

**BEQS CONSULTANT SDN BHD**



**BUILDING ECONOMIST &  
QUANTITY SURVEYORS**

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JURUUKUR BAHAN & PERUNDING KOS BINAAN

# STRIVING FOR EXCELLENCE

To provide excellent and leading quantity surveying and construction cost consultancy services with integrity, quality, speed and efficiency. Be it complex or simple, large or small, civil engineering or building projects.

To promote long term value for money as the fundamental criteria in the implementation of projects, and be mindful of the resources of clients and the nation to ensure optimization for greater benefits.

To excel and lead in the adoption of integrated project management services, and facilitate synergy and efficiency in project implementation using the latest technology and techniques for better project optimization and delivery.



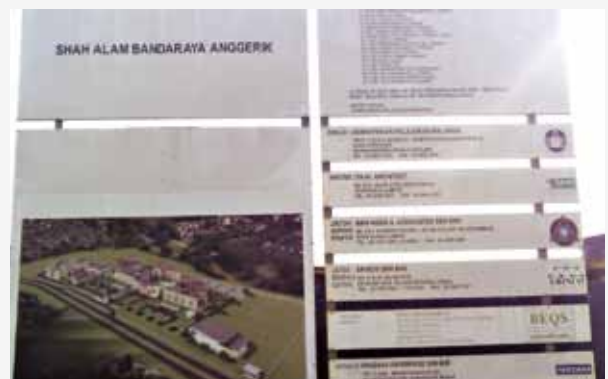
BEQS Consultant Sdn Bhd was formerly BEQS Consultants, a sole proprietor company established in January 1994. In gearing the company towards globalization, BEQS changed its status to body corporate effective of August 2009 and registered under Lembaga Juruukur Bahan Malaysia as BEQS Consultant Sdn Bhd (BEQS). In April 2011, BEQS obtained ISO 9001:2008 certification. To comply with the latest ISO requirement, BEQS migrated to ISO 9001:2015 and obtained certification in April 2017.

BEQS primary objective is to provide professional quantity surveying and construction cost consultancy services and other related services for civil engineering and building projects, both to the public and private sector.

Since her incorporation, BEQS have grown in staff strength and experience. BEQS have gained wide experience in a diverse spectrum of the construction industry in general, and services in particular having provided tailor-made expertise to many clients over a diverse range of projects. BEQS therefore are confident of honouring any commitment to its clients. BEQS have served many clients, both Government and Corporate sector. Major Government agencies include KL International Airports Berhad, Ministry of Education, Ministry of Defence, Public Works Department, University Malaya and MARA University of Technology, while our major corporate clients include KLIA Consultancy Services, Island & Peninsular Bhd and Malaysia Resources Corporation Bhd.

BEQS are proud to present the Company's profile for the benefit of our existing and potential clients. We hope they will understand and appreciate BEQS better. Then, there shall be no doubts about our capability to meet all their quantity surveying and construction cost consultancy needs.

# REINVENTING THE SERVICE PARADIGM



## DIRECTOR

**Sr YUSOF BIN HASSIM,**  
FRISM, MRICS



Sr Yusof joined the quantity surveying fraternity in 1983 upon graduating with a Diploma in Quantity Surveying from the MARA Institute of Technology (ITM), Shah Alam. He furthered his studies in Building Economics and Quantity Surveying at the Heriot-Watt University, Scotland graduating with a degree in 1987.

His first appointment in 1983 was as an Assistant Quantity Surveyor at J.U.B. Sekutu. Upon graduating in 1987, J.U.B. Sekutu promoted him to the post of Quantity Surveyor. In 1989, he was elevated to the post of Project Coordinator. In November 1991, he was appointed as a director of J.U.B. Sekutu in recognition of his skills, experience and leadership qualities.

In January 1994 he left J.U.B. Sekutu to form BEQS Consultants to pursue his aspirations of leading his own firm where he would have greater freedom to promote new ideas and experience in the quantity surveying and construction cost consultancy services. In 2009 together with two other Registered Quantity Surveyors, formed BEQS Consultant Sdn Bhd, where he is the Executive Director.

### ACADEMIC QUALIFICATION

1983 : Diploma in Quantity Surveying  
MARA Institute of Technology,  
Shah Alam, Selangor, Malaysia.

1987 : Degree in Building Economics and  
Quantity Surveying, Heriot-Watt  
University, Scotland, U.K.

### PROFESSIONAL AFFILIATION

Since 1990 :  
Registered with the Board of Quantity  
Surveyors, Malaysia.  
(Reg. No. 1990/CQS00822).

Since 1995:  
Member of the Royal Institution of Surveyors  
*Malaysia* (Reg. No. M1864)

Since 2008:  
Member of the Royal Institute of Chartered  
Surveyors. (Reg. No. 1256178)

Since 2016:  
Fellow of the Royal Institution of Surveyors  
Malaysia. (Reg. No. F5831)

**Sr FADILAH BINTI  
MOHAMAD CAMALUDIN,**  
FRISM, MRICS

**DIRECTOR**



Sr Fadilah joined BEQS Consultants as an Associate in January 2005 after gaining wide experience on various projects in the corporate sector. Her career spans more than 20 years in quantity surveying, engineering and project management. To date she is the director of BEQS Consultant Sdn.Bhd.

**WORKING EXPERIENCE**

From August 1989 to January 1994  
Quantity Surveyor, Development Division,  
International Islamic University, Selangor.

From January 1994 to December 1995  
Quantity Surveyor, Ranhill Bersekutu Sdn. Bhd.

From January 1996 to December 2004  
Senior Quantity Surveyor,  
Pengurusan Lintas Berhad,  
Senior Quantity Surveyor,  
Kinta Samudra Sdn. Bhd.

January 2005 to December 2009  
Associate, BEQS Consultants, Kuala Lumpur.

January 2010 to date  
Director, BEQS Consultant Sdn. Bhd.

**ACADEMIC QUALIFICATION**

1984 : Diploma in Quantity Surveying  
MARA Institute of Technology,  
Shah Alam, Selangor, Malaysia.

1987 : Degree in Building Economics and  
Quantity Surveying,  
Heriot-Watt University, Scotland, U. K.

**PROFESSIONAL AFFILIATION**

Since 2003:  
Member of the Royal Institution of Surveyors  
Malaysia (Reg. No. M2636)

Since 2004 :  
Registered with the Board of Quantity  
Surveyors, Malaysia.  
(Reg. No. 2004/CQS01246)

Since 2007 :  
Member of the Royal Institute of Chartered  
Surveyors (Reg. No. 1248412)

Since 2009 :  
Fellow of the Royal Institution of Surveyors  
Malaysia (Reg. No. F4375)

## DIRECTOR



**Sr MOHD. ZAMRI  
BIN MD SAAD,  
MRISM**

Sr Zamri joined BEQS as a senior quantity surveyor back in June 1999. Before that, he used to be an office colleagues with Sr Yusof in J.U.B. Sekutu. After obtaining his professional registration from the Board of Quantity Surveyors, Malaysia in 2005, he is now the director (Penang Branch) of BEQS Consultant Sdn. Bhd.

### WORKING EXPERIENCE

From Mac 1991 to August 1991  
Assistant Quantity Surveyor,  
CKN - MAHABINA J.V.

From December 1991 to 1998  
Quantity Surveyor, J.U.B. Sekutu

From 1999 to 2009  
Senior Quantity Surveyor, BEQS Consultants

From 2010 to date  
Director and Head of Penang Branch,  
BEQS Consultant Sdn. Bhd.

### ACADEMIC QUALIFICATION

1991 : Diploma in Quantity Surveying  
Universiti Teknologi Malaysia

1993 : B. Sc. In Quantity Surveying  
Universiti Teknologi Malaysia

### PROFESSIONAL AFFILIATION

Since 2007 :

Registered with the Board of Quantity Surveyors,  
Malaysia. (Reg. No. 2007/CQS01365).

Since 2007 :

Member of the Royal Institution of Surveyors  
Malaysia (Reg. No. M4179 )

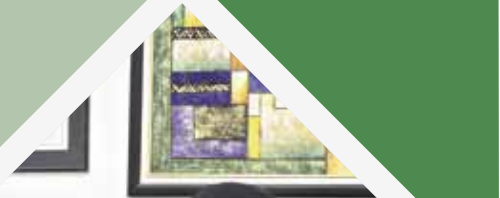
# FORGING PARTNERSHIP VIA RESPONSIVE EXPERTISE

The hallmark of any firm or organization is measured by the number, qualifications, experience and expertise of its staff. They are the firm's premier asset and pillars of strength, especially in the service oriented sector likened to BEQS scope of business. BEQS are grateful to have an excellent cadre of loyal and well qualified staff comprising professionally qualified quantity surveyors, quantity surveying degree and diploma holders as well as trained administrative and accounts personnel. The team members have been together for many years and have complemented each other diligently on projects undertaken by BEQS.

*"We are what we repeatedly do.  
Excellence, then, is not an act,  
but a habit."*

Natural ability is important, but you can go far without it if you have the focus, drive, desire and positive attitude.

*"Perfection is not attainable,  
but if we chase perfection,  
we can catch excellence."*



# RE-ENGINEERING NEW SYNERGIES IN INTEGRATION

## SCOPE OF SERVICES

BEQS have the capability and experience to offer the following quantity surveying and construction cost consultancy services :  
We highlight below some salient points for each of the scope of services.

1. Feasibility Studies
2. Financial Planning
3. Cost Planning
4. Tendering Procedure and Documentation
5. Valuation and Interim Payments
6. Construction Cost Control
7. Final Accounting
8. Contractual Claims
9. Pre-Qualification of Contractors

### *FEASIBILITY STUDIES*

A proper feasibility study will determine if a project is feasible - financially and technically, even socially or politically. All determining factors need to be considered including design, cost, market, location, environment and socio-political factors. The decision to proceed or not to proceed will depend on the feasibility study.

### *FINANCIAL PLANNING*

A financial plan is a forecast on the frequency of payments to be made during the tenure of the project's progress. This is determined based on the works execution program prepared by the planner or contractor. This will assist the client to make on-time payments to ensure the work proceeds expeditiously; as cash flow over-provision may cause financial or opportunity losses.



### *COST PLANNING*

A cost plan is necessary to determine cost appropriation among the various elements of the project depending on factors such as design, specifications and timing. A cost plan is used as a cost management and control factor.

### *TENDERING PROCEDURE AND DOCUMENTATION*

Tendering procedure is the way a contract is to be let-out for example by conventional tender, design and build, and turnkey. To arrive at a decision, a review of the project scope, schedule and budget will be made. The decision will determine among others the tender program and documentation. The main components of a tender document are the instructions to tenderer, conditions of contract, specifications and bills of quantities.

### *VALUATION AND INTERIM PAYMENTS*

Most contracts require properly valued interim payments be made to the contractor. Timely interim payments will assist the contractor to maintain progress to stay on-schedule as per to deadline. Proper valuation is important so that the contractor is paid what's due on time and for the client not to suffer losses due to overpayments.

### *CONSTRUCTION COST CONTROL*

Changes to the project scope, schedule, specifications and prices for various reasons can eventually affect the budgeted cost. Therefore, control of construction cost must be diligently maintained from inception to completion. This will involve continuous monitoring, evaluation, mitigation and control of cost-affecting changes to the project.





### *FINAL ACCOUNTING*

A running account is to be kept taking into account finalized variations to the contract sum and payments made, keeping in view of the forecasted final cost. When project accounting is done this way, settlement of accounts can be achieved almost immediately upon project completion and not long after.

### *CONTRACTUAL CLAIMS*

Key matters in contractual claims are timely mitigation measures and keeping of contemporary records require hands-on action by the client and contractor. Claims settlement calls for extensive review of contractual provisions and contemporary records of the claims' events, calculations, negotiations and agreements. All proceedings also need to be properly recorded and documents kept in the event of matters being taken to arbitration or litigation.

### *PRE-QUALIFICATION OF CONTRACTORS*

At times it is desirable to tender for a project only to a shortlist of qualified contractors. Pre-qualification of contractors can help secure genuine competition, quality bids and reduction of evaluation and award time. This calls for properly executed pre-qualification exercise with suitably drafted pre-qualification questionnaires and evaluation criteria tailored to the specific project.



## COMPLETED PROJECTS



CYBERJAYA

### CREATIVE MULTIMEDIA COMPLEX

Located in Persiaran Cyber Point Selatan, Cyberjaya Flagship Zone, this Creative Multimedia Complex now known as KRU Studio was managed by Opus International (M) Berhad. The RM21.5 million project was completed in 11 months, with works commencing in January 2009 and completion in December 2009. The project comprises two buildings that are Office Block and Main Studio with a gross floor area of 4696 m2 complete with all internal, external and studio facilities. BEQS provided full quantity surveying services for the project.



KUALA LUMPUR

### MASJID UNIVERSITI TEKNOLOGI MALAYSIA (UTM INTERNATIONAL CAMPUS)

In view of the expansion of UTM International Campus, Jalan Semarak, Kuala Lumpur, there is a need to provide a new mosque to cater for the increase of student and staff population. The RM8 million mosque with a capacity of 2000 congregation was completed in 8 months, with works commencing in November 2008 and completion in July 2010. BEQS provided full quantity surveying services for the project.



MELAKA

### HOSPITAL ALOR GAJAH

Located in Alor Gajah, Melaka next to existing Nursing Quarters, a project by Kementerian Kesihatan Malaysia and managed by Jabatan Kerja Raya. The RM115.2 million design and build project was completed within 45 months, with works commencing in January 2008 and completed in September 2011. The 78 bed hospital has a total gross floor area of 24000 m2 complete with hospital equipments and infrastructure facilities. BEQS provided full quantity surveying services for the project.



KUALA LUMPUR INTERNATIONAL AIRPORT

### PACKAGE PTC 26 - COMMUTER RAIL STATION

Annexed to the Main Terminal Building of the KL international Airport (KLIA), the Commuter Rail Station was to meet the rail commuter needs of the prestigious Airport. Construction of the RM40.83 million, 8,900 m2 gross floor area facility commenced in September 2000 and it was completed, in the fast-tracked, multi-contractor and multi-interface demands of the massive KLIA project in November 2001. BEQS provided full quantity surveying services for the Package.

## COMPLETED PROJECTS



NEGERI SEMBILAN

### RESIDENTIAL DEVELOPMENT AT DESA PINGGIRAN BAYU & BAYU LAKE HOMES, PAJAM

BEQS has provided full quantity surveying services for I & P Jawi Sdn Bhd, a subsidiary of Island & Peninsular Berhad for development of Desa Pinggiran Bayu & Bayu Lake Homes at Pajam, Negeri Sembilan.

Completed projects to date are:

Phase 2B7A - 50 Units Double Storey Terrace Houses

Phase 2B5B - 73 Units Single Storey Terrace Houses

Phase 2B6 - 103 Split Unit Single Storey Houses

Total value of project completed is RM20 million.

BEQS also provided full quantity surveying services for the development of bungalows for Bayu Lake Homes.



PAHANG

### QUARTERS CLASS F FOR ROYAL MALAYSIAN POLICE, CAMERON HIGHLANDS

Located in Tanah Rata, Cameron Highlands, Pahang Darul Makmur, the project was owned by Royal Malaysian Police and managed by Pembinaan BLT Sdn Bhd. The RM13.6 million project was completed in 24 months, with works commencing in May 2008 and completion in May 2010. The 8 storey building comprises 44 units quarters class F, meeting room and tadika complete with all internal and external facilities. BEQS provided full quantity surveying services for the project.



PERLIS

### DEWAN UNDANGAN NEGERI PERLIS

Located in Seriap, Kangar, Perlis, the project was managed by Jabatan Kerja Raya. The RM49 million design and build project was undertaken by PENS Holdings Sdn Bhd, with works commencing in April 2005 and completion in September 2007. The 5 storey building with a gross floor area of 18600 m<sup>2</sup> housed the Dewan Undangan, offices for Menteri Besar, State Secretary, EXCO and Royal Suite, meeting room and sub-basement parking. BEQS provided full quantity surveying services for the project.



PENANG

### BANGUNAN GUNASAMA PERSEKUTUAN

Located along Jalan Anson, Penang, the project was owned by Jabatan Perdana Menteri and managed by the Jabatan Kerja Raya. The RM104 million design and built project was completed within 15 months, with works commencing in January 2004 and completion in April 2005. The 13 storey office building has a gross floor area of 35,534 m<sup>2</sup> complete with all internal and external infrastructure facilities. BEQS provided full quantity surveying services for the project.

# GROWING WITH THE TIMES

## **PENANG BRANCH**

During the early years after the setting up of BEQS, we were awarded projects in the northern region which were handled by our Kuala Lumpur office. Due to our good track record, our clients have continued to award more projects and new clients have approached us to serve their projects in the north. With job flow increasing from the north, and in order to serve our clients better, we decided to set up the Penang Branch in 1999.

With the current medium size staff strength comprising quantity surveying degree holders and diploma holders and administration executives, the Penang Branch is well poised to handle any projects, and has the backing of the Kuala Lumpur office in any eventuality. We hope not only to maintain, but to strengthen our Penang Branch to meet the all quantity surveying and construction cost consultancy needs of the northern region for now and in the future.



# CORPORATE SOCIAL RESPONSIBILITY

As part of corporate social responsibility BEQS encourage her employees to participate in the non profit organization to serve the community.

Sr Yusof Hassim is presently a volunteer with Mercy Malaysia. His involvement in Mercy Malaysia begins in February 2005, after the catastrophic tsunami disaster that hits the Indian Ocean and Aceh in December 2004. He was involved in the drafting, preparation and supervision of contracts for the reconstruction of Hospitals, Mosques, Clinics and Housings in Banda Aceh. Gunong Sitoli (Nias), Bantul (Jogjakarta), Agra Makmur (Bengkulu) and Gasan Gadang (Padang). His voluntary mission brought him also to Cambodia, Myanmar, Philippines and Pakistan.

At present, Sr Fadilah Mohamad Camaludin is one of the committee members of Jawatankuasa Pendaftaran dan Kelayakan and Jawatankuasa Kecil Promosi Pendaftaran of BQSM. She was also an active member of the Royal Institution of Surveyors Malaysia. Sr Fadilah used to serve the QS Division as a committee and Chair of the Junior Organization and Young Achievers Award under council of RISM.

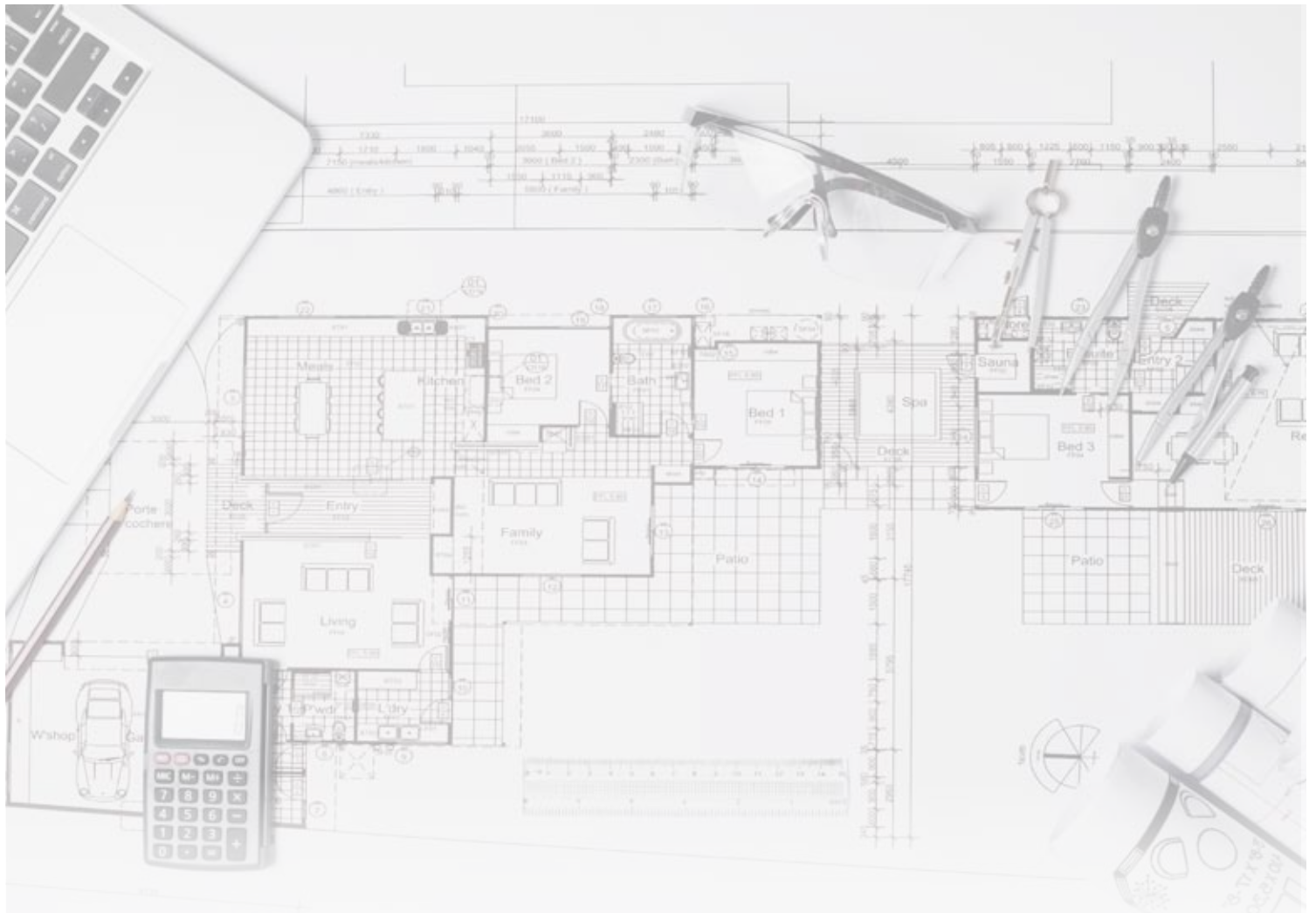






# SCOPE OF SERVICES

- Feasibility Studies
- Financial Planning
- Cost Planning
- Tendering Procedures and Documentation
- Valuation and Interim Payments
- Construction Cost Control
- Final Accounting
- Contractual Claims
- Pre-Qualification of Contractors



## PARTICULARS OF THE FIRM

Registered Name :


**BEQS CONSULTANT SDN. BHD.**

*Head Office Address :*

No. 9C, Jalan SG 3/15  
Pusat Bandar Seri Gombak  
Taman Seri Gombak  
68100 Batu Caves  
Selangor Darul Ehsan

*Telephone Number :*

 03 - 6186 6616  
(Hunting Line)

 03 - 6185 8380

*E-mail Address :*

beqs@beqs.com.my

*Website Address :*

www.beqs.com.my

*Date of Incorporation :*

1 January 1994

*Directors :*

Sr Yusof Bin Hassim, FRISM, MRICS

Sr Fadilah Binti  
Mohamad Camaludin, FRISM, MRICS

Sr Mohd Zamri Bin Md Saad,  
MRISM

*Registration :*

Lembaga Jurukur Bahan  
Malaysia

Permit No. 2009/FC00445  
Kementerian Kewangan  
Malaysia

No. Pendaftaran: 465-02031768


*Status :*


Bumiputra

*Penang Branch :*

No. 5, Tingkat 1,  
Lorong Aman Putera 1  
Taman Aman Putera  
13200 Kepala Batas  
Seberang Prai Utara  
Pulau Pinang

*Telephone Number :*

 04 - 5757 193

 04 - 5756 849 (Fax)

*E-mail:*

beqs\_penang@yahoo.com.my

