

SKC Precast Technology &
Industrialised Building System
SKC PRECAST SDN BHD ²⁰⁰²⁰¹⁰⁰⁴⁵³⁹
(572202-P)

PREPARED BY:

IBS TEAM

DATE:

11th December 2025



COMPANY BRIEF

SKC PRECAST SDN. BHD. has grown into and has established itself as one of the latest expert in Precast Technology & Industrialized Building System.

Our core business is high-tech construction methods, systems, products and equipment which improves productivity and quality and thereby minimizing work force and debris at construction sites.

Due to limited exposure using Precast Concrete System in Malaysia, there is a shortage of design experts in the local precast construction industry. SKC Precast Sdn Bhd, through its Design Department, offers high quality and independent services in design development, value engineering and alternative design to the specific requirements of its clients. SKC Precast Sdn Bhd 'In-house Design team' consists of highly qualified and experienced professional engineers specialized in precast design.

SKC Precast Sdn Bhd design services are tailored to its client's requirements, ranging from system development, structural analysis and framing plans to complete structural design and detailing, inclusive of production and construction drawings, as well as a clash analysis of other trades such as Mechanical and Electrical services.

We are providing a high-tech and high quality construction method to shorten the construction period and thus cutting the cost of building materials and manpower. This is especially important and necessary during this period of labour shortage and high cost of building materials.

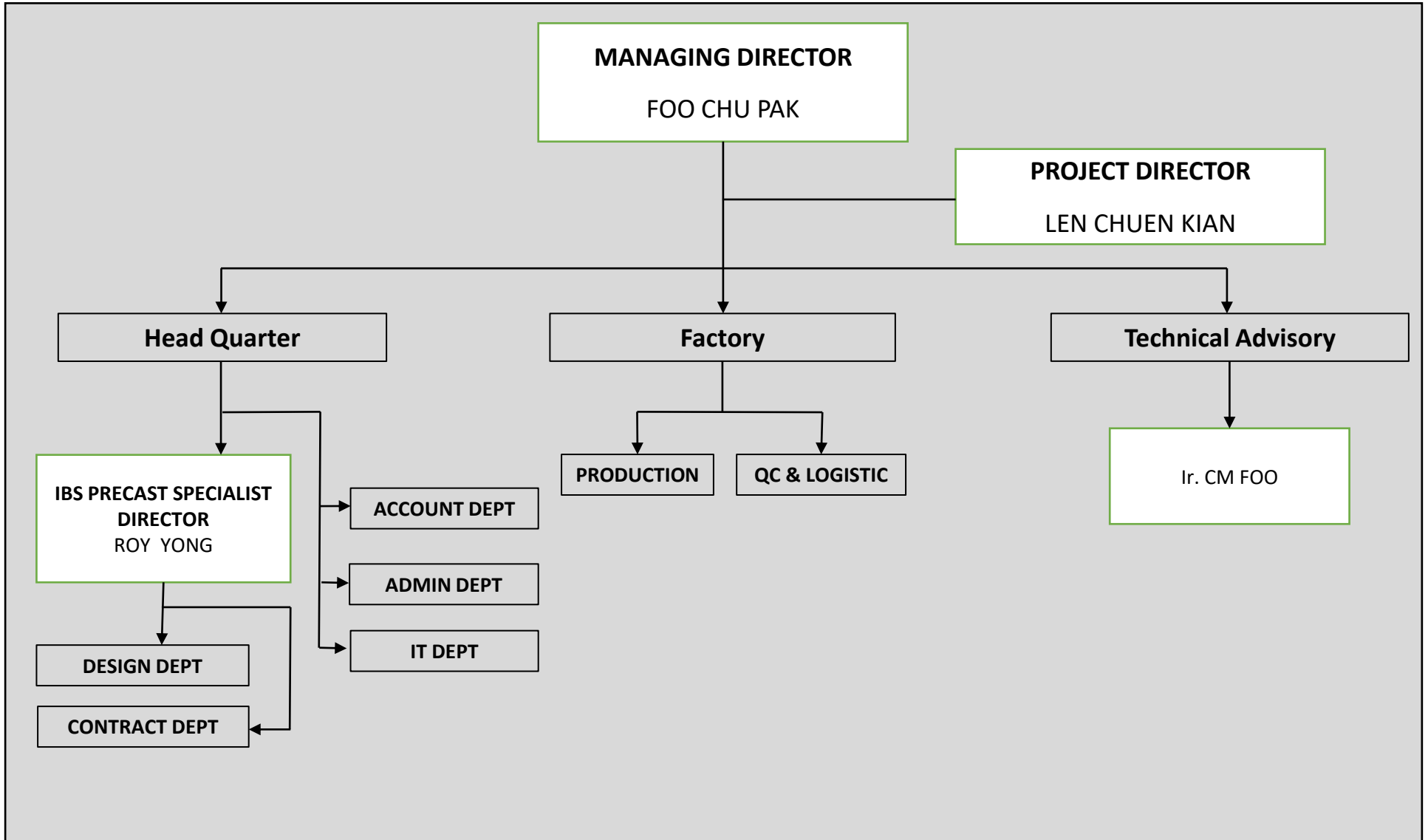
The deep concern of these issues were even highlighted by Housing and Local Government Ministry, CIDB and PAM.

Admin Address : B3-3-06, PERNIAGAAN TEMASYA 8, JALAN DOKTOR U1/67, 40150 SHAH ALAM SELANGOR D.E.

Factory Address : Lot 1919, Jalan Kuang, Kg Bunga Raya, 48050 Kuang Selangor, Malaysia.

Services : Building Construction, Manufacturing concrete product and installation Services.

COMPANY STUCTURE



FOO CHU PAK | MANAGING DIRECTOR



QUALIFICATION

- Certificate Diploma of Building Construction from Kolej Tunku Abdul Rahman in 1981.
- Civil Engineering degree from the Summit University of Louisiana
- Masters Degree in Business Administration from Honolulu University of Hawaii in 2000.
- CIDB Certified Construction Manager (CCM)
- CIDB Assessor

FOO CHU PAK has more than 20 years experience in the building and construction industry. He was appointed as a director of Syarikat Bedena (M) Sdn Bhd before joining the Prinsiptek Corporation Berhad Group ("PCB") in 2003.

FOO CHU PAK | MANAGING DIRECTOR

Mr. Foo experienced involve in the building and construction industry more than 35 years.

List of Project & Experience involve in IBS & Precast

- 1998 – Membina dan Menyiapkan Sekolah Kebangsaan Seri Ampang, Ipoh (Precast)
- 1999 – 2001 – Construction of 260 units of double storey link houses on part of Lot PT 27426, Mukim Petaling, Daerah Petaling, Selangor Darul Ehsan
 - Construction of 60 units of 6 blocks of three and four storey shop-offices on part of Lot 27428, Mukim Petaling, Daerah Petaling, Selangor Darul Ehsan (Precast Tunnel Form & Drywall)
- 2003 – 2005 – Designing and building construction of link and semi-detached houses as well as marketing and sales activities at part of Seksyen 8, Bandar Baru Bangi (Precast Wall, Shearwall (Tunnel Form) & Drywall)
- 2005 – 2008 – Propose Development and Construction of Baan Eua Arthorn Project consist of 1,341 units Low Cost walkup flat to National Housing Authority of Thailand in Pranakorn Sri Ayutthaya Province Thailand (Precast, shearwall & Drywall)
- 2015 – 2017 – Cadangan Membina & Menyiapkan- 1 Block Kondominium 25 tingkat (211 Unit) di Lot 159, Jalan Ferum 7/31A, Sek 7, Shah Alam, Selangor (Precast, Shearwall & Drywall)
- 2015 – 2020 – Proposed Mix Development and Construction of Gated and Guarded Housing Estate consist of 343 units 2-storey Townhome and 50 Units 3.5 Storey commercial Shop for “Dcube” Project at Pranakorn Sri Ayutthaya Province Thailand (Precast, Shearwall & Drywall)



ROY TC YONG | IBS / PRECAST SPECIALIST DIRECTOR



Roy was previously with these corporations:

- Technical Director of Comtrac Precast Sdn Bhd, a subsidiary of DRB- Hicom Berhad
- General Manager of IBS & Precast Division of Kimlun Corporation Berhad
- Co-Founder and Technical Director of Laras Kualiti Sdn Bhd, a subsidiary of M.K. Land Holdings Berhad.

- **Roy Yong's** 40 plus years of design and construction management in precast and prefabrication technologies includes the completion of over 10,000 units of affordable housing apartments, hostels and houses in South East Asia.
- Roy has been extensively involved in R & D programmes in Australia since 2001 and had successfully developed lightweight aerated concrete, high impact and blast resistant concrete, low carbon ash based geopolymer concrete and has since recently, been investigating advances in Additive Manufacturing (a. k. a 3D concrete printing), deploying Artificial Intelligence, 3D Virtual Modelling and automation in the production and extension of geopolymer mortar.
- Roy has a deep commitment to environmentally sustainable development solutions, enabled by innovative digitalized design and construction technologies.
- In 2009, he led the IBS team in successfully tendering, securing and managing RM142 mil, 1,500 units of 4-storey affordable apartments project (Iskandar Housing at Lima Kedai, Gelang Patah for Iskandar Regional Development Authority, Malaysia.
- He was a guest speaker at the IBS Seminar & Exhibition 1996, organized by the Housing Research Centre (UPM) Malaysia.
- He was a technical speaker at the Hardfac 2004 Seminar organized by the Ministry of Defence, Malaysia in 2004.
- In 2015, he was appointed as Chairman of Precast Technology Work Group by Asian Concrete Construction Institute (ACCI) based in Singapore

OUR COMPETENT PERSON

NAME : Br. Ts. LEN CHUEN KIAN
POSITION : PROJECT DIRECTOR
QUALIFICATION : P.MBA (MY), MBA (MY), DIP.BA L7 (UK)
: CERTIFIED CONSTRUCTION PROJECT MANAGER (CCPM)
: CERTIFIED PRECAST CONCRETE INSTALLER (PCC1)

NAME : ZAMRI NOR BIN SA'AT
POSITION : PROJECT MANAGER
QUALIFICATION : DIPLOMA KEJURUTERAAN AWAM
: CERTIFIED PRECAST CONCRETE INSTALLER (PCC1)

NAME : WANSHHRUL AZHAR BIN WAN ISMAIL
POSITION : PROJECT EXECUTIVE
QUALIFICATION : DEGREE MECHANICAL ENGINEERING
: CERTIFIED PRECAST CONCRETE INSTALLER (PCC1)

NAME : AZRUL SUHAIMI
POSITION : PROJECT EXECUTIVE
QUALIFICATION : DEGREE CIVIL ENGINEERING
: CERTIFIED PRECAST CONCRETE INSTALLER (PCC1)

NAME : LIOU SAI YIN
POSITION : SITE EXECUTIVE
QUALIFICATION : CERTIFIED PRECAST CONCRETE INSTALLER (PCC1)

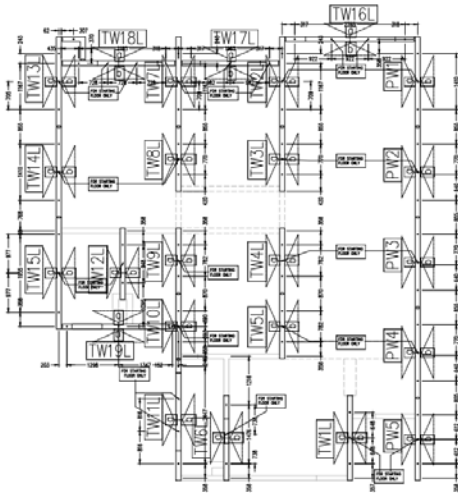


OUR ON GOING JOB (GOVERNMENT)

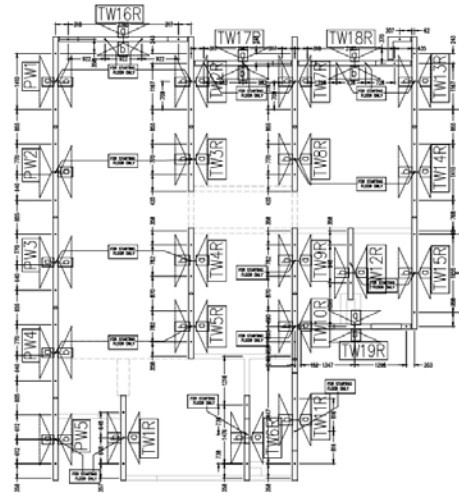
PROJECT	: INTANA RIA 3
LOCATION	: BANDAR BARU BANGI, SECTION 7, MALAYSIA
DEVELOPER	: PKNS (PERBADANAN KEMAJUAN NEGERI SELANGOR)(SELANGOR STATE DEVELOPMENT CORPORATION)
MAIN CONTRACTOR	: TJ CIVIL AND STRUCTURE SDN. BHD.
PROJECT TITLE	: PROJECT TITLE :CADANGAN PEMBANGUNAN 1 BLOK 200 UNIT PANGSAPURI KOS SEDERHANA 14 TINGKAT YANG MENDUNGHI; A)TINGKAT BAWAH : DEWAN, SURAU, BILIK BACAAN, BILIK RIADAH, TADIKA, KEDAI, PEJABAT PENGURUSAN DAN TEMPAT LETAK KERETA B)TINGKAT 1 – 3 : TEMPAT LETAK KERETA C)TINGKAT 4 – 11 : 176 UNIT PANGSAPURI D)TINGKAT 12 – 13 : 24 UNIT PANGSAPURI E)SATU UNIT PONDOK PENGAWAL & SATU UNIT RUMAH SAMPAH DI ATAS LOT 78711 (PN115070), JALAN 7/1F, SEKSYEN 7, BANDAR BARU BANGI, DAERAH HULU LANGAT, SELANGOR DARUL EHSAN.
PRODUCT	: PRECAST WALL PANEL (LOAD BEARING WALL)
PRODUCTION	: MOULDING & CASTING IN FACTORY



OUR ON GOING JOB (GOVERNMENT)



TYPE A1



TYPE A2

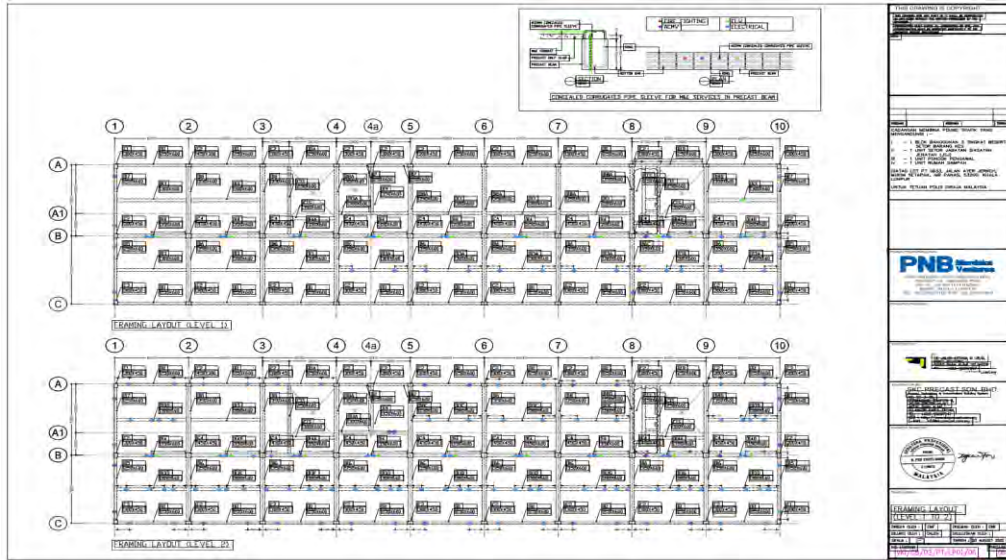


OUR ON GOING JOB (GOVERNMENT)

PROJECT	: POUND TRAFFIK
LOCATION	: SETAPAK
DEVELOPER	: JKR
MAIN CONTRACTOR	: PNB MERDEKA VENTURE
PROJECT TITLE	: CADANGAN MEMBINA POUND TRAFIK YANG MENGANDUNGI:- i. 1 BLOK BANGUNAN 3 TINGKAT BERSERTA SETOR BARANG KES ii. 1 TINGKAT SETOR JABATAN SIASATAN JENAYAH (JSJ) iii. 1 UNIT PONDOK PENGAWAL iv. 1 UNIT RUMAH SAMPAH DIATAS LOT PT 5633, JALAN AYER JERNEH, MUKIM SETAPAK, AIR PANAS, 53200 KUALA LUMPUR
PRODUCT	: PRECAST COLUMN, BEAM, HALF SLAB
PRODUCTION	: MOULDING & CASTING IN FACTORY



OUR ON GOING JOB (GOVERNMENT)



OUR ON GOING JOB (GOVERNMENT)

PROJECT	:KOLEJ TINGKATAN ENAM (PRAUNIVERSITI) KPM HULU TERENGGANUK
LOCATION	: HULU TERENGGANU, TERENGGANU.
DEVELOPER : JKR	
MAIN CONTRACTOR	: SINCERE IMAGE SDN. BHD.
PROJECT TITLE	: PERMOHONAN PELAN BANGUNAN BAGI CADANGAN MEMBINA DAN MENYIAPKAN: I - 2 BLOK ASRAMA, II - 1 UNIT DEWAN PELAJAR, III - 1 UNIT DEWAN MAKAN, IV - 2 UNIT KUARTERS JENIS SEMI-D V - 1 UNIT SURAU VI - 2 UNIT RUMAH PAM VII - 1 UNIT PONDOK PENGAWAL

DAN LAIN-LAIN KEMUDAHAN DI KOLEJ TINGKATAN 6 (HuTeCS), DI ATAS LOT 7713 (TANAH KERAJAAN), MUKIM TANGGUL, DAERAH HULU TERENGGANU, TERENGGANU DARUL IMAN KEMENTERIAN PENDIDIKAN MALAYSIA

UNTUK

PRODUCT : PRECAST COLUMN, BEAM, HALF SLAB

PRODUCTION : MOULDING & CASTING IN FACTORY



OUR ON GOING JOB (GOVERNMENT)

TITIK PERMASALAHAN KELOMPOK		TITIK PERMASALAHAN KELOMPOK		TITIK PERMASALAHAN KELOMPOK		TITIK PERMASALAHAN KELOMPOK
NO. KEMERIAHAN	NO. KEMERIAHAN	NO. KEMERIAHAN	NO. KEMERIAHAN	NO. KEMERIAHAN	NO. KEMERIAHAN	
						<p>ASRAMA PEKERJAAN COLONY SCHOOLE</p> <p>NO. 100/2019/06/13/08/01</p>



COMPLETED JOB (GOVERNMENT)

PROJECT	: SERI ADURIA
LOCATION	: SUBANG BESTARI
DEVELOPER	: WORLDWIDE HOLDINGS BERHAD (SUBSIDIARY OF PKNS, PERBADANAN KEMAJUAN NEGERI SELANGOR, SELANGOR STATE DEVELOPMENT CORPORATION)
MAIN CONTRACTOR	: PI BRILLIANT BERHAD(SUBSIDIARY OF PKNS, PERBADANAN KEMAJUAN NEGERI SELANGOR, SELANGOR STATE DEVELOPMENT CORPORATION)
PROJECT TITLE	: CADANGAN PEMBANGUNAN RUMAH SELANGORKU YANG MENGANDUNGI 1)3 BLOK RUMAH SELANGORKU JENIS D APARTMENT 'VILLA' (3 TINGKAT - 54 UNIT), 2)1 UNIT PENCAWANG ELEKTRIK JENIS PADAT, 3)1 UNIT KEBUK SAMPAH, 4)1 UNIT PONDOK PENGAWAL, 5)1 UNIT PEJABAT PENGURUSAN DAN KEMUDAHAN, 6)1 UNIT GELANGGANG PERMAINAN DAN 7)1 UNIT WAKAF DI ATAS LOT 37309 PM 4845, MUKIM SUNGAI BULOH SELUAS 2.043 EKAR DI PANGSAPURI SERI ADURIA, NO. 2, JALAN NOVA U5/81, SUBANG BESTARI, SEKSYEN U5, 40150 SHAH ALAM, SELANGOR DARUL EHSAN UNTUK TETUAN WORLDWIDE HOLDINGS BERHAD
PRODUCT	: PRECAST WALL PANEL (LOAD BEARING WALL) : MODULAR WALL PANEL (NON LOAD BEARING WALL) : PRECAST HALF SLAB
PRODUCTION	: MOULDING & CASTING IN FACTORY



COMPLETED JOB (GOVERNMENT)

Bedding Mold setting in Factory.



Pre-lay M&E Services



Precast Staircase



Half Slab Installation



Wall Panel Installation.



Qlassic Score : 78%



Project Title

CADANGAN PEMBANGUNAN RUMAH SELANGORKU YANG MENDUNGKI 3 BLOK RUMAH SELANGORKU JENIS D APARTMENT "VILLA" (3 TINGKAT - 54 UNIT), 1 UNIT PENCAWANG ELEKTRIK JENIS PADAT, 1 UNIT REBUK SAMPAH, 1 UNIT PONDOK PENGAWAL, 1 UNIT PERABAT PENGURUSAN DAN KEMUDAHAN, 1 UNIT GELANGANG PERMAINAN DAN 1 UNIT WAKAF DI ATAS LOT 37309 PM 4845, SELIAS 2.043 EKAR DI PANGSAPURI SERI AGURIA, NO. 2, JALAN NOVA US/81, SUBANG BESTARI, SEKSYEN US, 40150 SHAH ALAM, SELANGOR DARUL EHSAN

Application No.:

SL23 BM0012 C (P)

Developer/ Owner:

WORLDWIDE HOLDINGS BERHAD

Company Registration No.:

6430-P

CCO: 25 points

QCLASSIC score:

78%

Assessment Date:

15 DESEMBER 2023

Main Contractor:

PI BRILLIANT BERHAD

CDB Registration No.:

1906412-SL001065

Grade : G2

Chief Executive Officer
Construction Research Institute of Malaysia (CREAM)

Assessment covers Architecture works, External works and Basic M&E fittings (setback) to applicable. The assessment is based on Construction Industry Standard (CIS 17:2022) which was issued by CIBB.



COMPLETED JOB (PRIVATE SECTOR)

PROJECT	: 2 UNIT SEMI DETACHED
LOCATION	: SEKINCHAN
DEVELOPER	: SKC PRECAST SDN. BHD.
MAIN CONTRACTOR	: SKC PRECAST SDN. BHD.
PROJECT TITLE	: TO CONSTRUCT 2 UNIT OF SEMI DETACH BUNGALOW DI ATAS LOT 76, JALAN LORONG 5, SITEC, 45400 SEKINCHAN
PRODUCT	: PRECAST WALL PANEL (LOAD BEARING WALL) : MODULAR WALL PANEL (NON LOAD BEARING WALL) : PRECAST HALF SLAB



COMPLETED JOB (PRIVATE SECTOR)



COMPLETED JOB (PRIVATE SECTOR)

PROJECT : PUNCAK 7
LOCATION : SHAH ALAM SECTION 7, SELANGOR, MALAYSIA
DEVELOPER : PRINSIPTEK BERHAD
MAIN CONTRACTOR : PRINSIPTEK (M) SDN. BHD.
PROJECT TTITLE : 211 UNITS APARTMENT
PRODUCT : PRECAST WALL PANEL (LOAD BEARING WALL)
: PRECAST HALF SLAB
: PRECAST BATH TRAY
: MODULAR WALL PANEL (NON LOAD BEARING WALL)



COMPLETED JOB (PRIVATE SECTOR)

Bedding Mold setting on site.



Cast in door frame



Pre-lay M&E Services



Demoulding



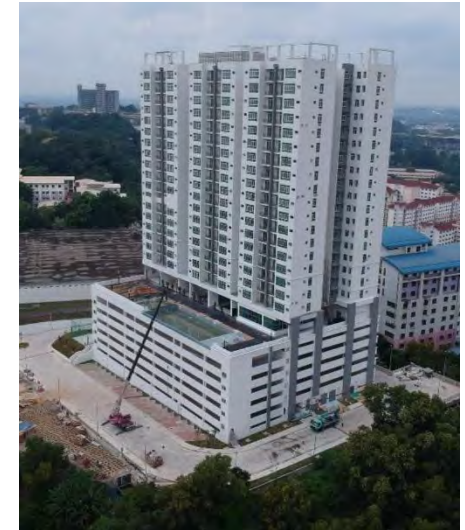
Wall Panel Stacking Rack



Wall Panel Installation.



Wall Panel Installation.



COMPLETED JOB (PRIVATE SECTOR)

PROJECT	: D'CUBE
LOCATION	: AYUTTHAYA BANGKOK, THAILAND
DEVELOPER	: PRINSIPTEK INTERNATIONAL LIMITED
MAIN CONTRACTOR	: PRINSIPTEK INTERNATIONAL LIMITED
PROJECT TITLE	: 200 UNIT OF 2-STOREY TOWNHOME
PRODUCT	: PRECAST GROUND SLAB : PRECAST WALL PANEL (LOAD & NON BEARING WALL) : PRECAST BEAM : PRECAST HALF SLAB : PRECAST STAIRCASE



COMPLETED JOB (PRIVATE SECTOR)

Precast H Pile



Precast Ground Beam



Precast Half Slab



Precast Wall & Beam



Precast Roof Beam



Precast Fencing.



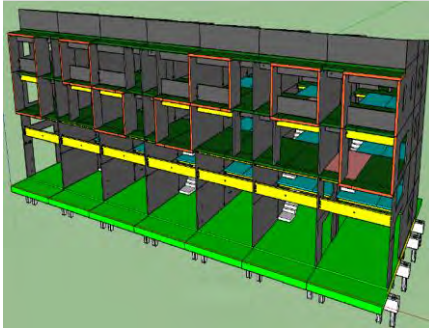
COMPLETED JOB (PRIVATE SECTOR)

PROJECT	: D'CUBE
LOCATION	: AYUTTHAYA BANGKOK, THAILAND
DEVELOPER	: PRINSIPTEK INTERNATIONAL LIMITED
MAIN CONTRACTOR	: PRINSIPTEK INTERNATIONAL LIMITED
PROJECT TITLE	: 50 UNIT OF 3.5-STOREY TOWNHOME
PRODUCT	: PRECAST GROUND SLAB : PRECAST WALL PANEL (LOAD & NON BEARING WALL) : PRECAST BEAM : PRECAST HALF SLAB : PRECAST STAIRCASE



COMPLETED JOB (PRIVATE SECTOR)

Schematic Design



Precast Ground Beam



Precast Half Slab



Precast Wall



Precast Façade



Precast Roof Beam.



OUR ADVANTAGES

OUR MACHINERIES

Mobile Crane

- 25T Mobile Crane : 4 Units

Tower Cranes

- Luffing Crane : 2 Units

- Hammerhead Crane : 2 Units

Passenger Hoist

- Passenger Hoist : 1 Units

Forklift

- 2.5TForklift : 2 Units

Excavator

- Mini Excavator : 1 Units

OUR YARD



Admin Address: B3-3-06, PERNIAGAAN TEMASYA 8, JALAN DOKTOR U1/67, 40150 SHAH ALAM SELANGOR D.E

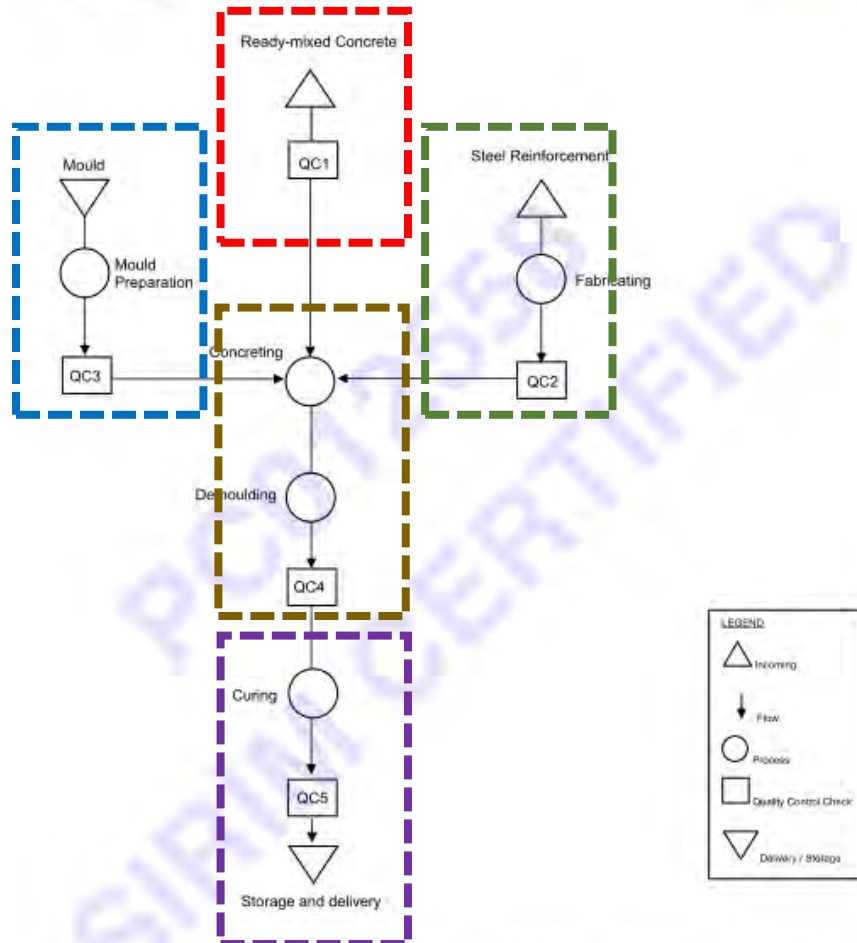
Factory Address: Lot 1919, Jalan Kuang, Kg Bunga Raya, 48050 Kuang Selangor, Malaysia.

PRODUCTION MONITORING

Report No : RPT016085
Date Issued : 27/04/2023
Issued By : TS. IRSYAD SYAFIQ BIN IBRAHIM



Part F: Process Flow Chart



Note: Raw materials, semi-finished product or finished product that is to be recycled or to be reworked shall be subjected to quality inspection or quality control prior to its acceptance

QC1 – READY MIXED CONCRETE

- CONCRETE PLANT PROFILE
- SLUMP TEST
- CUBET TEST FOR 7 DAYS
- CUBE TEST FOR 28 DAYS

QC2 – STEEL REINFORCEMENT

- REBAR & BRC SUPPLIER PROFILE
- FABRICATION OF REBAR WORKS

QC3 – MOULD

- MOULD FABRICATION & SETTING
- PRODUCT CODE TO BE MANUFACTURE
- PRE-CONCRETING CHECK AND CAST

QC4 – CURING

- POST CONCRETING CHECK
- DEMOULD & STACKING FOR CURING

QC5 – DELIVERY

- FINAL CHECK
- DELIVERY AND STORAGE ON SITE

PRODUCTION MONITORING

19:50 65%

Calendar - Delivered

Day Week Month TODAY

Monday Jun 16

M

- LIL1B1-VKI03-189
- LIL1B2-VKI03-115
- LIL1B3-VKI03-201
- LIL1B4-VKI03-124
- LIL1B5-VKI03-128
- LIL1B6-VKI03-130
- LIL1C1-VKI03-90
- LIL1C2-VKI03-98
- LIL1C3-VKI03-107
- LIL1C4-VKI03-108

4 PM

5 PM

6 PM

7 PM

8 PM

9 PM


10 PM

11 PM

Items (Yard) Items (Site) **Items (DO)** Items (Search)

19:56 64%


Data DOno is not blank form



SerialNo
L1C3-VKI03-22

UnitNo
L1C3

PreConcrete



Items (Yard) Items (Site) Items (DO) Items (Search)

19:56 64%

Data DOno is not blank form



DatePreConcrete
5/4/2025

DeliveryDate
5/13/2025

DOno
DO-00613

PDFFile
DO-00613L1C3-VKI03-22.pdf



DeliverTag



Type
P

Label
L1C3

Items (Yard) Items (Site) Items (DO) Items (Search)

PRODUCTION MONITORING

19:50 65%

Calendar - Delivered

Day Week Month TODAY

Monday Jun 16

M

- LIL1B1-VKI03-189
- LIL1B2-VKI03-115
- LIL1B3-VKI03-201
- LIL1B4-VKI03-124
- LIL1B5-VKI03-128
- LIL1B6-VKI03-130
- LIL1C1-VKI03-90
- LIL1C2-VKI03-98
- LIL1C3-VKI03-107
- LIL1C4-VKI03-106

4 PM

5 PM

6 PM

7 PM

8 PM

9 PM

10 PM

11 PM

Items (Yard) Items (Site) **Items (DO)** Items (Search)

VKi Vikast Industries Sdn Bhd

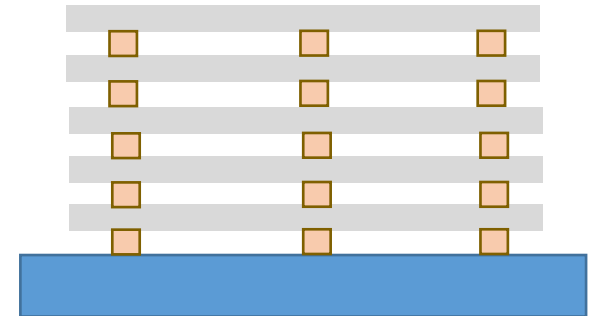
Pre & Post Concrete Casting Record
DO No: DO-00330
Delivery Date: 7/20/2024
Serial No: TW12R-vkibg2479
UnitNo: L11U13
Remark:



Date Pre Concrete: 7/15/2024



Date Post Concrete: 7/18/2024



THANK YOU



SKC Precast Technology &
Industrialised Building System
SKC PRECAST SDN BHD 200201004639
(572232-P)



JKR K.TERENGGANU



PKNS



PTT BERHAD



SETIA PRECAST



WORLDWIDE HOLDING BEHAD