

ZA QS Consult Company Profile

2024



Office Address :

No. 29-1-9, The Core, Jalan Teknologi 3/6E,
Taman Sains Selangor 1, Seksyen 3, Kota Damansara,
47810 Petaling Jaya Selangor Darul Ehsan, MALAYSIA

Email : zaqsconsult@gmail.com



RICS

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About Company

ZA QS Consult is a sole-proprietor company established and registered under Lembaga Juruukur Bahan Malaysia in January 2022. ZA QS Consult primary objective is to provide professional quantity surveying, construction cost consultancy services, contractual resolution services and other related services for projects both to the public and private sector.

ZA QS Consult has a sufficient, capable and experienced staff complement to deliver a range of professional services on a variety of projects extending beyond traditional and standard quantity surveying.

ZA QS Consult aims to continuously grow client base ranging from large corporate and international clients, state to private developers and individual clients.

Company Vision, Mission & Values

Vision

To be Malaysia's premier construction advisory and consulting firm.

Mission

- Achieve top-quality performance at benchmark cost through operational excellence.
- Achieve customer intimacy and leverage this for growth in Construction Consultation Services.
- Undertake all economically feasible activities in Construction Industry.
- Build a high-performance culture and develop capabilities throughout the organization.
- Strengthen public perception of ZA QS Consult as a trusted brand in Consulting Services of the Construction Industry.

Values

- **INTEGRITY** – We are honest and ethical in our actions and we keep our commitments and treat others with mutual respect and trust.
- **CLIENTS** – We are passionate about solving clients' problems and exploring new opportunities with them.
- **EMPLOYEES** – We are a team of talented professionals and we respect and encourage our employees' ideas, diversity and cultures.
- **EXCELLENCE** – We strive to achieve excellence and bring outstanding results to everything we do.
- **INNOVATION** – We continually look for creative, new or better ways to apply our expertise to all dimensions of our work.

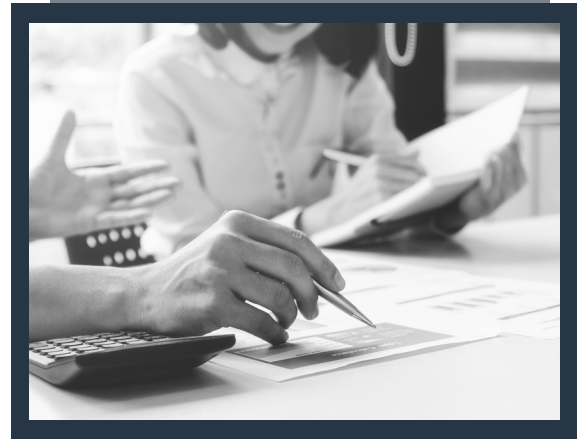
Our Services

Quantity Surveying & Contractual Resolution



We provide a full range of Quantity Surveying services, which include :

- Feasibility studies
- Budget estimates
- Cost monitoring, control and reporting
- Preparation of tender and contract documents
- Contractor selection, tender adjudications and negotiations with contractors
- Preparation of monthly payment valuations
- Valuing and advising on the cost implication of variations to the project
- Preparing final accounts and agreement of final project cost with the contractor
- Contract administration and resolution.
- External independent checker services i.e., verify bills of quantities, verify construction and development cost and other cost Implications.



Project Management



Our Project Management services include :

- Facilitating the development of the project brief in consultation with the client
- Project planning and programming from project initiation to close-out
- Managing, coordinating and integrating the detailed design process within the project scope, time, cost and quality parameters
- Establishing and implementing procurement strategies and procedures for the timeous execution of the project
- Management and administration of the construction contracts and processes to facilitate effective execution thereof
- Managing and administering the project close-out to facilitate the ultimate success of the project



Meet Our Team



Sr Zulkifli bin Hj. Yaacob, CQS, MRISM *Principal*

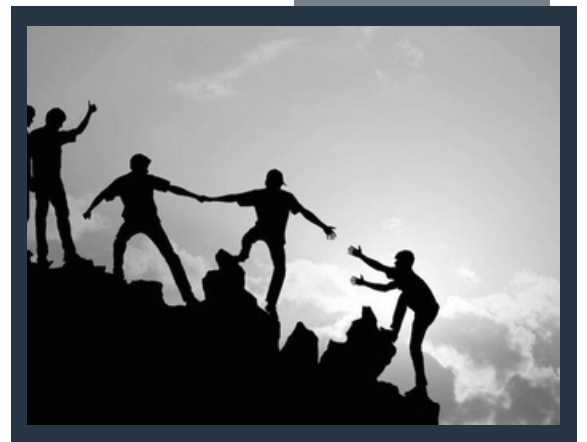
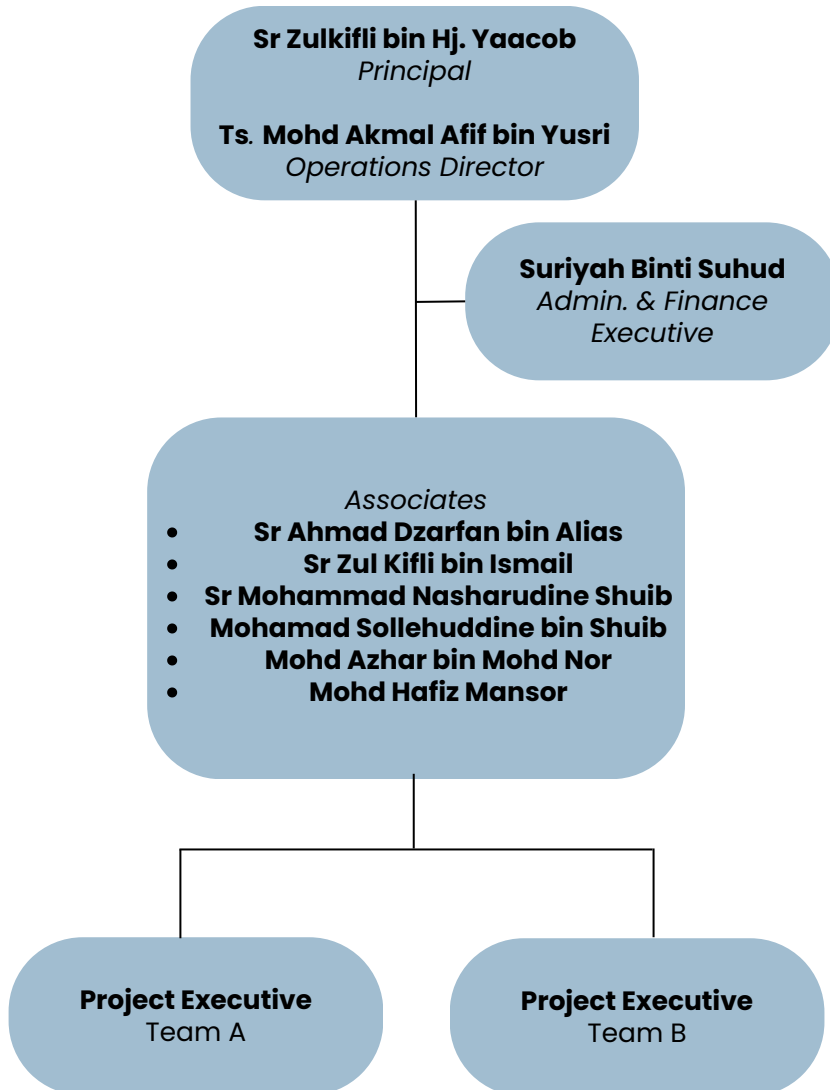
Sr Zulkifli has graduated in Bachelor of Science in Quantity Surveying (Hons) at the Glasgow Caledonian University (GCU), Scotland in 1997. In 2020, he registered as a Consultant Quantity Surveyor with the Board of Quantity Surveyors Malaysia (BQSM). He has 26 years working experience in a wide range of aspects in Quantity Surveying and Contract Administration.



Ts. Mohd Akmal Afif bin Yusri, P.Tech *Operations Director*

Ts. Mohd Akmal Afif has graduated in Bachelor of Quantity Surveying (Hons) at Universiti Teknologi Malaysia (UTM). In 2023, he registered as a Provisional Quantity Surveyor with the Board of Quantity Surveyors Malaysia (BQSM). He also registered as a Professional Technologist with Malaysia Board of Technologists (MBOT) in 2024. He has 9 years of working experience in a wide range of aspects in Quantity Surveying and Contract Administration.

Organization Chart



Project On-Going (1)

Projects	Period	Clients	Value	Scopes
• Cadangan Membina dan Menyiapkan Satu (1) Unit Surau Satu (1) Tingkat Beserta (1) Unit Bangunan Kemudahan, Daerah Hulu Langat, Selangor	• 2024-2025	• Jawatankuasa Penaja Pembinaan Surau An-Nur	• RM1,595,877.00	• Pre-Contract and Post Contract
• Membina dan Menyiapkan Sebuah Surau 1 Tingkat, Daerah Seremban, Nilai, Negeri Sembilan	• 2024-2025	• Jawatankuasa Pembangunan Surau Al-Fateh	• RM1,700,000.00	• Pre-Contract and Post Contract
• Membaikpulih Bangunan Baitul Salam, Kampung Gajah Daerah Perak Tengah, Perak	• 2023-2024	• Majlis Agama Islam dan Adat Melayu Perak	• RM2,000,000.00	• Pre-Contract and Post Contract
• Membina Baharu Masjid As-Solihin Kampung Kejai, Mukim Bakai, Daerah Baling, Kedah	• 2024-2025	• ICU JPM, Kedah	• RM5,483,788.53	• Pre-Contract and Post Contract
• Projek Rancangan Tebatan Banjir, Sungai Putat, Melaka	• 2024-2026	• Jabatan Pengairan dan Saliran (JPS)	• RM24,461,000.00	• Pre-Contract and Post Contract
• Cadangan Pembangunan Satu Tingkat Pasar Lengkuas, Jalan Lengkuas, Pudu, Kuala Lumpur	• 2024-2025	• Dewan Bandaraya Kuala Lumpur (DBKL)	• RM8,538,007.70	• Pre-Contract and Post Contract
• Cadangan Pembinaan Sebuah Rumah Banglo Dua (2) Tingkat, Bandar Shah Alam, Daerah Petaling, Selangor Darul Ehsan	• 2024-2025	• Dato' Mohd Zin	• RM2,237,049.00	• Pre-Contract and Post Contract

Project On-Going (2)

Projects	Period	Clients	Value	Scopes
<ul style="list-style-type: none"> Cadangan Membina Dua (2) Block Servis Apartment 41 Tingkat (668 Unit), Mukim Tebrau, Johor Bahru, Johor 	<ul style="list-style-type: none"> 2024-2026 	<ul style="list-style-type: none"> AQRS The Building Company Sdn Bhd 	<ul style="list-style-type: none"> RM251,990,848.75 	<ul style="list-style-type: none"> Pre-Contract and Post Contract
<ul style="list-style-type: none"> Cadangan Pembangunan 1140 Unit Kediaman Pangsapuri, Taman Putra Perdana, Puchong, Mukim Dengkil, Daerah Sepang, Selangor 	<ul style="list-style-type: none"> 2022-2025 	<ul style="list-style-type: none"> AQRS The Building Company Sdn Bhd 	<ul style="list-style-type: none"> RM220,000.000.00 	<ul style="list-style-type: none"> Pre-Contract and Post Contract
<ul style="list-style-type: none"> Cadangan Tambahan dan Perubahan pada Ruang Niaga di Bangunan Institut Satu (1) Tingkat Sediaada, Mukim Ampang, Kuala Lumpur 	<ul style="list-style-type: none"> 2024-2025 	<ul style="list-style-type: none"> UniKL - MIDI 	<ul style="list-style-type: none"> RM2,500,000.00 	<ul style="list-style-type: none"> Pre-Contract and Post Contract
<ul style="list-style-type: none"> Design and Engineering Materning Scheme for Mayang Mall, Kuala Terengganu, Terengganu 	<ul style="list-style-type: none"> 2024-2025 	<ul style="list-style-type: none"> Pelaburan Hartanah Berhad (PHB) 	<ul style="list-style-type: none"> RM4,000,000.00 	<ul style="list-style-type: none"> Pre-Contract and Post Contract

Project Experiences (1)

Projects	Years	Clients	Value	Scopes
<ul style="list-style-type: none"> Proposed Upgrading Infrastructure Roadworks to One Way Road System, Daerah Hulu Langat, Selangor Darul Ehsan 	<ul style="list-style-type: none"> 2022 	<ul style="list-style-type: none"> Bangi Heights Development Sdn Bhd 	<ul style="list-style-type: none"> RM 300,000.00 	<ul style="list-style-type: none"> Pre-Contract and Post Contract
<ul style="list-style-type: none"> Cadangan Membina 'Wet Market' Serta Kerja-Kerja berkaitan, Daerah Kuantan, Pahang 	<ul style="list-style-type: none"> 2022 	<ul style="list-style-type: none"> Penor Properties (M) Sdn Bhd 	<ul style="list-style-type: none"> RM3,495,664.00 	<ul style="list-style-type: none"> Independent Checker (Verified BQ)
<ul style="list-style-type: none"> Cadangan Meroboh dan Membina Semula Dewan Sekolah Kebangsaan Jeliang, Perak Darul Ridzuan 	<ul style="list-style-type: none"> 2022 	<ul style="list-style-type: none"> JKR Perak 	<ul style="list-style-type: none"> RM1,491,115.96 	<ul style="list-style-type: none"> Pre-Contract and Post Contract
<ul style="list-style-type: none"> Cadangan Pembangunan Institusi Masjid Bandaraya dan Kompleks Pusat Islam, Daerah Kuantan, Pahang 	<ul style="list-style-type: none"> 2022 	<ul style="list-style-type: none"> Ahmad Zaki Sdn Bhd 	<ul style="list-style-type: none"> RM205,430,410.68 	<ul style="list-style-type: none"> Independent Checker (Verified BQ)
<ul style="list-style-type: none"> Cadangan Kerja-karya Ubahsuai Rumah, Seri Kembangan, Selangor 	<ul style="list-style-type: none"> 2022 	<ul style="list-style-type: none"> En. Mohd Sabri bin Ismail 	<ul style="list-style-type: none"> RM486,030.27 	<ul style="list-style-type: none"> Expert Witness (Court Case)
<ul style="list-style-type: none"> Cadangan Pusat Pengumpulan Hasil Pertanian untuk Projek Penanaman Nenas, Daerah Batang Padang, Perak 	<ul style="list-style-type: none"> 2023 	<ul style="list-style-type: none"> Salwa MY Architect 	<ul style="list-style-type: none"> RM3,589,078.15 	<ul style="list-style-type: none"> Prepared BQ
<ul style="list-style-type: none"> Proposed Interior Design and Renovation Works, Puchong, Selangor 	<ul style="list-style-type: none"> 2023 	<ul style="list-style-type: none"> Mr Chandra 	<ul style="list-style-type: none"> RM118,715.00 	<ul style="list-style-type: none"> Expert Witness (Court Case)

Project Experiences (2)

Projects	Years	Clients	Value	Scopes
<ul style="list-style-type: none"> • Cadangan Menaiktaraf Pusat Penempatan Pekerja Asing, Ladang Penor Idaman Division 1, Mukim Penor, Daerah Kuantan, Pahang 	<ul style="list-style-type: none"> • 2023 	<ul style="list-style-type: none"> • LKPP Corporation Sdn Bhd 	<ul style="list-style-type: none"> • RM 3,100,650.00 	<ul style="list-style-type: none"> • Tender Report
<ul style="list-style-type: none"> • Cadangan Menaiktaraf Pusat Penempatan Pekerja Asing, Ladang Penor Idaman Division 2, Mukim Penor, Daerah Kuantan, Pahang 	<ul style="list-style-type: none"> • 2023 	<ul style="list-style-type: none"> • LKPP Corporation Sdn Bhd 	<ul style="list-style-type: none"> • RM3,200,000.00 	<ul style="list-style-type: none"> • Tender Report
<ul style="list-style-type: none"> • Kerja-Kerja Rekabentuk dan Permohonan Penyambungan bekalan Elektrik TNB di Kilang Sawit Dominion Square Sdn Bhd, Gambang Pahang. 	<ul style="list-style-type: none"> • 2023 	<ul style="list-style-type: none"> • LKPP Corporation Sdn Bhd 	<ul style="list-style-type: none"> • RM1,892,416.80 	<ul style="list-style-type: none"> • Tender Report
<ul style="list-style-type: none"> • Kerja-kerja Rekabentuk dan Permohonan Penyambungan bekalan Elektrik TNB di Kilang Sawit LCSB Lepar, Gambang, Pahang 	<ul style="list-style-type: none"> • 2023 	<ul style="list-style-type: none"> • LKPP Corporation Sdn Bhd 	<ul style="list-style-type: none"> • RM2,155,575.60 	<ul style="list-style-type: none"> • Tender Report
<ul style="list-style-type: none"> • Cadangan Menaiktaraf Pusat Penempatan Pekerja Asing, Daerah Pekan, Pahang 	<ul style="list-style-type: none"> • 2023 	<ul style="list-style-type: none"> • LKPP Corporation Sdn Bhd 	<ul style="list-style-type: none"> • 2,430,200.00 	<ul style="list-style-type: none"> • Tender Report
<ul style="list-style-type: none"> • Kerja-kerja Membina dan Menyiapkan 4 Bay x 25MT FFB Ramp di Ladang Warisan PKPP 	<ul style="list-style-type: none"> • 2023 	<ul style="list-style-type: none"> • LKPP Corporation Sdn Bhd 	<ul style="list-style-type: none"> • 2,800,000.00 	<ul style="list-style-type: none"> • Tender Report

Project Experiences (3)

Projects	Years	Clients	Value	Scopes
<ul style="list-style-type: none"> Kerja-kerja Membina dan Menyiapkan 4Bay x 25MT FFB Ramp di Ladang Sri Kempas Milik 	<ul style="list-style-type: none"> 2023 	<ul style="list-style-type: none"> LKPP Corporation Sdn Bhd 	<ul style="list-style-type: none"> RM 2,800,000.00 	<ul style="list-style-type: none"> Tender Report
<ul style="list-style-type: none"> Renovation Works No 6, Xania Reflection At Puchong South, Cyberjaya, Selangor 	<ul style="list-style-type: none"> 2023 	<ul style="list-style-type: none"> Tengku Khalizul 	<ul style="list-style-type: none"> RM446,265.00 	<ul style="list-style-type: none"> Expert Witness (Court Case)
<ul style="list-style-type: none"> Cadangan Kerja-Kerja Reka dan Bina Hiasan Dalam Muzium Haji di Dewan Astaka, Jalan KLIA, Sepang, Selangor 	<ul style="list-style-type: none"> 2023 	<ul style="list-style-type: none"> Lembaga Tabung Haji 	<ul style="list-style-type: none"> RM2,783,680.00 	<ul style="list-style-type: none"> Pre-Contract and Post Contract
<ul style="list-style-type: none"> Cadangan Membina dan Menyiapkan 2 Blok x 4 Unit Rumah Pekerja Asing, Ladang Alur Seri, Mukim Hulu Lepar, Pahang 	<ul style="list-style-type: none"> 2023 	<ul style="list-style-type: none"> LKPP Corporation Sdn Bhd 	<ul style="list-style-type: none"> RM2,081,196.00 	<ul style="list-style-type: none"> Tender Report
<ul style="list-style-type: none"> Cadangan Membina dan Menyiapkan Pusat Penempatan Pekerja Asing di Ladang Sg. Relau, Daerah Kuala Lipis, Pahang 	<ul style="list-style-type: none"> 2023 	<ul style="list-style-type: none"> LKPP Corporation Sdn Bhd 	<ul style="list-style-type: none"> RM2,801,500.00 	<ul style="list-style-type: none"> Tender Report
<ul style="list-style-type: none"> Execution and Completion of Facade Works for Pusat Pentadbiran Sultan Ahmad Shah, Kuantan, Pahang 	<ul style="list-style-type: none"> 2023 	<ul style="list-style-type: none"> Gabungan Strategik Sdn Bhd 	<ul style="list-style-type: none"> RM29,459,339.50 	<ul style="list-style-type: none"> Expert Report
<ul style="list-style-type: none"> Renovation Works at No. 46, Jalan Eco Grandeur 6/1C, Norton Garden, Puncak Alam, Selangor 	<ul style="list-style-type: none"> 2023 	<ul style="list-style-type: none"> En Azhar 	<ul style="list-style-type: none"> RM226,379.00 	<ul style="list-style-type: none"> Expert Witness (Court Case)



Thank You



Contact Us



+603 6143 1122



zaqsconsult@gmail.com



No. 29-1-9, The Core, Jalan Teknologi 3/6E,
Taman Sains Selangor 1, Seksyen 3, Kota Damansara,
47810 Petaling Jaya Selangor Darul Ehsan, MALAYSIA



FORM CQSP-A2



QUANTITY SURVEYORS ACT 1967
QUANTITY SURVEYORS RULES 1973
(Rule 43)

Certificate No: 00239/2024

Permit No: 2022/FS00663

BOARD OF QUANTITY SURVEYORS MALAYSIA
PERMIT TO PRACTICE AS A
CONSULTING QUANTITY SURVEYING PRACTICE PURSUANT TO SECTION 7A

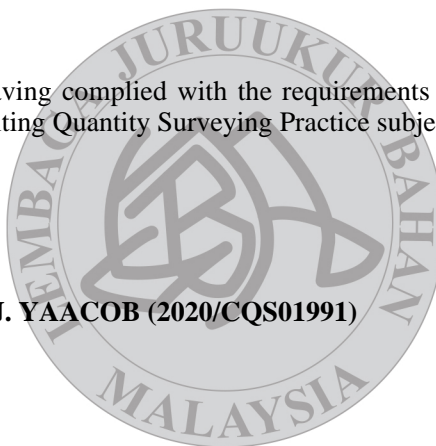
THIS IS TO CERTIFY THAT

Messrs, **ZA QS CONSULT**

being a sole proprietorship having complied with the requirements of the Quantity Surveyors Act 1967 is permitted to practice as Consulting Quantity Surveying Practice subject to the provision of the Act

Principal :

- Sr ZULKIFLI BIN HJ. YAACOB (2020/CQS01991)



YBhg. Datuk Sr Haji Amran bin Haji Mohd Majid, CQS
(President)

Sr Jamisah binti Ibrahim, CQS
(Registrar)

Date of Issue: 01 JANUARY 2024

Expiry Date: 31 DECEMBER 2024



FORM CQS-B

QUANTITY SURVEYORS ACT 1967

QUANTITY SURVEYORS RULES 1973
(Rule 21)



Certificate No: 00813/2024

BOARD OF QUANTITY SURVEYORS MALAYSIA

CERTIFICATE OF REGISTRATION AS A
CONSULTANT QUANTITY SURVEYOR

THIS IS TO CERTIFY THAT

Name

Sr ZULKIFLI BIN HJ. YAACOB, CQS

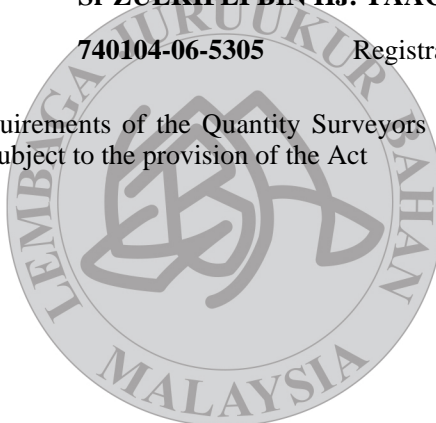
I.C

740104-06-5305

Registration No

2020/CQS01991

having complied with the requirements of the Quantity Surveyors Act 1967 is registered as a Consultant Quantity Surveyor under and subject to the provision of the Act



YBhg. Datuk Sr Haji Amran bin Haji Mohd Majid, CQS
(President)

Sr Jamisah binti Ibrahim, CQS
(Registrar)

Date of Issue:

01/01/2024

Expiry Date:

31/12/2024



FORM ProvQS-B

QUANTITY SURVEYORS ACT 1967

QUANTITY SURVEYORS RULES 1973
(Rule 21)



Certificate No: 01228/2024

BOARD OF QUANTITY SURVEYORS MALAYSIA

**CERTIFICATE OF REGISTRATION AS A
PROVISIONAL QUANTITY SURVEYOR**

THIS IS TO CERTIFY THAT

Name

MOHD AKMAL AFIF BIN YUSRI

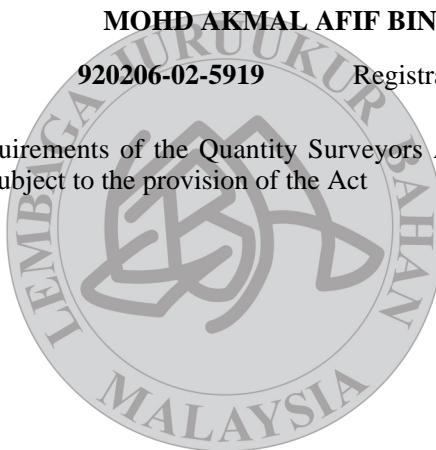
I.C

920206-02-5919

Registration No

2023/PVQS10449

having complied with the requirements of the Quantity Surveyors Act 1967 is registered as a Provisional Quantity Surveyor under and subject to the provision of the Act



YBhg. Datuk Sr Haji Amran bin Haji Mohd Majid, CQS
(President)

Sr Jamisah binti Ibrahim, CQS
(Registrar)

Date of Issue:

01/01/2024

Expiry Date:

31/12/2024



AKTA TEKNOLOGIS DAN JURUTEKNIK 2015

PERATURAN-PERATURAN TEKNOLOGIS DAN JURUTEKNIK (FI) 2017

No. Perakuan PT24030073



LEMBAGA TEKNOLOGIS MALAYSIA PERAKUAN PENDAFTARAN SEBAGAI TEKNOLOGIS PROFESIONAL

INI ADALAH UNTUK MEMPERAKUI BAHAWA

Nama : **Ts. MOHD AKMAL AFIF BIN YUSRI**

No.Kad Pengenalan : **920206025919**

Alamat : **KAMPUNG TELOK MALEK, MUKIM NAGA, 06000 JITRA KEDAH 06000 JITRA
KEDAH MALAYSIA**

Bidang Teknologi : **BUILDING & CONSTRUCTION TECHNOLOGY (BC)**

Yang telah mematuhi kehendak-kehendak Akta Teknologis dan Juruteknik 2015 didaftarkan sebagai seorang **TEKNOLOGIS PROFESIONAL** tertakluk kepada syarat-syarat yang telah dinyatakan di bawah.

Syarat-syarat:

- I. **Pendaftaran lulus mulai 05 MAC 2024;**
- II. **Memenuhi kehendak-kehendak Akta Teknologis dan Juruteknik 2015, membayar fi yang ditetapkan dalam Peraturan-Peraturan Teknologis dan Juruteknik (Fi) 2017 dan memenuhi kriteria yang ditentukan oleh Lembaga Teknologis Malaysia; dan**
- III. **Menggunakan gelaran singkatan "Ts." sebelum nama atau "P.Tech." dan kepakaran selepas nama.**

Perakuan pendaftaran ini akan tamat tempoh pada : **04 MAC 2025**



**DATUK Ir. Ts. DR. STITI HAMISAH
BINTI TAPSIR**
Presiden

DR. MD FAUZI BIN MD ISMAIL
Pendaftar

Tarikh Dikeluarkan : **05 MAC 2024**

* No. Rujukan OR2403050073 ** PT24030073 ** RM 350 ** Tarikh pembayaran 05-03-2024 *

Pengesahan pendaftaran hendaklah disemak di laman web www.mbot.org.my



KEMENTERIAN KEWANGAN MALAYSIA
SIJIL AKUAN PENDAFTARAN FIRMA PERUNDING

NO. SIJIL : J10962341973555203
NO. RUJUKAN PENDAFTARAN : 465-0002046836
TEMPOH SAH LAKU : 15/08/2023 - 14/08/2026

Bahawa dengan ini diperakui syarikat :

ZA QS CONSULT (PG0535403-T)

A 103, TERATAI A, GUGUSAN TERATAI, JALAN CECAWI 6/30, SEKSYEN 6,

KOTA DAMANSARA

PETALING

47810 PETALING JAYA

SELANGOR, MALAYSIA

Telah berdaftar dengan Kementerian Kewangan Malaysia dalam bidang bekalan/perkhidmatan di bawah sektor, bidang dan sub-bidang seperti di Lampiran A. Kelulusan ini adalah tertakluk kepada syarat-syarat seperti yang dinyatakan di Lampiran B. Individu yang diberi kuasa oleh syarikat bagi urusan perolehan Kerajaan adalah seperti berikut :

ENCIK ZULKIFLI BIN YAACOB

740104065305

PENGARAH

t.t

DATO' INDERA AB RAHIM BIN AB RAHMAN

Bahagian Perolehan Kerajaan

b.p. Ketua Setiausaha Perbendaharaan

Kementerian Kewangan Malaysia

Tarikh Berdaftar Dengan Kementerian Kewangan Malaysia : 15/08/2023

(Sijil ini adalah cetakan komputer dan tidak memerlukan tandatangan)

NO SIJIL : J10962341973555203
NO RUJUKAN PENDAFTARAN : 465-0002046836
TEMPOH SAH LAKU : 15/08/2023 - 14/08/2026

BIL	TARIKH DAFTAR BIDANG	KOD BIDANG	KETERANGAN	STATUS
1	10/08/2023	330202	PERKHIDMATAN PERUNDING FIZIKAL/ BUKAN KEJURUTERAAN/ UKUR BAHAN	Aktif

Tarikh Berdaftar Dengan Kementerian Kewangan Malaysia : 15/08/2023



BORANG E (KAEDAH 13)

**PERAKUAN PEMBAHARUAN PENDAFTARAN
AKTA PENDAFTARAN PERNIAGAAN 1956**

Dengan ini diperakui bahawa perniagaan yang dijalankan dengan nama

ZA QS CONSULT

NO. PENDAFTARAN: 202203309449 (PG0535403-T)

telah didaftarkan dari hari ini sehingga **14 DISEMBER 2028** di bawah Akta Pendaftaran Perniagaan 1956, beralamat di **NO. 29-1-9, THE CORE, JALAN TEKNOLOGI 3/6E, TAMAN SAINS SELANGOR 1, SEKSYEN 3, KOTA DAMANSARA,, 47810 PETALING JAYA, SELANGOR.**

Bil. Cawangan: TIADA

Bertarikh di **SISTEM EZBIZ** pada **7 DISEMBER 2023.**

DATUK NOR AZIMAH ABDUL AZIZ
Pendaftar Perniagaan
Semenanjung Malaysia