

# QUANTITY SURVEYOR

INTRODUCTION TO THE CONSTRUCTION INDUSTRY

FEATURING:  
AN INTERVIEW  
WITH  
**TAN LAY KWAN**

JUNE 2015 ISSUE

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# COMPANY PROFILE

## HISTORY

### GEORGE KENT (MALAYSIA) BERHAD

George Kent (Malaysia) Berhad is an engineering-based company with diversified business interests in many industries. The company was established in 1936 and is a renowned player in the water industry. It is a Malaysian-based company with active business interests in the global markets. George Kent has been a pioneer in many products and solutions and continued to be a market-leader in Malaysia in many industries. In recent years George Kent has successfully ventured into other new businesses such as construction and project management that has further strengthened its market position.

## LOCATION AND CONTACT

Address:

George Kent Technology Centre, Lot 1115,  
Batu 15, Jalan Dengkil,  
47100 Puchong, Malaysia

Phone: +60 3-8064 8000



# COMPANY STRUCTURE

George Kent Malaysia is divided into two business divisions:

The IWC division (**Infrastructure Investment, Water and Construction**) and the MMI division (**Manufacturing, Meters and Industrial**)

## THE IWC DIVISION

**Infrastructure Investment** - Involved principally in water and water-related industries overseas. Build Operate-Transfer (BOT) and Transfer-Operate-Transfer (TOT) projects.

**George Kent** will act as investor, developer and contractor for the implementation of major water infrastructure projects.

**Water** - Project management, Planning and design, Construction, installation and commissioning, Rehabilitation, upgrading, expansion of water treatment plants. Specialist in water treatment, M&E Works, SCADA & Telemetry

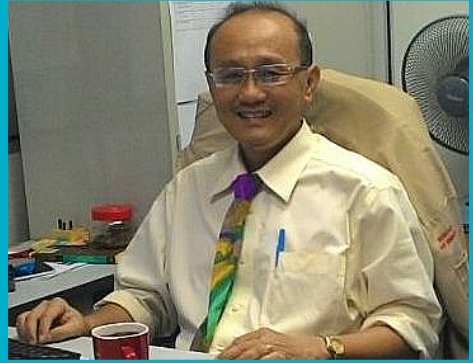
**Construction** - Specialist in Project management, Planning and design, Construction, installation and commissioning

## THE MMI DIVISION

Besides water meters, the manufacturing unit also produce other non-ferrous products and components for the water and other general industries. Building on the strengths of its resources and expertise in the brass manufacturing technology, George Kent is also an established Original Equipment Manufacturer producing brass parts and components for world-renowned companies in many other industries throughout the world. The plant is well-equipped with advanced hot-forging presses, casting, machining lathes and testing facilities that are designed for a wide range of high-precision engineering brass products like water meters, stop valves, draw-off taps, float-operated valves, ferrules, ball valves, water connection fittings, LPG cylinder valves and other machined parts.

# BIOGRAPHY

- ▶ Graduated from Tunku Abdul Rahman (TAR) college in 1984.
- ▶ Has been working for almost 30 years now and have joined various companies like The Lion Construction & Engineering, PJD Construction, Latimer Corporation, Namfatt Construction, Kitakon and many more.



**TAN LAY KWAN**

- ▶ Head of the Tender & Proposal Department which is part of the Commercial Department also known as the Contracts Department/Quantity Surveying Department. (Senior Contract/Proposal Manager)
- ▶ His job is to oversee and manage the tendering process of the IWC division and coordinating with other support departments namely, Finance & Control, Human Resource, Project department for specialist input such as mechanical works, electrical works, process engineering, planning department, etc to submit a competitive and compliant bid.
- ▶ As a Quantity Surveyor, Mr. Tan does analysis of bid prices and pricing by specialist input departments and suppliers/vendors/sub-contractors. Besides that, he establishes pricing strategies in tenders & estimates. He will also review and establish Joint Venture and Consortium agreements for formidable tenders including risk and contract review of salient terms.

# PROJECTS

## MENGGUANG DAM EXPANSION PROJECT



The existing Mengkuang Dam was built in 1983 with storage capacity of 22 million cubic meter. It supplies raw water to Sg Dua water treatment plant during drought season each year to compensate the shortage of raw water in Sg Muda. With the increasing water supply demand in Pulau Pinang, the raw water supply from existing Mengkuang Dam is unable to meet the raw water requirement of Sg Dua water treatment plant. Therefore, under the 10th Malaysia Plan, Federal Government has approved the Expansion of Mengkuang Dam Project, Pulau Pinang. The objectives of the project are to increase the reservoir storage from 22 million cubic meter to 73.5 million cubic meter and the raw water supply capacity from 300 MLD to 1000 MLD for the consumption at Sg Dua water treatment plant.

# ROLES & RESPONSIBILITIES IN THIS PROJECT

- ▶ To administer the various work packages of this mega project to tune of RM680 million to ensure timely progress payment claims and progress payments made to work package sub-contractors. Variation claims must be submitted on timely basis and claims for extension of time with valid grounds also forms the role of the contract manager duly assisted by Site Quantity Surveyors.
- ▶ Negotiate rates with contractors on negotiated contracts and deal with cost reimbursement contracts, design and build, management and other forms of contract.
- ▶ Valuing work in progress and making recommendations as to payments to be made to the contractor, including advising on the financial effect of variations.
- ▶ To prepare the final account on completion of the contract works.
- ▶ To advising on the financial and contractual aspects of contractors' claims.

# ADDITIONAL BLOCK FOR PUTRAJAYA HOSPITAL - ENDOCRINE (DESIGN & BUILD PROJECT)

In this currently ongoing project, the proposed endocrine hospital with a multi-storey car park is a new extension block of the existing hospital Putrajaya at Precinct 7. Proposed medical facilities and amenities is to cater to a "Centre of Excellence" specialist hospital with Endocrinology, breast & endocrine, bariatric and metabolic surgery. The project is administered by JKR under a Design & Build framework with a completion period of 36 months including the car park block.



ARTIST IMPRESSION - EYE LEVEL VIEW



# ROLES & RESPONSIBILITIES IN THIS PROJECT

- ▶ To manage the design concept and detail technical submission/detail design prepared by the various consultants engaged including the pricing strategy and estimation of the Cost Plan for this tender proposal.
- ▶ To prepare approximate estimates of cost in the very early stages of the formulation of a building project, giving advice on alternative materials, components and types of construction and assisting with feasibility studies.
- ▶ Cost planning and value analysis during the design stage of a project to ensure that the client obtains the best possible value for money, including adding value to property assets, preferably having regard to total costs using life cycle costing techniques. Costs should be distributed in the most realistic way throughout the various sections or elements of the building and tender figures should be kept within the client's budget.
- ▶ To advising on the most appropriate form of building procurement, having regard to the type of project, quality, speed of construction, apportionment of risk and price certainty.
- ▶ To prepare the bills of quantities and other contract documents relating to the project.
- ▶ Examine tenders and priced bills of quantities and reporting the findings

# Q&A INTERVIEW

## IS IT DIFFICULT TO BE A QS?

"In my opinion, it is not hard to be QS as long as you like your job. However, you need to be meticulous, have good formatting and tabulation skills. Not forgetting time management skills and most importantly a QS must have favour in paperwork. It is similar to how a college student will have to align their numerous assignments/projects properly so that they can manage them easily."

## WHAT ARE THE MAIN SKILLS THAT NEEDS TO BE DEVELOPED TO BECOME A SUCCESSFUL QS?

"First of all, you will need to be efficient at meeting deadlines of projects in which like I said, you need to have good time management skills to allocate your work systematically. Not just that, a QS must be good at figures and number as they will be quantifying all the materials in buildings like calculating the amount of bricks needed for a house, the number of cement bags used, the weight of steel bars, the amount of timber required and etc. "

## WHAT WOULD BE THE MOTIVATION FOR ASPIRING QS'S?

"QS are high in demand in the construction industry so fresh graduates can easily get a job to start off. Not forgetting they won't have to worry about money because QS will be paid decently even when they just started off. "

**THANK  
YOU**

**GROUP MEMBERS**

**TAN TEE JANE**

**YEOH SINYUEN**

**YEW WING KEE**

**KINGSLEY THAM**

**TAN YAN JIE**

**ZACHARY OOI**

