



# MAHKOTA HILLS CONSTRUCTION SDN BHD

(Co.No. 1254850-A)

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**MAHKOTA HILLS CONSTRUCTION SDN BHD was incorporated on 09 November 2017 with the following vision and mission:**

**VISION - to provide the people of Malaysia affordable homes with lifestyle at a competitive price.**

**MISSION - to emphasize on quality and executing Total Quality Control through all business stages thus ensuring customers satisfaction. Maintaining efficiency through Effective Cost Control & Providing Safe, Conducive and Quality working environment.**

## **Board of Directors**

Chuah Chong Boon  
Fanny Loi

## **Registered Address**

No. 15, Jalan Ang Seng 3,  
Brickfields, 50470 Kuala Lumpur.

## **Business Address**

Anzen Business Park  
No. GA/1A, Block A, Ground Floor,  
No. 3-9, Jalan 4/37A,  
52100 Kepong, Kuala Lumpur.  
Tel : (6)03 - 6275 8166  
Fax : (6)03 - 6275 8176  
Email : mahkotahills@outlook.com

## **Banker**

Malayan Banking Berhad  
(Desa Parkcity Branch)

## **Company Secretary**

**May Corporate Services Sdn Bhd (75812-D)**  
No. 15, Jalan Ang Seng 3,  
Brickfields, 50470 Kuala Lumpur.

## **Panel Lawyers**

**Jimmy M.P. Ng & Associates**  
No.30, 2, Jln Temenggung 17/9,  
Bandar Mahkota Cheras,  
43200 Cheras, Selangor

## Mr CHUAH CHONG BOON – MANAGING DIRECTOR

Mr Chuah (fondly known as CB), age 58, is an MBA graduate from Heriot-Watt University, in Edinburgh, United Kingdom. He started his career in the Banking Industry in 1985; and his last position was Northern Region Corporate Banking Manager with AM Bank Group in 1995.

During the period from 1985 to 1995, he has gained much experiences from rock bottom to the peak of Malaysia Economy (especially construction development industry). He learned the precious skill set of all aspects of Banking Financing knowledge (from simple housing loan until Term/Bridging/Corporate Loan).

From 1996 till 2014, he was holding General Manager & Executive Director posts for several Public Listed companies (namely TENCO, Antah Holdings Bhd, John Master Industry Bhd and Seal Incorporated Bhd), in-charged & heading their property division. During this 19 years, he has been exposed to the whole operations of the construction & development industry.

In parallel, since 2000, he started to team up with his wife Fanny Loi (as husband and wife team) to start their own construction & development business to undertake Terrace House, Semi-D & Bungalow properties in Greater Klang Valley area.

Till date, this 'husband and wife team' has undertaken and completed many projects, with the list in following pages.

## Ms FANNY LOI - EXECUTIVE DIRECTOR

Fanny Loi, age 53, is a Diploma graduate in LCCI (Higher).

After graduating in late 80's, she started her career as Accounts & Admin Executive in MBF Development Sdn Bhd (a wholly owned subsidiary of MBF Holdings Berhad), a big time developer during the 80's & 90's. She worked her way up to Head of Department for Northern Region and eventually left at the end of 1994.

During her 5 years in MBF, she has picked up the whole process of Accounts & Administration for the Construction & Development industry.

In 1995, she joined another very aggressive developer, CA Goh & Associate, who were very innovative in high-rise and mixed development in the Northern Region of Malaysia. She stayed in the company till late 90's and had picked up lots of precious knowledge in the whole industry.

From 2000 till now, Fanny has teamed up with her husband who is also the Managing Director of Mahkota Hills Construction Sdn Bhd (MHC). She assists to oversee the whole back-end operations of the company.

Currently, as Executive Director of MHC, she oversees the whole back-end operations of the company to undertake Bungalow, Semi-D & Terrace House developments through various entities.

# PAST EXPERIENCES BY BOARD OF DIRECTORS



List of some similar projects undertaken by the Board of Directors at Taman Tuanku Ja'afar:

| No | PROJECT                                                                                                     | COMPLETED DATE |
|----|-------------------------------------------------------------------------------------------------------------|----------------|
| 1  | 44 units of 1 Storey Semi-Detached @ Taman Tuanku Ja'afar, Senawang, Negeri Sembilan                        | March 2005     |
| 2  | 44 units of Semi-Detached @ Taman Tuanku Ja'afar, Senawang, Negeri Sembilan                                 | November 2005  |
| 3  | 78 units of 1 Storey Bungalow @ Taman Tuanku Ja'afar, Senawang, Negeri Sembilan                             | February 2006  |
| 4  | 83 units of 1 Storey Bungalow @ Taman Tuanku Ja'afar, Senawang, Negeri Sembilan                             | October 2006   |
| 5  | 132 units of Semi-Detached @ Taman Tuanku Ja'afar, Senawang, Negeri Sembilan                                | January 2007   |
| 6  | 132 units 1 Storey Semi-Detached, Taman Tuanku Ja'afar, Senawang, Negeri Sembilan                           | March 2007     |
| 7  | 50 units of 1 Storey Semi-Detached @ Taman Tuanku Ja'afar, Senawang, Negeri Sembilan                        | April 2008     |
| 8  | 105 units of Semi-Detached and 26 units of Terrace Houses @ Taman Tuanku Ja'afar, Senawang, Negeri Sembilan | March 2009     |

# PAST EXPERIENCES BY BOARD OF DIRECTORS

List of some similar projects undertaken by the Board of Directors at Bandar Akademika:



**Bandar Akademika  
Lenggeng, Negeri Sembilan**

2012 – 2013:  
Project Planning, Design  
& Build

Completed 180 units  
of Bungalows



**Bandar Akademika  
Lenggeng, Negeri Sembilan**

2014:  
Project Planning, Design  
& Build

Completed 134 units  
of Bungalows



**Bandar Akademika  
Lenggeng, Negeri Sembilan**

2015:  
Project Planning, Design  
& Build

Completed 292 units  
of Bungalows

# PAST EXPERIENCES BY BOARD OF DIRECTORS

List of some other projects undertaken by the Board of Directors and Management Team:



**Taman Tuanku Ja'afar  
Senawang, Negeri Sembilan**

Sales & Marketing of  
500 units of Bungalows



**Tmn Sejahtera Jaya  
Lunas Kulim, Kedah**

Construction and completion  
of 63 units of Semi Detached  
and 110 units of Terrace  
residential located at Lunas,  
Kedah Darul Aman

# PAST EXPERIENCES BY BOARD OF DIRECTORS

List of some other projects undertaken by the Board of Directors and Management Team:



**Eco-Industrial Park  
Kuala Krai, Kelantan**

Construction and completion of 61 units of 3 Storey light industrial terrace building



**Elit Heights  
Bayan Baru, Pulau Pinang**

Development of 3 blocks of 22-Storey designer suites (740 units) on a 4 Storey podium block with built-up area from 954 – 2,970 sq.ft.



**Elit Avenue Business Park  
Bayan Baru, Pulau Pinang**

Development of 1, 2 & 3 Storey shop-offices (160 units), dedicated to infuse business with pleasure, by enhancing privacy as well as promoting a prestige lifestyle

# PAST EXPERIENCES BY BOARD OF DIRECTORS

List of some other projects undertaken by the Board of Directors and Management Team:



**Taman Desa Pauh**  
**Seberang Perai, P. Pinang**

Construction and completion of 41 units of commercial property with 3 Storey shop offices, strategically situated in Permatang Pauh



**Anzen Business Park**  
**Taman Bukit Maluri, Kepong**

Sales & Leasing of 375 units of Flatted Factories



**Taman Puncak Utama**  
**Balakong, Selangor**

Sales & Marketing of 286 units of Terrace Houses + 18 units of Semi-Ds

# PAST EXPERIENCES BY BOARD OF DIRECTORS

List of some other projects undertaken by the Board of Directors and Management Team:



## Selayang Mall (turn around and inject into REIT)

It is a modern structured urban complex with enviable facilities. The spacious complex sprawls over a total built-up area of 850,000 sq.ft. and has everything located within the 4 shopping levels.



## Selayang De' Walk and De' Place

Collaborated with AmanahRaya Berhad to develop retail and food outlets annexed to Selayang Mall.

De' Walk - 5 retail lots with total built-up of 5,000 sq.ft.

De' Place - 15 retail lots with total built-up of 1,500sq.ft.

## Mr JOO LAW – Adviser

Joo Law, age 49, completed his degree in Property Management & Valuation from University Technology Malaysia (UTM) in 1995. He is also a Licenced Real Estate Agent.

From 1996 to 2002, he joined Regroup Associates Sdn Bhd, a renowned Property Consultant company in Malaysia, where he gained vast experience in the Property Industry, covering various states and areas (including Valuation, Project Sales / Sub-sales, Leasing & Property Management). During this period, he also pursued in his Real Estate study and obtained his Real Estate Agent Licence.

Then, from 2003 till now (for almost 17 years), Joo Law has been working with CB Chuah (the Managing Director of MHC), involved in many of his ventures and exposed himself to the whole operations of the Construction & Development Industry.

Currently, as an Adviser to MHC, he is advising the management team in moving MHC aggressively according to the Vision & Mission of MHC.

## Mr FARRIS – Authority & Liaison Manager

Farris, age 33, studied Mechanical & Electrical Certification in Kolej Kommuniti after his secondary school in Setiawan, Perak.

Then he started his career in the Construction Industry by exposing himself in various capacity / segments of several sub-contractors in Klang Valley. From 2005 to 2009, he picked up good fundamental site knowledge of the Construction Industry.

Then, from 2010 till now, Farris has been working with CB Chuah & Fanny Loi (the Managing Director & Executive Director of MHC), where he supported them in Project Management of site, Coordination with Consultants and Liaison with all Government Departments.

Farris has also undergone various trainings and seminars organized by Construction Industry Development Board (CIDB) in Malaysia.

Currently, he is in-charge of Authority & Liaison Department of MHC, to ensure the smooth flow of the operations of MHC.

## Ms FLON LOOI – Accounts & Admin Manager

Flon Looi, age 35, has been involved in Accounts & Admin Department for various companies since she started working in 2004.

In 2010, she joined CB Chuah (who was Group Executive Director of a Public Listed Company - Seal Incorporated Bhd), in charge of Operations Department of the Property Management Division.

From 2016 to 2019, she is supporting Fanny Loi & CB Chuah in the general operations of the Construction & Development business owned by them.

Currently, she is in-charge of Accounts & Admin Department of MHC, reporting to Fanny Loi, the Executive Director of MHC to endure smooth functioning of MHC.

## Mr RUDOLPH THAM – Sales & Marketing

Rudolph, age 52, holds a Diploma in Civil Engineering from Singapore Polytechnic and comes with more than 30 years of hands-on experience in Creative, Events, Advertising & Promotions.

His main forte is Event Organizing and Creative Designs, where he spends lots of time in exploring updated and trendy works by the GREATS in the industries. From 2010 till now (for almost 10 years), Rudolph has been working with CB Chuah in the product development and sales & marketing department of the Development Division.

With his passion for design, he is currently in-charge of the product development and sales & marketing for “my GARDEN HOMES @ MAHKOTA HILLS”.

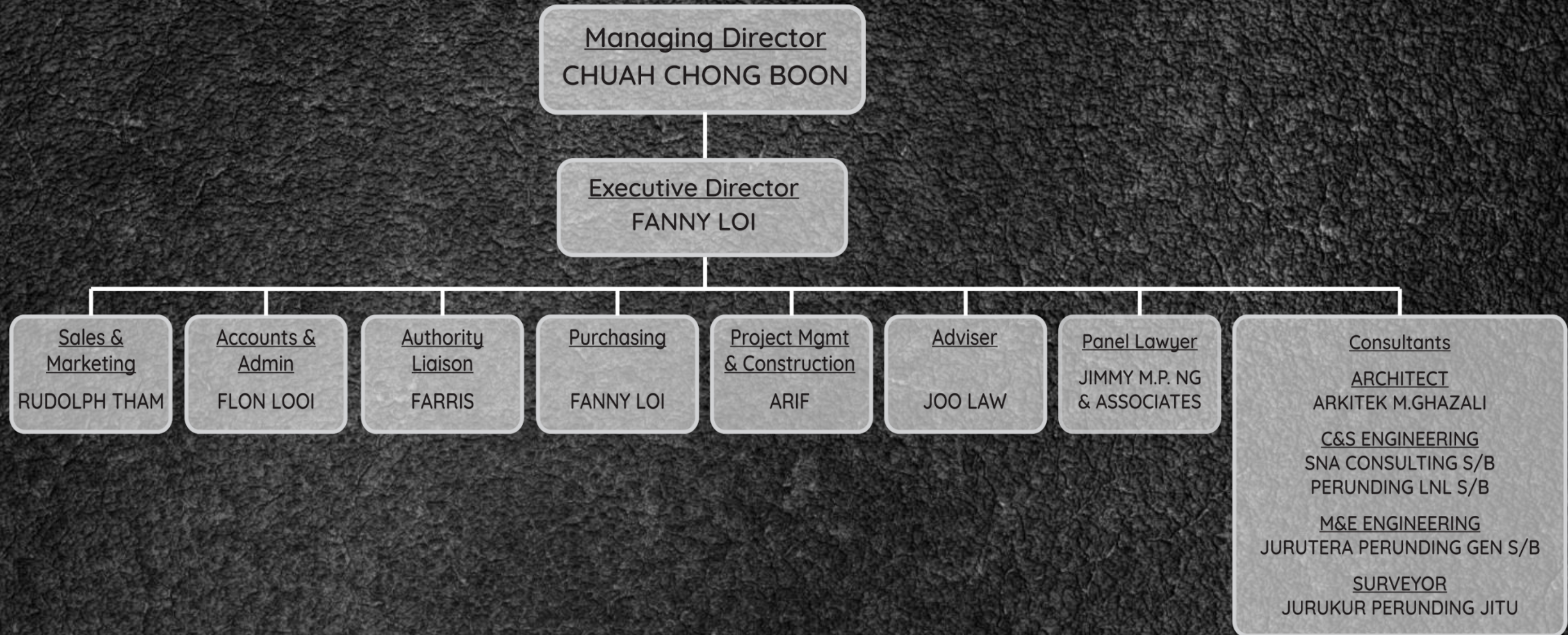
## Mr ARIF – Project Management & Construction

Arif, age 60, comes from a family of construction background. He gained lots of hands-on experience helping his family business where he was directly involved in project management and on-site construction.

From 2005 till now, he has been working with CB Chuah in the Development Division, where his main responsibility is to liaise between the consultants and the on-site sub-contractors. To date, he has successfully completed and delivered more than 1,000 landed houses in Taman Tuanku Ja'afar and Bandar Akademia.

Currently, Arif is in-charge of the Project Management & Construction of “my GARDEN HOMES @ MAHKOTA HILLS”.

# ORGANIZATION CHART



## 1. Designing of Bungalows

- Appointment of Architects
- Appointment of C & S Engineer
- Appointment of M & E Engineer
- Appointment of Quantity Surveyor
- Appointment of Land Surveyor

## 2. Sales & Marketing

- Appointment of Marketing Agents
- Strategies, Advertising and Promotions

## 3. Building Plans Submission & Approval

## 4. Building Construction

- Appointment of Sub-Contractor
- Project Management

## 5. Administrative & Collections

## 6. Delivery of Bungalows

- Vacant Possession and Certification of Completion Compliance
- Defect Liability Management

Posim Marketing Sdn Bhd  
Syarikat Tat Sam  
Hong Bee Hardware Sdn Bhd  
Lam Hong Hardware Sdn Bhd  
Maicador Sdn Bhd  
Tai Leong Industries Trading Sdn Bhd  
TLS Shutters & Door Sdn Bhd  
Unique Mix (Penang) Sdn Bhd  
Unique Pave (Penang) Sdn Bhd  
Shanghai Sing Mee Co Sdn Bhd  
Central Kedah Plywood Sdn Bhd

## Arkitek M.Ghazali

19-1, Jalan 1/76, Desa Pandan,  
55100 Kuala Lumpur,  
Wilayah Persekutuan

## SNA Consultant Sdn Bhd

Block C-3-13, 3<sup>rd</sup> Floor,  
Damansara Intan,  
No. 1, Jalan SS20/27,  
47400 Petaling Jaya, Selangor

## Jurukur Perunding Jitu

No. 25A, Jalan Kenari 17E,  
Bandar Puchong Jaya,  
47100 Puchong, Selangor

## Jurutera Perunding Gen Sdn Bhd

24-4-1 & 26-4-2, Jalan 2/101C,  
Cheras Business Centre, Taman Cheras,  
56100 Kuala Lumpur

## Perunding LNL Sdn Bhd

Unit G-08-03, Level 3, Block G, Setiawalk,  
Persiaran Wawasan, Pusat Bandar Puchong,  
47100 Puchong, Selangor