



三晉實業有限公司

SAN CHIN REALTY SDN BHD

(419951-P)



Gala City 嘉樂城
Strategic • Smart • Stylish

AVTC, AMALGAMATION & SUBDIVISION OF LOTS 456, 592, 3189 & 3257 BLOCK 16 KCLD FOR COMMERCIAL DEVELOPMENT TOGETHER WITH THE PROPOSED RELOCATION OF THE EXISTING SCHOOL (SJK STAMPIN) ON LOT 3257 BLOCK 16 KCLD

Presented by
SAN CHIN-BBC JV
SDN. BHD.

Presented by
CC.NG Architecture



BANQUET
SQUARE



SAN CHIN REALTY SDN BHD

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San Chin Realty Sdn Bhd

Introduction

San Chin Realty Sdn Bhd (SCR S/B), was incorporated on 19th February 1997 as a Real Estate Development Company. During its early years, SCR S/B managed to carry on the business of real property and housing development and survive in the highly competitive developer industry. Today, after years of operation, SCR S/B's capability and superb real estate developer skill have been recognized by the public.

With proven track record, SCR S/B has managed to develop several real estate projects and today the company has established itself as a highly capable and well-know Developer. With its efficient property developing skills and expertise, SCR S/B intends to associate itself with other real estate developers, local and international, to undertake more real estate projects.

*Due to our credible and high reputation in the corporate world, SCR S/B has established excellent relationship with financial institutions and suppliers. Currently, SCR S/B is enjoying various project financing from numerous financial institutions and extensive credit limits extended by suppliers to undertake current and future projects. With the availability of such healthy financing and credit, SCR S/B continuously strive to carry on the business of real property and housing development. **SCR S/B's Mission Statement is to be an aggressive and dynamic Construction Company.***

COMPANY PROFILE

Name of Company : **SAN CHIN REALTY SDN. BHD.**

Company No. : 419951-P

Date of Incorporation : 19th February 1997

Registered/Business Address : Sublot 29, Ground Floor,
The 3rd Exchange Commercial Centre,
Jalan Datuk Tawi Sli
93250 Kuching, Sarawak

Telephone No. : +6082-456144

Facsimile No. : +6082-458144

Authorized Share Capital : RM20,000,000.00

Paid-Up Capital : RM17,000,000.00

Principal Activities of the Co. : Real Estate Developer

Board of Directors : Lee Chin Seng
Lee Chin Teck
Lee Chin Foo
Kamarulzaman B. Ahmad

Shareholders : Lee Chin Seng
Lee Chin Teck
Lee Chin Foo
Kamarulzaman B. Ahmad

Auditor : Crowe Horwath

Principal Bankers : Malayan Banking Berhad
(Jalan TAR Branch)
Public Bank Berhad
(Padungan Branch)

SAN CHIN REALTY SDN BHD

CURRICULUM VITAE OF TECHNICAL DIRECTOR

Name : **LEE CHIN SENG**

Designation : *Technical Director*

Education : *Bachelor of Science (Civil & Structure)*
University of Newcastle, Australia 1989

Professional Membership : *Member of Institute of Engineers, Malaysia*
Australia Graduate Engineers, Malaysia

JOB EXPERIENCE :

1990 – 1996 : ***Chief Executive for MEC Engineering Technologies Sdn Bhd***
-Involving in Structure, Civil and Hydraulic Design Analysis
-Preparation of Building and Civil Contract detail specification
-Tender Document and Evaluation, Site Supervision, management and coordination
-Project implementation and report presentation to clients

1996 – present : ***Technical Director for San Chin Realty Sdn Bhd***
-Scope involves feasibility studies, proposals, design planning, price negotiation, work implementation and technical management of projects.

SAN CHIN REALTY SDN BHD

CURRICULUM VITAE OF ACCOUNTING DIRECTOR

Name : **LEE CHIN FOO**

Designation : *Accounting Director*

Education : *Bachelor of Commerce (Accounting)*
University of Tasmania, Australia

Professional Membership : *Member of Malaysia Institute of Accountant (PA)*
Member of Australia Society of
Certified Practicing Accountant (CPA)

JOB EXPERIENCE :

1995 – 1997 : ***Senior Auditor of Arthur Andersen & Co. (Public Accountant)***
- Audit of Private and Public listed company.
-Preparation of cash flow projection.
-Due Diligence Review.
-Other consulting services.

1998 – present : ***Accounting Director of San Chin Realty Sdn Bhd***
-Supervision of company's account.
-Preparation of monthly operational cash flow.
-Forecasting of project cash flow.
-Financing Sourcing.

SAN CHIN REALTY SDN BHD

CURRICULUM VITAE OF ADMINISTRATIVE DIRECTOR

- Name* : **KAMARULZAMAN BIN AHMAD**
- Designation* : *Administrative Director*
- Education* : *MBA, Preston University (USA)*
Diploma in Administrative Management, IAM
Diploma in Marketing, UK
- Professional Membership* : *Honourary Secretary for Invention and Design Association of Sarawak (IDEA)*
Executive Committee Member of Sarawak Housing Development Association (SHDA)

JOB EXPERIENCE :

- 1978 – 1992* : ***Business Development Manager at Eastern Oxygen Sdn Bhd.***
-Handling project feasibility studies and planning, liaison with Government and Corporate Client
- 1992 – 1997* : ***General Manager of MEC Engineering Technologies Sdn Bhd***
-Office management, project planning and management, liaison with Federal Government, State Government and Corporate Clients.
- 1997 – present* : ***Administrative Director of San Chin Realty Sdn Bhd***
-Involved in the price negotiation, work implementation and project management
-Purchase, lease, exchange, hire lands and properties
-Handling administrative tasks

SAN CHIN REALTY SDN BHD
CURRICULUM VITAE OF MANAGING DIRECTOR

Name : **LEE CHIN TECK**

Designation : *Managing Director*

Education : *Bachelor of Science*
University Of Tasmania, Australia 1989

Professional Membership : *Vice Chairman of University Tasmania Alumni Society Sarawak*

JOB EXPERIENCE :

1991 – 1993 : ***Liason Officer for Sumitomo Corporation***
- Negotiate with local suppliers for the procurement of timber, pepper, woodchip and other products for the Head Office in Japan.
-Responsibilities include shipment and other documentary works.

1993 – 1995 : ***Branch Manager for Sansui (M) Sdn Bhd***
- This company is dealing with audio and visual products
-Monitoring the company inventory level, sourcing of new products and conduct quality control for the entire organization

1996 – present : ***Managing Director of San Chin Realty Sdn Bhd***
-Spearhead the Procurement department in negotiating lower price, better quality site materials. Also in charge of the shipment.
-Supervise the Sales & Marketing Department in daily operation.
-Responsible for the company's project financing operation.

San Chin Realty Sdn Bhd's Projects

1997 – 2001 (Completed)

GDV: **RM 45,000,000**

Taman Mutiara Bau

Proposed **Taman Mutiara Bau** comprised of 110 units Double-Storey House, 583 units of Low-Cost Housing, 27 units of Double-Storey Shophouse, Tadika and Community Hall

2003 – 2005 (Completed)

GDV : **RM 4,400,000**

Proposed 6 units Semi Detached House, 7 units Linked House at **Jalan Wan Alwi**, Kuching.

2007 – 2010 (Completed)

GDV: **RM 30,000,000**

Taman San Chin

Proposed 161 units of Mixed Housing Development at **Taman San Chin**, Tondong Road, Batu Kawa

2008 – 2011 (Completed)

GDV: **RM 30,000,000**

3rd Exchange Commercial Centre

Proposed 27 units of 4-Storey Shophouse and 1 unit of Restaurant at **3rd Exchange Commercial Centre**, Kuching

2010 – 2013 (Completed)

GDV: **RM 115,000,000**

BanQuet Square

Proposed 46 units of Single Storey Terrace house at **BanQuet Square**, Jalan Batu Kawa, Tondong.

2014 (Ongoing JV Project – San Chin Mantap Sdn Bhd)

GDV: **RM 216,600,000**

Aiman @ Kota Samarahan

Proposed 204 units of 3-Storey Shophouse, 1 unit of Shopping Mall and 1 unit of Wet Market at **Aiman**, Jalan Datuk Muhammad Musa, Kota Samarahan.

2014 (Ongoing)

GDV: **RM 15,760,000**

BanQuet Square

Proposed 3 units of 3-Storey Showroom, 3 units of 3-Storey Shophouse and 7 units of 2-Storey Shophouse at **BanQuet Square**, Jalan Batu Kawa, Tondong.

2014 (Ongoing JV Project – San Chin-BBC JV Sdn Bhd)

GDV: **RM 1 Billion++**

Gala City

Proposed Mixed Development Project which consists of 1 unit of 6-Storey Hotel (190 rooms), 20 units of 4-Storey Shoplot, 26 units of 3-Storey Shoplot, 138 units of 3-Storey Strata-titled Commercial Shoplex, 6 units of 4-Storey Strata-titled Commercial Shoplot, 1 unit 6-Storey Strata-titled Commercial Shoplot, 1 unit of 6-Storey Commercial Shoplot, 1 unit of 4-6 Storey of Strata-titled of mixed commercial complex & office (224 units), 2 blocks of 12-Storey Apartments (208 units), 1 unit new building of 4-Storey School (SJK Stampin) and 6 blocks of Future Condominiums at **Gala City**, Jalan Tun Jugah, Stampin.

Total GDV: **RM1,456,160,000++**