

LIM SEE KHONG, DERIC

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Career Profile

- A project manager cum an electrical engineer with more than 11 years of extensive experience (5 ½ years at management level) in construction industry with broad exposure across residential and high-rise building construction in Malaysia, the United Arab Emirates and Qatar.
- Sound business acumen and capable of relating to senior stakeholders.
- Demonstrated negotiation skills and the ability to prioritise multiple and complex tasks.
- Responsible for recruiting, training and providing leadership and management of direct reports.

Education and Professional Qualification

- Bachelor in Electrical & Electronics Engineering (2nd Class Honours), University of Northumbria at Newcastle, Newcastle, the United Kingdom.
- Project Management Professional Certificate.

Work Experience

Millennium Engineering & Trading WLL – Doha, Qatar (Electro-Mechanical Contractor)

Project Manager

April 2012 - Present

Project name: Sidra Village Staff Housing for Research and Medical Center Project (with contract value of QAR 148 million)

Responsibilities

- Manage six sub-contractors.
- Main focal point between main contractor and sub-contractor of the project, client, consultants and local authorities.
- Involve in pre-tendering and post-tendering processes of the project and lead setup of comprehensive database for at least three poles apart materials supplier principle for time and cost efficiency.
- Manage tendering process together with preparation of specifications, contractual terms and appointment of suppliers.
- Prepare and control budget and cash flow of project, including monitoring monthly progress claims.
- Manage procurement process of the project, including negotiation of commercial terms with suppliers.
- Review and re-design the electrical system in accordance with regulation and requirement of Kahramaa's Qatar Civil Defense & Qatar Civil Services.
- Review the design of plumbing and mechanical such as air handling unit, heating, ventilation and air conditioning, chiller and exhaust fan and solar heater system.
- Review fire alarm, low current system such as close-circuit television, structure cabling system and lighting control system in ensuring compliance with approved plan.
- Manage health and safety risk assessment of the project.
- Monitor and inspect quality of workmanship prior to final inspection with consultants and main contractor.

Achievements

- Provided on site leadership training to internal and external design teams and contractors on aspects of planning, establishment, assessment and delivery of projects.
- Successfully negotiated and obtained approval for additional variation orders of QAR 9.65 million.

S.D.E.S Services LLC – Abu Dhabi, United Arab Emirates (Electro-Mechanical Contractor)

Project Manager

June 2010 – April 2012

Project name: Royal City Seasons Hotel Project, Abu Dhabi (with contract value of AED 45 million)

Responsibilities

- Monitored, oversaw and communicated within engineering, procurement, operation and management departments to safeguard quality of work.
- Managed the tendering process from inception through to appointment of respective suppliers, including preparation of tender specifications and contractual terms.
- Reviewed and re-designed the existing electrical system (which included cable size, voltage drop based cable length, breaker selection and panel selection) to ensure compliance with Abu Dhabi Distribution Company regulation and requirement.
- Reviewed the design of plumbing and mechanical such as air handling unit, heating ventilation air-conditioning, chiller, supply/exhaust fan and water heater system.
- Reviewed compliance of fire alarm, public address and video audio and center battery system of the hotel with the local requirement.
- Managed and monitored progress of work; prepared work progress claims, monthly reports (including finance reports) and project profit/loss estimation.
- Managed six sub-contractors.
- Monitored health and safety aspect of the project.
- Monitored and inspected quality of workmanship before final inspection by the project consultant and the main contractor.

Achievements

- Acceptance of electrical system proposal by the project consultant, client and local authority, thereby resulting in overall additional revenue of AED 5.5 million to the company.
- Successfully obtained approval for addition variation orders of AED 5.3 million.
- Delivery of project ahead of schedule by seven days.

S.M.E Electromechanical LLC – Abu Dhabi, United Arab Emirates (Electro-Mechanical Contractor)

Project Manager

May 2009 – June 2010

Project name: Al Reem Island – Tamouh New Headquarter (with contract value of AED 1.085 million)

Responsibilities

- Designed and built electro-mechanical system for office space of 2,000 square meters.
- Discussed and negotiated with the clients in finalising the engineering specifications.
- Negotiated with suppliers to obtain the best financial terms for the project.
- Ensured compliance with requirements of client and regulations of the local authorities.

Achievements

- Delivery of project within two months (ahead of scheduled completion).
- Additional AED 200,000 profits were generated from the project.

Project name: Al Reem Island – Mobile Cabin Project (with contract value of AED 21 million)

Responsibilities

- Oversaw multiple engineering projects, which were running in parallel.
- Reviewed the design of plumbing and mechanical such as air handling unit, heating ventilation air-conditioning, chiller and supply/exhaust fan and water heater system.
- Reviewed fire alarm, public address and video audio and centre battery system for the hotel in ensuring compliance with requirement of the client and the local authorities.
- Developed and implemented approved engineering budgets and monitored actual costs against budgets.
- Discussed and negotiated with the clients in finalizing the engineering specifications.
- Managed relationship with suppliers and procurement process.
- Presented engineering blueprints, updates of project and incident reports to investors of the project.
- Conducted annual performance rating of engineers.
- Oversaw human resources aspect of the project, including recruitment and termination of engineers of the project.

Achievements

- Delivery of project by 31 days earlier than scheduled completion date.
- Succeeded in obtaining client's approval on variation orders of AED 2.1 million.
- As a result, an overall cost saving of AED 2.5 million was achieved.
- Successfully assist S.M.E Electromechanical LLC to regain its cash flow position within a six-month period by prioritising completion of certain tasks.

Parsons Brinkerhoff Asia Ltd (Dubai branch) JV

Mitsubishi Electric, Dubai (Client Representative), United Arab Emirates

Project Manager

November 2008 – May 2009

Project name: Meydan Racecourse Project – LED Display Screen System, which is the longest in the world of record 108 meter (with contract value of AED 72 million)

Responsibilities

- Answerable to the client, management steering committee, General Manager of the project and Project Director.
- Accountable for implementation of continuous improvement processes to the project.
- Responsible for ensuring all safety, health and environmental rules and regulations were strictly adhered to.
- Reviewed tender documents and evaluated bids reports.
- Finalised commercial and contractual matters with the contractors.
- Provided performance feedback to the contractors.
- Liaised with Japanese design team on superstructure, electro-mechanical system and civil foundation design.

Achievements

- Tight deadline target was achieved.
- Received positive feedback from the client and General Manager of the project.

DAMAC Property LLC – Dubai, United Arab Emirates (Developer)

Assistant Electro-Mechanical Manager

August 2007 – November 2008

Project name: Lake View Tower, Jumeirah Lake Tower (with contract value of AED 45 million)

Responsibilities

- Responsible for structural, architectural and mechanical aspects of the project.
- Reviewed and re-designed electro-mechanical system.
- Accountable for monitoring and preparing progress reports to the upper management.
- Liaised with the local authority to obtain the required approvals.

Project name: Villa of Mr. Hussain Ali Habib Sajwani, Palm Jumeirah (with contract value of AED 30 million)

Responsibilities

- In-charge of co-ordination between electro-mechanical system and interior finishing.
- Involved in the design of lighting system that gives day and night light effects.
- Designed home theatre system and home automation system.
- Liaised with architect to accomplish selection of light and sanitary ware fitting.
- Prepared a comprehensive materials list and progress report to owner of the project.
- Monitored progress of the project and implemented contingent schedules in ensuring completion of the project was within the required time frame.
- Developed and implemented safety and health rules for the project.
- Answerable to the General Manager and client of the project.
- Discussed and resolved technical matters with client, supplier, consultants and contractors.

IJM Construction (ME) LLC – Dubai, United Arab Emirates (Main Contractor)

Senior Electro-Mechanical Engineer – Tender Department

May 2006 – May 2007

Project name: DU Customer Call Centre, Academy City (with contract value of AED 8 million)

Responsibilities

- In-charge of negotiation with supplier and client on the final value of the project.
- Involved in electro-mechanical project management for pre- and post-contractual work.
- Responsible for estimation and evaluation of electro-mechanical system.
- Built services costing and assessed progress claims for electro-mechanical building services.

Senior Electro-mechanical Engineer

August 2005 – August 2007

Project name: Fortune Tower, Jumeirah Lake Tower Dubai (with contract value of AED 40 million)

Responsibilities

- In-charge of Electro-Mechanical aspects of the project.
- Involved in the tendering and cost estimation in relation to electrical, mechanical and plumbing system of the project.
- Liaised with client, suppliers, consultants, contractors and local authorities for design matters.

- Implemented ISO 9001 Quality Management Standard for the project.
- Implemented OHSAS 18001 Occupational Health and Safety management system for the project.
- Monitored progress of the project and directly answerable to the upper management.
- Planned and implemented innovative logistic controls.
- Designed temporary utilities (electricity and water supplies, drainage and fire alarm system) at the construction site.
- Responsible for ensuring machineries at site (generator, compressor, passenger hoists and tower crane) were functioning properly.

IJM Berhad – Malaysia (Main Contractor)
Electro-Mechanical Engineer

April 2004 – August 2005

Project name: Yayasan Al Bukhary 2 Tower Block Office Building, Kuala Lumpur, Malaysia (with contract value of MYR 45 million)

Responsibilities

- Provision of skills to various aspects of the project including:
 - Electrical and mechanical
 - Intelligent Building Management System
 - Smart Lighting System
 - Audio Visual System
 - Card Access Management System
 - Variable Refrigerator Volume
 - Closed-circuit Television
 - Boom Gate System
 - Management Audio Television
 - Data network and server
 - Air ventilation system
 - Fire protection system
 - Water irrigation system
 - Sanitary piping.
- Implemented OHSAS 18001 Occupational Health and Safety management system for the project.
- Monitored progress of the project and directly answerable to the upper management.
- Liaised with suppliers, consultants, contractors and local authorities for technical matters.
- Prepared a tasks list leading up to project completion upon request by the contractor.

IJM Construction Sdn Bhd – Kuala Lumpur, Malaysia (Main Contractor)
Junior Electro-Mechanical Engineer

May 2002 – April 2004

Project name: Desa Latania, Kampung Jawa, Klang, Selangor, Malaysia (with contract value of MYR 39 million)

Responsibilities

- Assisted in the sewerage treatment plant and water treatment plant infrastructures.
- Monitored progress of the project and directly answerable to the upper management.
- Liaised with suppliers, consultants, contractors and local authorities for technical matters.
- Reviewed and discussed design plan with consultants.
- Controlled traffic flow at the construction site.

Additional Skills

- Proficient with MS Office, AutoCad, Language C++, Primavera 3 and Software Graphic – Macromedia, Photoshop, Microwave and Hyper Text markup Language.
- Excellent verbal and written skill in English language, Mandarin and Bahasa Melayu, including speaking Cantonese.

References

Name: Mr. Ng Eng Aan

Position: Project Director

Name of company: IJM Construction Sdn. Bhd. (a subsidiary of IJM Berhad, a public listed company on the Kuala Lumpur Stock Exchange)

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Name: Mr. Chung Chiew Wai

Position: Managing Director

Name of company: Avenues Globaline Sdn. Bhd.

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