



CORPORATE PROFILE

YWC

ENGINEERS | CONSTRUCTORS





*YWC are today's Developers and Constructors
at the forefront of Malaysia's
modernisation.*

Overview

YWC Group is a respected construction and development company providing diverse services to both the Government and Private Sector. YWC Group was launched as a sole proprietorship by the late **Mr. Yip Wai Chee** in the 1950's.

Water supply works was the core source that streamered the diversification of YWC into today's multi-industry entity. This core engineering source led to sustained and creditable results, allowing a smooth transition to construction. Subsequently, the Company changed it's name to **YWC Engineers & Constructors Sdn Bhd** in 1992; engaging in various fields of construction and turnkey projects.

Since 1994, various associate companies were formed under YWC's banner to reflect its evolution of interests: extensive infrastructure and civil works involvement marching the company forward – YWC are today developers and constructors at the forefront of Malaysia's modernisation.

A strategic management system, together with a team of experienced Project Managers and skilled Supervisors, assures clients of a timely and cost-effective process from project inception to completion.



➤ Board Of Directors



Mr. Yip Loong Heng

Managing Director

Mr. Yip Loong Heng holds a **Bachelor of Engineering Degree in Civil and Structural Engineering** from the **University of Sheffield, United Kingdom**; and is an alumnus of the St. John Institution of Kuala Lumpur. He is a member of the Royal Selangor Golf Club and the Lake Club Kuala Lumpur.

Professional engineer and member of both the Institute of Engineers Malaysia (MIEM), and the Institute of Civil Engineers (ICE) United Kingdom, Mr Yip brought his invaluable expertise and extensive experience in civil structural and engineering construction to the YWC board in 1987 as director and MD; evolving the company his late father - **Mr. Yip Wai Chee - founded in the 1950's**, into a 21st century industry leader.

Prior to his appointment, he served with Jabatan Kerja Raya Malaysia and consultancy engineering companies including **Yip Wai Chee Sdn Bhd**, an engineering and construction company founded by **Mr. Yip Wai Chee**. He worked as a Site Engineer and Project Engineer involved in various civil structural and engineering construction works related to socio-economic development projects within the public sector of the economies of Malaysia and Brunei from 1979 to 1987.

Mr. Yip is proud to be at the centre of YWC's strategic realignment to utilise the Company's engineering and constructing heritage in focusing substantial resources towards creating innovative world-class developments.

Mr Yip is the **Group CEO** and the major shareholder in the following companies:

1. YWC Fluids Sdn Bhd (588473-K)
2. YWC Structures Sdn Bhd (771702-D)
3. Urban Delta Sdn Bhd (683250-D)

➤ Board Of Directors



Mr. Alex Lee Kam Hung
Executive Director

Mr. Alex Kam Hung Lee was appointed to the Board in 2009. He graduated with a **Bachelor of Science (Hons) Degree in Quantity Surveying** from the **University of Greenwich, UK** in 1998. He began his career in a quantity surveyor consultancy after returning to Malaysia; subsequently joining YWC Engineers & Constructors Sdn Bhd in 2001 as a Contract Manager.

Mr. Lee is an **Executive Director sitting on the Board of Directors of YWC Structures Sdn Bhd**, involved in - inter alia - turnkey projects, housing development, infrastructure and utility projects.



Mr. Khoo Eel Wen
Executive Director

Mr. Khoo Eel Wen graduated from **Oklahoma State University, United States** in 1997 with a **Master of Science in Civil Engineering** and **Bachelor of Science in Civil Engineering**.

He joined YWC Engineers & Constructors Sdn Bhd as Senior Project Manager in 2004, acquiring multi-layered experience in construction; especially infrastructure works, building works and high-rise construction.

In 2008, Mr. Khoo became the **Director of YWC Structures Sdn Bhd**. Previously, he began his career as a site engineer in 1998 – earning the role of Project Manager in 2000, managing high-end property development projects.

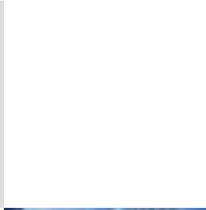


Mr. Tai Siew Kwang
Executive Director

Mr. Tai Siew Kwang achieved his **Bachelor's Degree of Civil Engineering** with majors in **Computer Studies and Risk Management** from **Monash University (Melbourne, Australia)** in 1997, leading to more than 10 years' experience in the engineering and construction industry.

In 2002, Mr. Tai became the **Director of YWC Fluids Sdn Bhd**. He joined YWC Engineers & Constructors in 1999 as a Project Manager – playing a key role in overall management of projects and finances.

Over the years, he has acquired manifold experience in the construction fields of general civil and infrastructure works, building works; and specialist engineering works like sewerage treatment plants, pipe hot-tapping systems and sewerage vacuum systems.



➤ What We Stand For

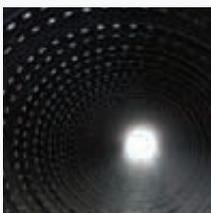
Effectively executed performance within multi-million dollar property development portfolios requires an operational framework that enables YWC to maintain long-term client relationships.

Our clients' faith in this talent to consistently exceed expectations depends upon our ability to provide a corporate environment that embraces flexibility and reacts swiftly to supplementary client demands.

Internal and external open-flow communication permeates every aspect of YWC's modus operandi. Moving forward collaboratively permits us to **nurture innovation, attain industry-leading standards and deliver lasting contributions** to our communities.

➤ Our Vision

To apply the formidable experience we have earned in engineering and construction to become the leading property developer and building constructor in Malaysia.



➤ Our Mission

• Optimum Product Provision:

Delivering no product that fails to uphold the highest standards, as laid down by our founder – **Mr. Yip Wai Chee** – in the **1950's**.

• Securing Client Value:

Committing ourselves to the realisation of client value objectives through continuous efforts to enhance productivity and minimise cost.

• Total Client Satisfaction:

Maintaining long-term client relationships based on recognition of time-served trust, application of principled conduct and overarching technical competence.

• Personnel Fulfilment:

Nurturing the bond between our diverse workforce; actively encouraging a cohesive environment that strengthens our aspiration for excellence.



➤ Strategic Approach to Success

The landmark **231 Tun Razak** development overlooking the Royal Selangor Golf Club indicates the substance of YWC's commitment in elevating the standards of genuinely high-end developments in Malaysia.

➤ Teamwork

YWC's commitment in using the '**Team**' approach; quality workmanship, and high safety standards enables us to engage in productive relationships with our employees - securing our objective of long-term client relationships.

➤ Our Shared Values

- **Integrity:**

Every step of the journey, from project inception to product delivery, YWC assures clients of the highest standards of professional conduct. We always deliver, and always with integrity.

- **Safety:**

Conducting 100% of our operations with rigid adherence to the highest standards of safety provision; ensuring the well-being of employees and clients alike.

- **Teamwork:**

We are constantly seeking new ways to enhance positive teamwork outcomes. The cornerstone of our Team's success is providing platforms to evolve and win together.

- **Contribution:**

Individual contribution feeds the collective good, rewarding everyone. Our winning formula to provide the optimum standards for clients, demands a quest for excellence.

- **Innovation:**

A by-product of effective communication channels, and encouraging our talent-pool to challenge convention has consequently led to YWC creating the most innovative developments in Malaysia.



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