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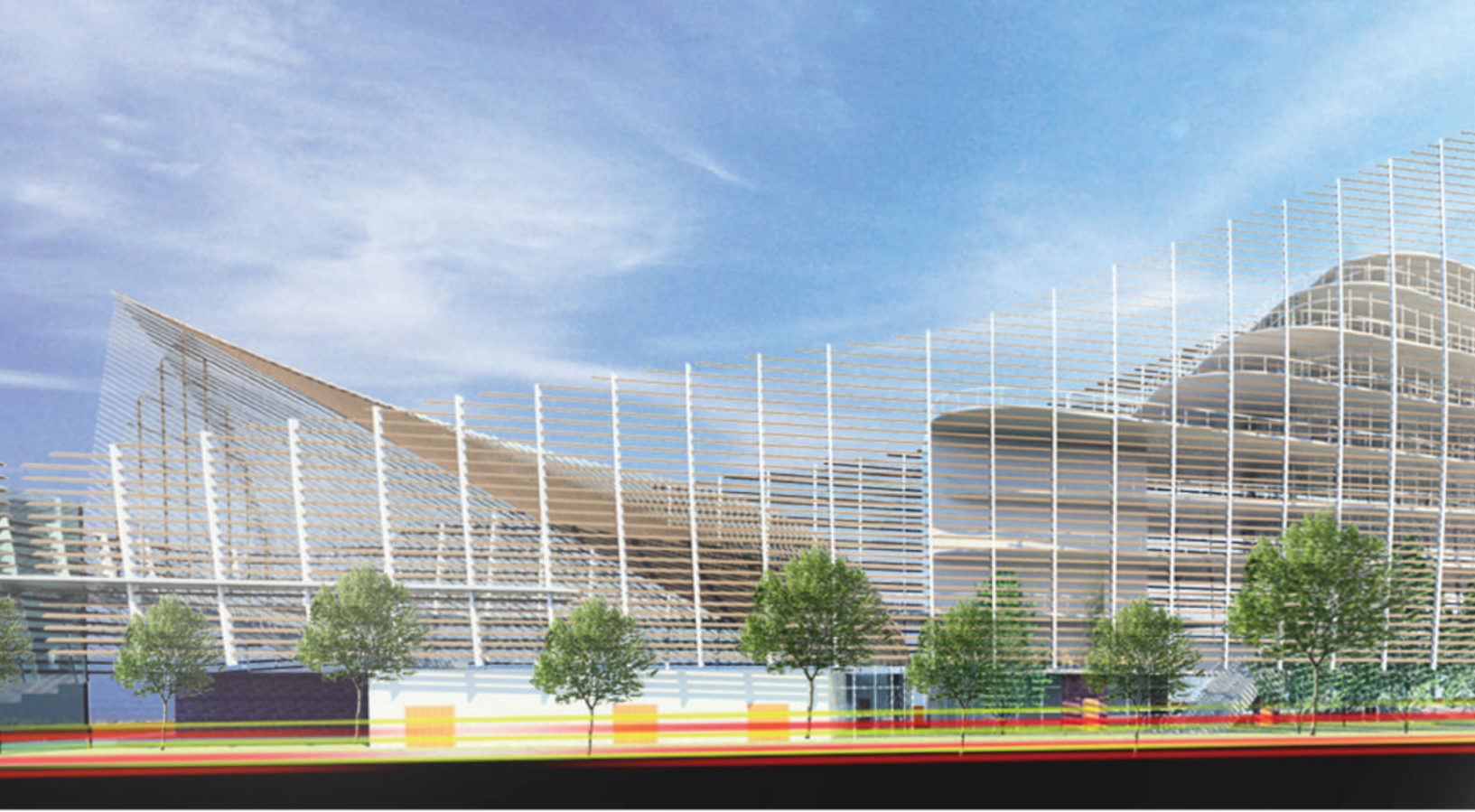
**IPM GLOBAL BERHAD**

Make Things Possible

# WHERE FUTURE GROWS







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Ir. JUSTIN LAI WOON FATT

# GROUP MANAGING DIRECTOR STATEMENT

I strongly believe that the ability to assemble dedicated intellectuals and professionals and strive together towards a common goal plays the pivotal role in deciding the success of a company. IPM team comprised of professionals from various fields affiliated to the building and construction industry, encompassing the ecosystem of the industry. Founder and Co-founder were recruited based on their respective expertise to aid the establishment of the four core businesses, namely Multidisciplinary Professional Consultancy Services in building and construction industry; Professional Training & Research; Information Technology Development; and Project Management Consultancy Services.

I am truly grateful to have each and every one of my team members who has been putting company's interest as priority to realise our Vision. Without any of them, IPM would not have made it this far. There are ups and downs along the way, but I firmly believe that the bonding and determination of the team are going to turn hurricanes that come in our way into favourable winds.

IPM from top to bottom is making concerted efforts to thrive for the success of the company and for all the stakeholders. I am confident the integration of various professionals in the building and construction industry is going to form a strong alliance to revolutionise this industry by ensuring a healthy ecosystem.

“Let's strive together  
for a better future!”



# ABOUT US

**IPM GLOBAL BERHAD** is a group of companies founded by professionals each with different specialisations. IPM consists of four core businesses, i.e. Multidisciplinary Professional Consultancy Services in building and construction industry; Professional Training & Research; Information Technology Development; and Project Management Consultancy Services. In view of the importance of the quality of building and construction industry in determining the civilisation of a country, IPM aims to create a sustainable ecosystem in the building and construction industry among ASEAN region and ultimately improving the living standards of the people.



# DISCOVER OUR VISION

We aim to create a sustainable ecosystem in the building and construction industry among ASEAN region and ultimately improving the living standards of the people.

## OUR MISSION

We are committed to...



# BOARD OF DIRECTORS

## FOUNDER & MANAGING DIRECTOR

**Ir. JUSTIN LAI WOON FATT**

## LEADING A TEAM OF GREAT EXPERTS

Ir. 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. Justin established a project management firm named IPM Engineering. Believing that without great engineers there will be no great civilisation, Ir. 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. 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 Government of Malaysia. Tapping the unleashed synergy, IPM is transformed into a platform for professionals to establish 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 execution of the many on-going projects, Ir. 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 involvement in the Industry Advisory Panel of Universiti Tunku Abdul Rahman. Besides, he is also the Committee Member of The Boss Club of Malaysia.

Ir. 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 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 year 2016 and 2017.

**B.Eng (Hons)** Bachelor of Engineering (Honours) (Civil)

**M.Eng** Master of Engineering (Civil)

**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







**Ir. Dr. GOH HUI HWANG**

# INFLUENTIAL

EDUCATOR & RESEARCHER

Ir. Dr. Goh Hui Hwang is a practising electrical consultant and Registered Electrical Energy Manager. 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, Ir. Goh further contributes to the promoting and fostering of the development of science, engineering and technology as an Associate of the Academy of Science Malaysia. He is a member of the Senior Evaluation Panel for Engineering Accreditation Council (EAC) of the Board of Engineers Malaysia (BEM). Besides, he is also active in The Institution of Engineers, Malaysia (Southern Branch) as the Advisor of IEM Student Section UTHM.

In recognition of his excellent accomplishments as a great leader, he has been honoured with the Junior Chamber International Ten Outstanding Young Malaysian (JCI TOYM) Award 2014 in "Academic Leadership and Accomplishment" category, thereby serving as an inspirational example to other young Malaysian engineers to forge ahead to achieve greater heights.

**B.Eng (Hons)** Bachelor of Engineering (Honours) (Electrical Engineering)  
**M.Eng** Master of Engineering (Electrical Engineering)  
**PhD** Doctor of Philosophy  
**P.Eng** Professional Engineer with Practising Certificate  
**CEng** Chartered Engineer  
**ASEAN Eng.** ASEAN Engineer  
**ACPE** ASEAN Chartered Professional Engineer  
**APEC Eng.** APEC Engineer  
**IntPE** International Professional Engineer  
**FIEM** Fellow Member of The Institution of Engineers, Malaysia  
**MIET** Member of Institution of Engineering and Technology  
**Sr.MIEEE** Senior Member of Institute of Electrical and Electronics Engineers  
**IAENG** Member of International Association of Engineers  
**REEM** Registered Electrical Energy Manager  
**MGBC** Member of Malaysia Green Building Confederation



**CHAI MENG KA**

# PROFESSIONAL

## IN FINANCE

Chai Meng Ka is a Chartered Accountant specialising in audit, income tax, GST and general accounting. He is a fellow member of the Association Chartered Certified Accountants (ACCA) (UK), a Chartered Accountant of Malaysian Institute of Accountants (MIA) and an associate member of Chartered Tax Institute of Malaysia (CTIM). Chai is also an active committee member of the Southern Branch of Chartered Tax Institute of Malaysia (CTIM).

Chai has gained more than 20 years' diverse experience, including business management and consultancy. He also conducts seminars on topics related to accounting, income tax and serves as a trainer for GST accounting for various companies. His vast experience in accountancy practices also enables him to master financial control, accounting system, business management and tax planning. He believes that a company with good corporate governance should be equipped with proper internal control system, proper financial control, sound accounting system, and advanced tax planning.

Chai joined IPM Global Berhad as a founder and director in 2016. He shares the Company's vision to create a sustainable ecosystem in the building and construction industry among ASEAN region and ultimately improving the living standards of the people.

**FCCA** Chartered Certified Accountant  
**CA(M)** Chartered Accountant of Malaysian Institute of Accountants  
**ACTIM** Member of Chartered Tax Institute of Malaysia



# COMPANY STRUCTURE

**IPM**

GROUP OF COMPANIES

**IPM**

PROFESSIONAL SERVICES

**IPM PROFESSIONAL SERVICES SDN BHD**  
professional consultancy services

**DRACO**

PROJECT MANAGEMENT

**DRACO PMC SDN BHD**  
project management consultancy services

**CSDC**

SKILLS DEVELOPMENT

**CSDC ACADEMY SDN BHD**  
professional training & research

**AVEM**

INFORMATION TECHNOLOGY

**AVEM TECHNOLOGY SDN BHD**  
information technology development



# PROJECT MANAGEMENT CONSULTANCY SERVICES

The Project Management Consultancy Services division is established to assist landowners in their first land development project. Most of the first-time land developers are not equipped with comprehensive management team to administer the development project, and hiring permanent management team only for a single project proves to be impractical too. Therefore, Draco offers assistance to landowners throughout the phases of project initiation, project implementation, and project completion.

Draco conducts detailed assessment and feasibility study before embarking on a project to evaluate the return and most importantly the benefits to be brought to the community and economy. The feasibility study is able to estimate the Gross Development Cost (GDC), Gross Development Value (GDV), and Profit Margin to better depict the viability of the intended development.

With vast experience in the building and construction industry, Draco undertakes all-inclusive duties comprising of handling land matters, assembling design consultants, dealing with legal and financing matters pertaining to bridging finance and loan, marketing of property, and managing purchaser relationship. Draco is committed to unleash the true value of every development land, ultimately improving the living standards of the people through the shaping of great civilisation.





# PROFESSIONAL CONSULTANCY SERVICES

IPM aims to be ASEAN's largest professional consultancy firm in the building and construction industry, contributing to great civilisation in ASEAN region. Holding stern to the vision, IPM has been striving its best to complement the shortcomings of the building and construction industry in ASEAN region by establishing a one stop design hub that greatly enhances the convenience of the people.

IPM is committed to ensure the delivery of first class quality services to all stakeholders in the building and construction industry. For this reason, the Professional Consultancy Services division of IPM Global Berhad, a Multidisciplinary Professional Consultancy Services in building and construction industry was established. As a spin-off from IPM Engineering Sdn Bhd, the Multidisciplinary Professional Consultancy firm is now an even more integrated company; providing not only engineering consultancy services but also services comprising of architectural consultancy, quantity surveying consultancy, and town planning consultancy.

In August 2008, Ir. Justin Lai established IPM Engineering Sdn Bhd as a project management firm. IPM is the first ever Construction Engineering Consultancy & Project Management Services organisation to be certified under the National Mark of Malaysian Branding, at the same time equipped with qualification of ISO 9001: Quality Management System and 4-Star Rating for SME Competitive Rating for Enhancement (SCORE). Furthermore, IPM is one of the Enterprise 50 2014 winners. With the determination and the mentality of believing in making the impossible possible, IPM always sail against the wind to achieve even greater heights from time to time.

Being the first amongst equal, IPM is the first professional consultancy firm in Malaysia granted with the Franchise License certified by the Government of Malaysia in March 2016. This achievement has once again proved that IPM always lives up to their shared value: "Make Things Possible". The main objectives of offering franchise programme is to assist young engineers in establishing a promising entrepreneurial journey by offering corporate and personal branding, systematic procedures, and privilege in possessing design software. Further to that, 35 chain offices will be established all around Malaysia, surrounding the main districts in respective states, to ensure that IPM's services will be conveyed to every corner of Malaysia.



# PROFESSIONAL TRAINING & RESEARCH

The Professional Training & Research division of IPM Global Berhad is emphasising on professional training and research and development as its core businesses. The idea of setting up the company is to accelerate changes within the construction industry. Beyond the typical training and innovation businesses, its solution and expertise are focused on the several critical areas such as building and environmental sustainability, engineering and construction solutions.

CSDC provides one stop technical development training to key personnel in the building and construction industry to ensure its quality to safeguard the public's safety. Across the globe, the clients rely on CSDC on its customised skill development programme, capturing customers' perceptions and providing actionable recommendations on how to meet industry needs. Apart from that, through linking the industry players and universities, CSDC will be the intermediary bridge between these two parties with the main aim to assist in the commercialisation of inventions so that great inventions will not be developed in vain. CSDC aims to be the organisation that provides first class quality training to all stakeholders in the building and construction industry and ultimately becomes ASEAN's best construction skill development centre, contributing to great civilisation in ASEAN region.

The Professional Training & Research division connects clusters of universities, municipalities, companies and NGOs in different parts of the world to CSDC and to each other. The cluster in Malaysia connects with the cluster in each partnering country in order to share knowledge and technology for education, research collaboration, system analysis, engineering and construction solutions, and administration regarding environmental sustainability. CSDC will have relationships with cities in Asia, Africa, Latin America, North





# INFORMATION TECHNOLOGY DEVELOPMENT

The Information Technology Development division of IPM Global Berhad is aspired to become the best engineering solution company in ASEAN region. In tandem with this remarkable vision, Avem is committed to deliver the best engineering solution to the users by providing the most user-friendly and cost-effective solutions.

The establishment of the Information Technology Development division aims to remedy the lack of user friendly software that supports Building Information Modeling (BIM) in the building and construction industry. This division acts as an in-house technology hub for IPM Global Berhad, providing all the immediate engineering solutions using advanced software technology to support not only the Professional Consultancy Services division but also to benefit other partners.

Managed and led by an engineer with more than 10 years' experience in Engineering Software industry, the Software Development division is responsible for the development of building and construction industry related software. It has its own R&D team and marketing team, as the software developed are not only able to cater internal use, but also marketable.

The global trend of resources integration has created an opportunity for Avem to contribute to the society. The Big Data division plays a crucial role in analysis, capture, data curation, search, sharing, storage, transfer, visualisation, querying, and information privacy for all the clientele of IPM Global Berhad. It adheres to the 6C system: Connection, Cloud, Cyber, Content, Community and Customisation. The first ever IT platform that integrates professionals in the building and construction industry will be built and eventually making Avem the largest big data owner in ASEAN region.



## STAY CONNECTED!



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