Langat
13.	Cheong Tai Yeow & Cheong Tai Yuen	Sungai Buloh
14.	Cheong Ting	Petaling
15.	Choong Onn	Sungai Buloh
16.	Chung Kiang Enterprise Sdn Bhd	Sungai Buloh
17.	Chye Keong Hardware Trading Sdn Bhd	Pekan Subang
18.	Dato' V.Siva & Partners	Bukit Cherakah
19.	Deswell Packaging (M) Sdn Bhd	Jeram, Kuala Selangor
20.	E&W Engineering Holdings Sdn Bhd & E&W Engineering Sdn Bhd	Sungai Buloh
21.	Deswell Packaging (M) Sdn Bhd	Jeram, Kuala Selangor
22.	E&W Engineering Holdings Sdn Bhd & E&W Engineering Sdn Bhd	Sungai Buloh
23.	Eka Raya Sdn Bhd	Pekan Subang
24.	Gema Marketing S/B	Sungai Buloh
25.	Geoflux Sdn Bhd	Kapar, Klang
26.	Ginova Marketing Sdn Bhd	Pekan Subang
27.	Hanajadi Sdn Bhd (Hexagon North Sdn Bhd)	Sg. Buloh
28.	Heavy Tools & Machinery S/B	Ulu Langat
29.	HK Capital Realty Sdn Bhd	Sungai Buloh
30.	Industrimin Processor Sdn Bhd	Telok Panglima Garang,
31.	Kam Chan Wah & Kam Seng	Sungai Buloh
32.	Kam Chan Wah & Kam Seng	Sungai Buloh

<b>NO.</b>	<b>CLIENT</b>	<b>LOCATION</b>
33.	Kartika Gemilang Sdn Bhd	Kg. Subang
34.	Lai Che Wah	Sg. Buloh
35.	Lai Kai Liyang	Sungai Buluh
36.	Lai Khai Choon	Sungai Buluh
37.	Lai Khai Choong@Lai Chen Choong	Sungai Buluh
38.	Lau Chin Eyen	Sungai Buloh
39.	Lau Hong Seng Hardware Sdn Bhd	Hulu Langat
40.	Lee Lan	Pekan Baru Sungai Buluh
41.	Lim Ben Che	Kg. Subang
42.	Lim Beng Hock	Kg. Subang
43.	Lim Beng Yeng	Kg. Subang
44.	Lim Hon Kein	Sungai Buloh
45.	Lim Meng Hui	Kg. Subang
46.	Loh Tin Sang	Sg. Buloh
47.	Loi Swee Yong	Sungai Buloh
48.	Loke Lin Ying	Sungai Buloh
51.	Mah Swee Ti & Sons (Hardware) Sdn Bhd	Kg. Subang
52.	Makili Inustries	Pekan Subang
53.	Mawar Abadi	Kg. Subang
54.	Nepwood S/B	Bukit Raja
55.	Ng Kai & Wong Sin Pang	Sungai Buloh
56.	PCH Industries Recycle S/B	Bukit Raja
57.	Prudent Deal Sdn Bhd	Kuala Langat & Klang
58.	Sang Fatt Seng Furniture S/B	Sungai Buloh
59.	Sapphire Estate Sdn Bhd	Kg. Subang
60.	Select Fasteners Sdn Bhd	Sungai Buloh
61.	Selesa Foam Marketing	Gombak
62.	Simply Quick Sdn Bhd	Subang Buloh
63.	Sing Sun Trading Sdn Bhd	Kg. Subang
64.	Soon Yoon Thiam (SKI Corporation Sdn Bhd)	Bukit Raja
65.	Spur Industries (M) Sdn Bhd	Kg. Subang
66.	Strong Assets Sdn Bhd	
67.	Sum Lai Weng & Sum Lai Keok	Sg. Buloh
68.	Summitan Sdn Bhd	Sepang
69.	Tadika Tunas	Subang Perdana
70.	Tai Lee Industries Sdn Bhd	Pekan Puchong
71.	Tan Hock Beng	Setapak, Gombak
72.	Tan Kho Khew Properties Sdn Bhd	Sg. Buloh
73.	Tan Meng Seng	Kg. Subang
74.	Tay Mo Lee	Telok Gong, Klang
75.	Tham Ah Yin@Lai Hin Mui	Sg. Buloh
76.	The Great Wall Manufacturing Sdn Bhd	Kg. Subang
77.	Tong Soo How	Sungai Buloh
78.	Tyre-Ware Corporation Sdn Bhd	Pekan Subang, Petaling
79.	Ultra Fine Sdn Bhd	Sungai Buloh
80.	USJ Used Auto Parts S/B	Bukit Raja

<b>NO.</b>	<b>CLIENT</b>	<b>LOCATION</b>
81.	Wan Man Kwoi	Sungai Buloh
82.	Weng Hup Motor Works Sdn Bhd	Sungai Buloh
83.	Wong Chin Ong	Sg. Buloh
84.	Wong Choong Man	Sungai Buloh
85.	Wong Hon Bun	Sg. Buloh
86.	Wong Wi Sing	Kg. Subang
87.	Yap Mok Kung@Yap Yee Sing	Sungai Buloh
88.	Yap Set Long	Bukit Raja
89.	Yap Swee Sang Engineering Sdn Bhd	Sungai Buloh
90.	Yeap Choon Hean & Son Sdn Bhd	Rawang, Gombak
91.	Yew Lee Blasting Sdn Bhd	Dengkil
92.	Yong Choy Har	Sungai Buloh
93.	Yong Kau Sing	Sungai Buloh
94.	Yong Kim Wah	Bukit Cherakah
95.	Boon Yi Cheng	Bukit Cherakah
96.	Chang Kok Yok & Lee Fook Eg	Sungai Buloh
97.	Chee Ah Wah	Sungai Buloh
98.	Chee Voon Fatt	Sungai Buloh
99.	Chee Woon Now	Sungai Buloh
100.	Chee Yoke Kow	Sungai Buloh
101.	Leejaya Timber & Hardware Sdn. Bhd.	Bukit Raja
102.	Heng Hup Metal	Sungai Buloh
103.	Kaosiung Palm Wood Sdn. Bhd.	Sungai Buloh
104.	LSL Metal (M) Sdn. Bhd.	Sungai Buloh
105.	Dunia Estet	Bukit Raja
106.	Novotec (M) Sdn. Bhd.	Sungai Buloh
107.	Ng Fong Lee	Sungai Buloh
108.	Ng Kwai & Ng Moi	Sungai Buloh
109.	Khor Chen Seng	Sungai Buloh
110.	Pooi Yit Miang	Sungai Buloh
111.	Tee Choat Heng	Bukit Cheraka
112.	Tang Kam Fatt	Sungai Buloh
113.	Tew Siau Leng	Sungai Buloh
114.	Tan Lai Hing	Sungai Buloh
115.	Wong Chin Ang	Sungai Buloh
116.	Wong Sai Lai	Sungai Buloh
117.	Wong Saw Eng	Sungai Buloh
118.	Wasasan Steady Heavy Machinery	Ulu Langat
119.	Wah-Long Enterprise	Sungai Buloh
120.	YAP HUAT CHAI	Sungai Buloh
121.	Yap Chow	Sungai Buloh
122.	Yuet Kau	Sungai Buloh
123.	Ding Lian Ang	Sungai Buloh
124.	Profile Steel	Bukit Cheraka
125.	Lai Moy	Sungai Buloh
126..	Liew Vee Kong	Sungai Buloh

NO.	CLIENT	LOCATION
127.	Chong See Kow & Sons Sdn. Bhd.	Sungai Buloh
128.	Chew Hwa Teong	Bukit Raja
129.	Chin Chee Kong & Chin Chee Choon	Sungai Buloh
130.	Lau Seng Lam	Sungai Buloh
131.	Chin Chee Kong & Chin Chee Choon	Sungai Buloh
132.	Lee Ho & Lee Chee Hong	Sungai Buloh
133.	Lau Seng Lam	Sungai Buloh
134.	Lee Loy Tai	Sungai Buloh
135.	Leong Ah Ha @Leong Pak Yew	Sungai Buloh
136.	Lim Suan & Sons Sdn. Bhd.	Sungai Buloh
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113.	Rider Master Sdn. Bhd.	

## OUR CLIENTS

### Factories and industrial complex

