


An aerial photograph of a city, likely in Southeast Asia, showing a river flowing through a dense urban area. A large, modern bridge with a curved design spans the river. The surrounding area is filled with numerous high-rise buildings and a mix of older, lower-rise structures. A large, dark, oval-shaped graphic is overlaid on the left side of the image, containing the text "Albert de Munck - De Munck Consulting".

Albert de Munck -
De Munck Consulting



A health check of the Construction Industry in Malaysia

Topics

- Introduction
- The Malaysian Construction Industry
 - Past
 - Present
 - Future
- The impact of COVID-19 and the Movement Control Order
- The New Normal

Introduction

An aerial photograph of the IJsselmeer in the Netherlands. The image shows a large body of water with a long, straight dam or dike stretching across it. On the left side of the dam, there is a small island or peninsula with several wind turbines. The sky is blue with some light clouds, and the water is a deep blue. The land on the right side of the dam is brown and appears to be a coastal area.

Introduction

Albert de Munck

The Netherlands

Born in 1974

BSc Civil Engineering

Moved to Malaysia 2012

- 
- **Project Management**
 - Infrastructure:
 - Roads
 - Rail
 - Bridges
 - Urban Development
 - Sewerage
 - Maintenance



Contract and Commercial Management

- Infrastructure
- High-Rise
- Commercial and Mixed Developments
- Oil and Gas
- Industrial

The Malaysian Construction Industry

Past
Present
Future



Malaysia

- Population 32 million
- 35th largest economy in the world
- Boost in construction started in the 90s

The Malaysian Construction Industry

Some examples of the last 25 years





North South Expressway

Completed in 1994



KLIA and KLIA 2

Completed in 1998 and 2014



LRT, Monorail, LRT2, MRT

Completed in 1998, 2003, 2016, 2016

Electrified Double Tracking (North)

Completed in 2014



High-Rise Developments

Continuous





Iskandar Malaysia

Three times the size of Singapore

Malaysia – Construction Industry

The volume and speed of all developments over the last twenty-five years is impressive and there is much more to come





Rail projects:
HSR, RTS link, LRT3, MRT2 and MRT3

EAST COAST RAIL LINK (ECRL)

Projek Laluan Rel Pantai Timur



*This alignment may not be complete, and the alignment depicted in drawings, models, specifications, and other types of content may not be to scale, or the most recent version. All plans are subject to the relevant authorities. Rendering and illustrations are artist's impressions only.

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Rail Projects:
ECRL, EDT (South) and next
Sabah and Sarawak

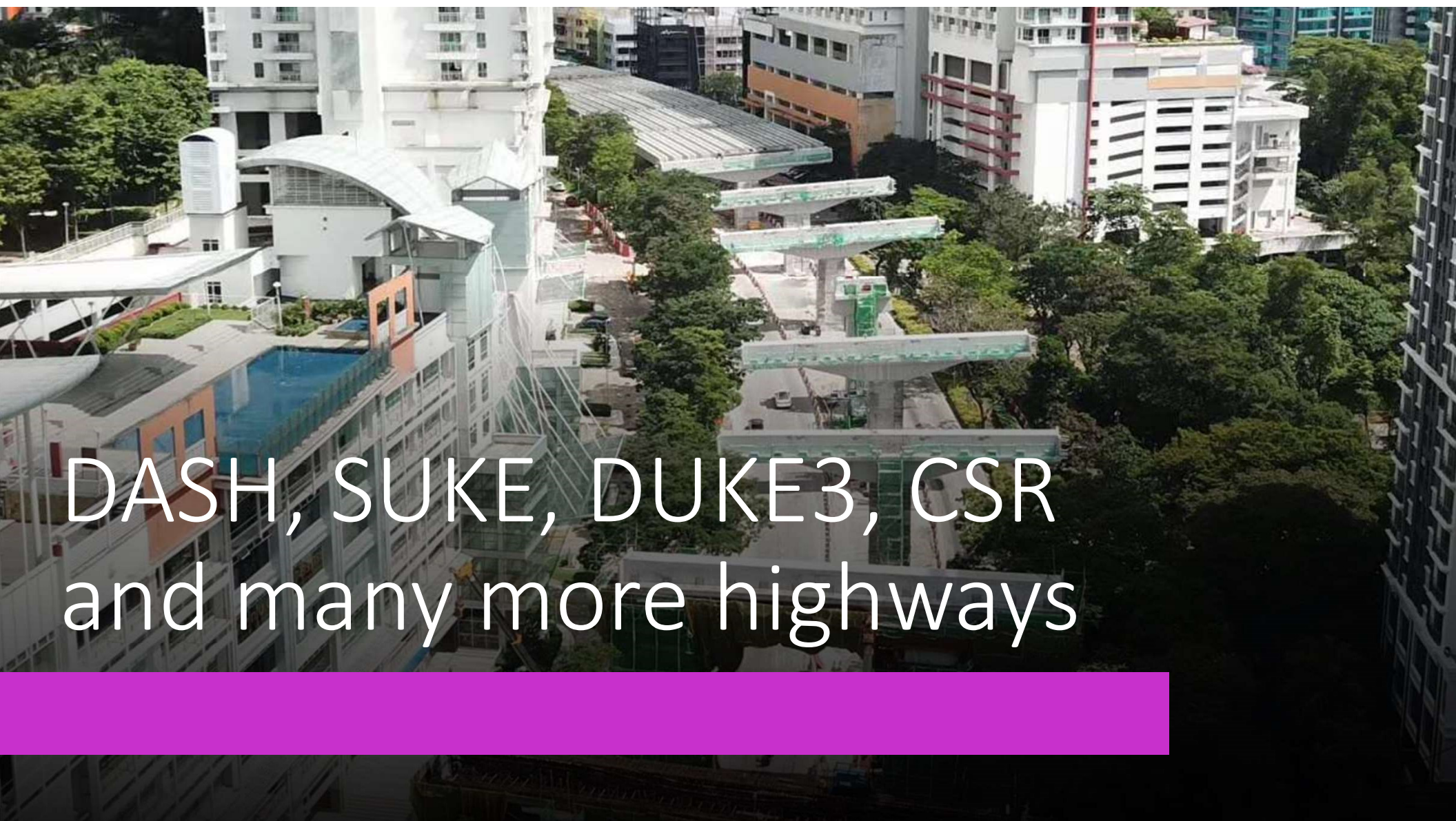
Pan Borneo Highway and other planned highways in Sarawak - Sabah



Pan Borneo Highway

-  Four-lane, dual carriageway of JKR R5 standard
-  Safer road travel for 3.4 million people
-  Estimated to cost RM29bil
-  Create 400,000 jobs
-  Completion in 2023
-  Toll-free





DASH, SUKE, DUKE3, CSR
and many more highways

Southville City

Setia Warisan Tropika

Melaka

Bangsar South

ETC

Tun Razak Exchange

Sime Darby City of Elmina

Johor

ETC

Country Gardens

Iskandar

Penang

ETC

Kwasaland

ETC

Gamuda Gardens

ETC

Bukit Bintang City Centre

IOI Resort City

Bandar Malaysia

Klang Valley

Shah Alam 2

The State of Property Developments

A pair of stylized white sunglasses with large, rounded lenses is positioned on either side of the text. The sunglasses are set against a solid blue rectangular background, which is itself centered on a black field.

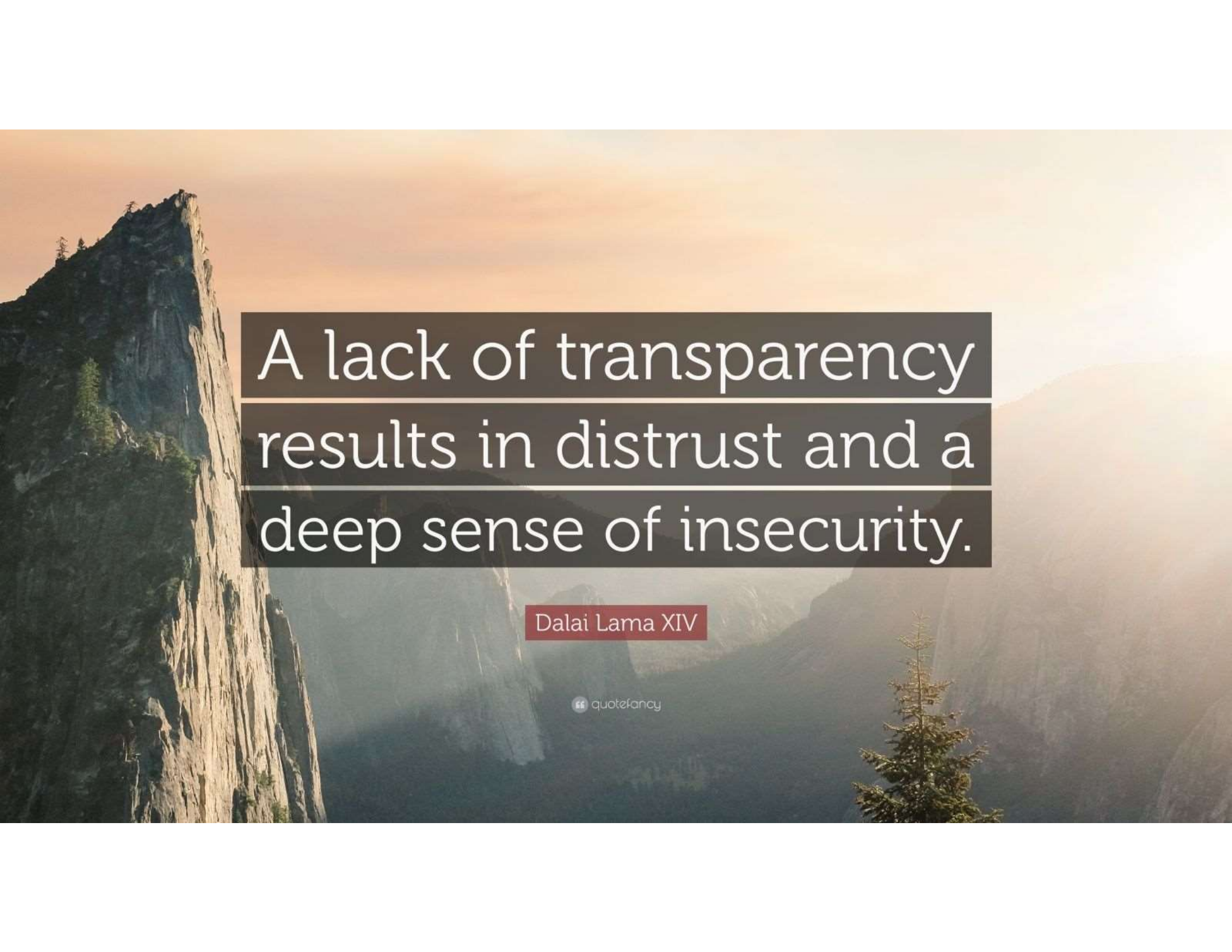
How much is
Too Much?



And while everything is getting built, we can identify some major challenges in Malaysia




TRANSPARENCY

A scenic view of a mountain peak, likely El Capitan in Yosemite National Park, with a quote overlay. The image shows a steep, rocky cliff face on the left, with a few small trees growing on it. The background is a hazy, sunlit valley with more mountains in the distance. The sky is a warm, orange-brown color, suggesting a sunrise or sunset. The quote is displayed in a large, white, serif font, centered over a dark, semi-transparent rectangular background.

A lack of transparency
results in distrust and a
deep sense of insecurity.

Dalai Lama XIV

 quote fancy



NON-PAYMENT

Website Down

Due To Non-Payment



QUALITY OF WORKS

Fast, low cost
and high
quality?

Good, Fast, or Cheap:

Pick Two



A man in a dark suit and white shirt is walking away from the viewer down a wide, paved road. The road is flanked by green grass. In the distance, a city skyline with several tall buildings is visible under a hazy, overcast sky. The word "SUCCESS" is painted in large, light-colored capital letters across the road, with the man's feet positioned on the letters. The overall mood is contemplative and aspirational.

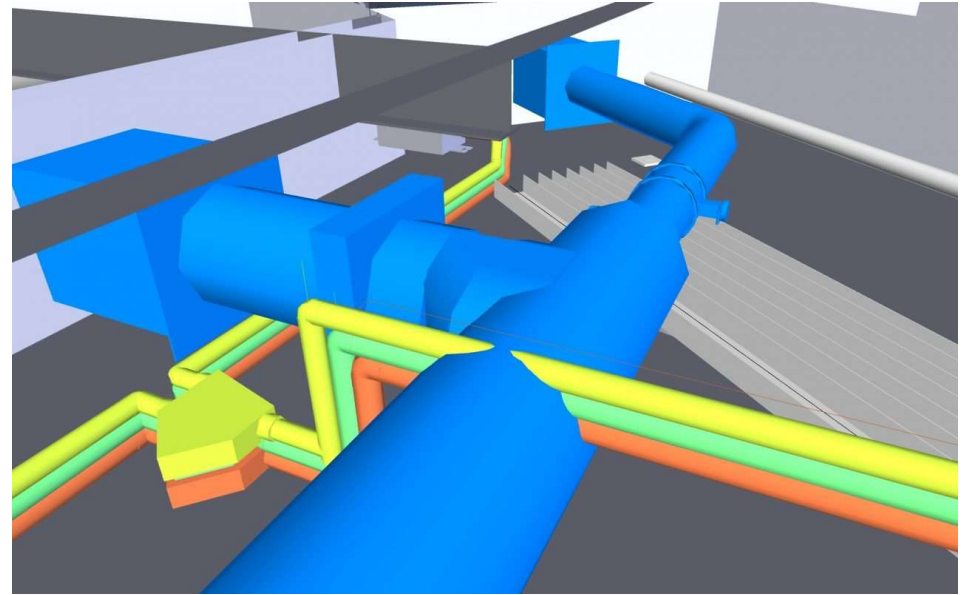
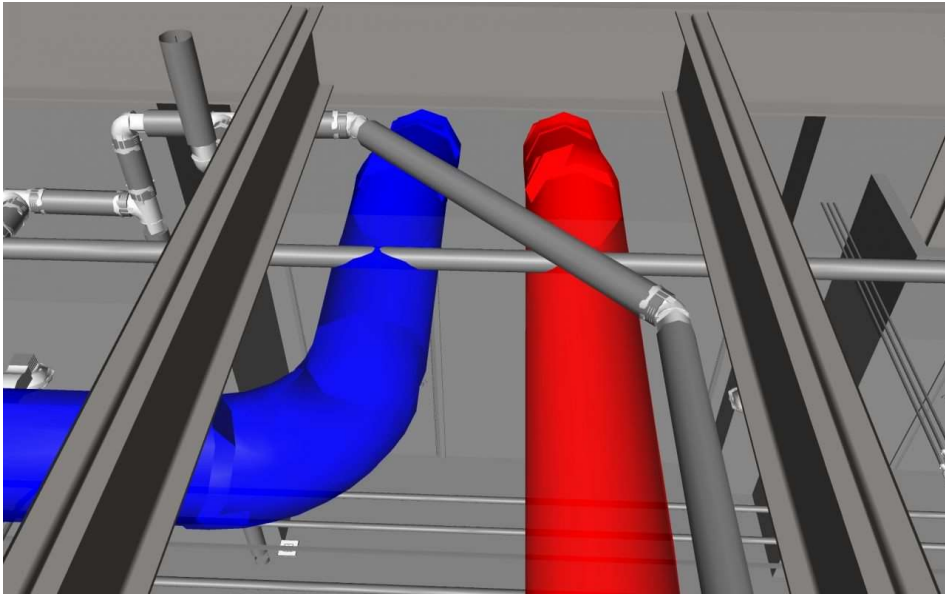
How healthy is Construction in Malaysia?

Are Low Cost and a Fast Completion actually achieved?

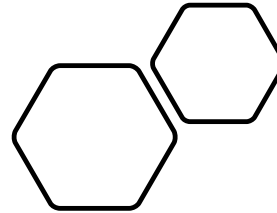
A man and a woman, both dressed in professional business attire, are shown from the waist up. They are wearing large, bright red boxing gloves. The man, on the left, is wearing a dark suit, a light blue shirt, and a striped tie. He has a serious, almost angry expression and is looking towards the woman. The woman, on the right, is wearing a dark blazer over a light-colored blouse and dark trousers. She has a calm, confident expression and is looking back at the man. They are standing in a grey, studio-like environment. The text "Adversarial Contracts" is superimposed in the center of the image, between their raised fists.

Adversarial Contracts

Clashes in design during construction



Changes by Project Owner





QUALITY ASSURANCE

quality

ISO 9001

standards

service



process

customer

certification

assurance





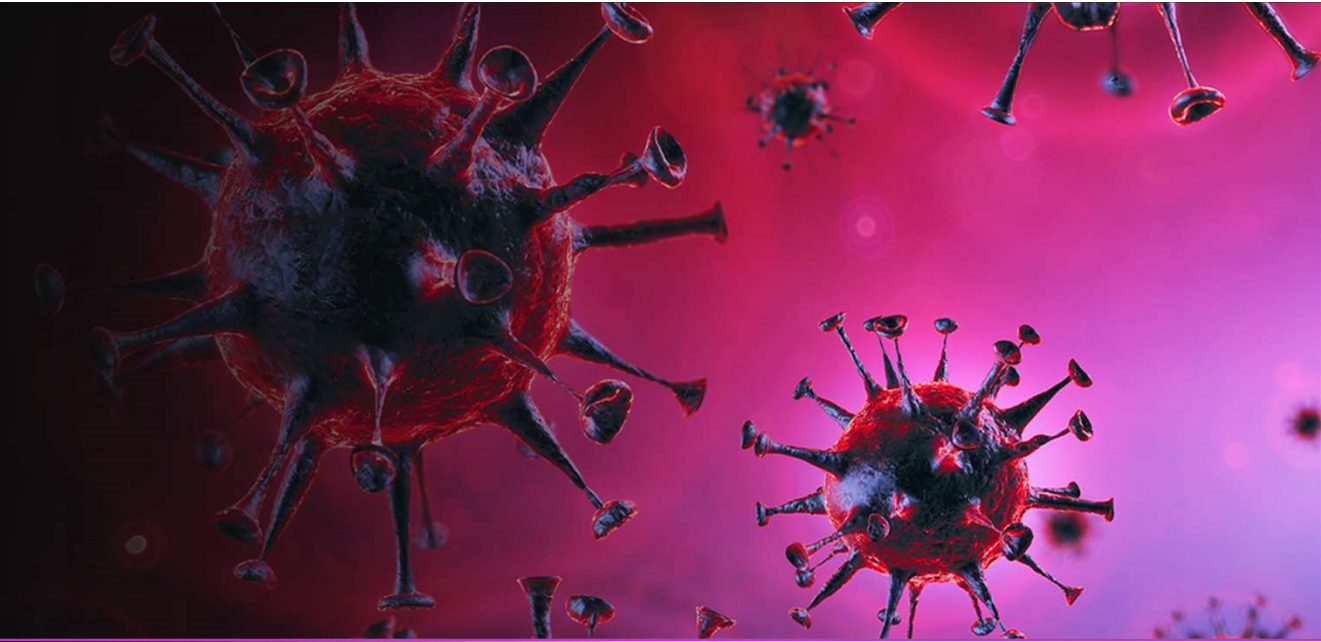
Building Information Modeling



Industrial Building Systems

The impact of COVID-19 and the Movement Control Order

COVID-19






RMCO

Get Up To Speed:

**Recovery Movement
Control Order**

The impact of COVID-19 and the
Movement Control Order

18 March 2020 –
31 August 2020

A man in a dark blue suit stands on a horizontal ledge, looking down with a distressed expression, his hand near his face. To his left, a large, thick red arrow points sharply downwards, starting from the top left and ending near the bottom center. The background is a dark, textured wall with visible cracks and peeling paint. A white circular callout with a thin black border is positioned to the left of the man, containing the text "Cash Flow is getting worse".

Cash Flow is
getting
worse

No legal options at this moment

- CIPAA and Arbitrations are effectively on hold
- Winding Up procedure has changed





Going Out of
BUSINESS

A red rectangular sign with a white border is suspended by a thin silver chain. The sign features the text 'Going Out of BUSINESS' in white. 'Going' is in a cursive script, 'Out of' is in a sans-serif font, and 'BUSINESS' is in large, bold, all-caps sans-serif font. The sign is hanging against a dark, out-of-focus background.



**Construction
Ahead
Expect Delays**



The New Normal




**READY FOR THE
NEW NORMAL?**



OPPORTUNITY






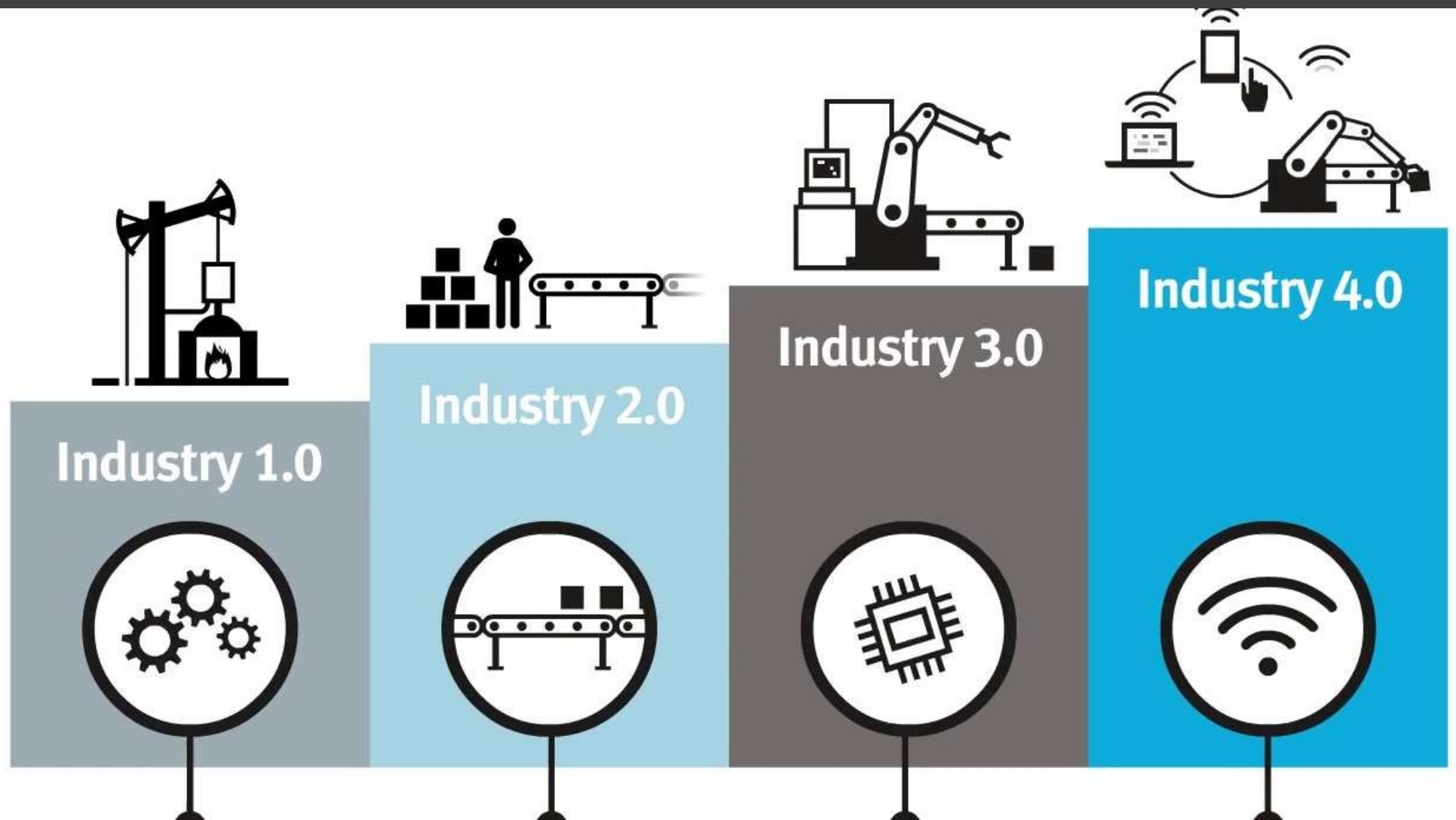
Never take your eyes off
the cash flow because it's
the life blood of business.

Richard Branson

“ quote fancy



Are Parties too
comfortable or too easy
regarding Cash Flow?





Malayasia is now moving
into
IR3.0 and IR4.0 at the
same time

Transformation and Implementation of Smart Technologies

BIM

Online tools

- Tendering
- Project Management
- Contract Management

Drone Surveying and Mapping

Volume calculation by Drones

Industrial Building Systems



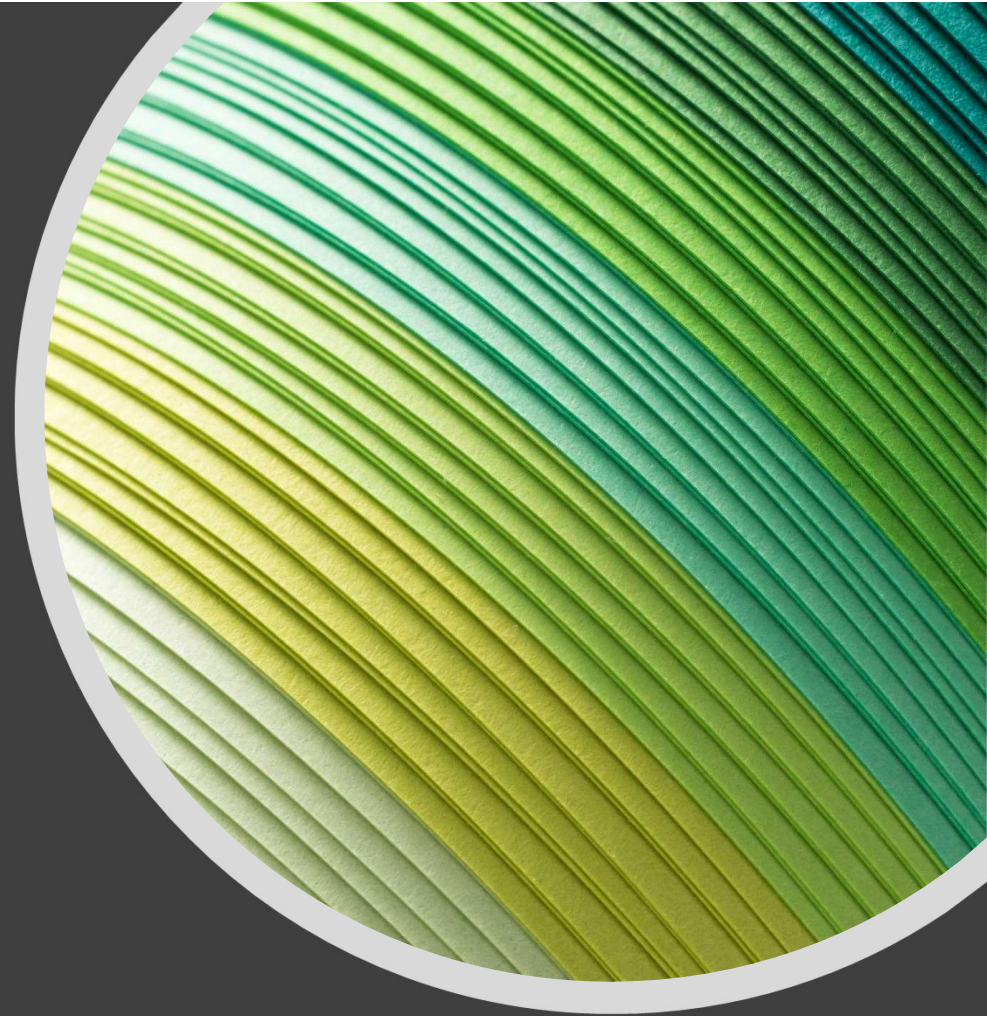
REDUCE TO
PHYSICAL
WORKFORCE



INCREASE HEALTH
AND SAFETY



INCREASE OFF-SITE
MANUFACTURING





ASSET
MANAGEMENT

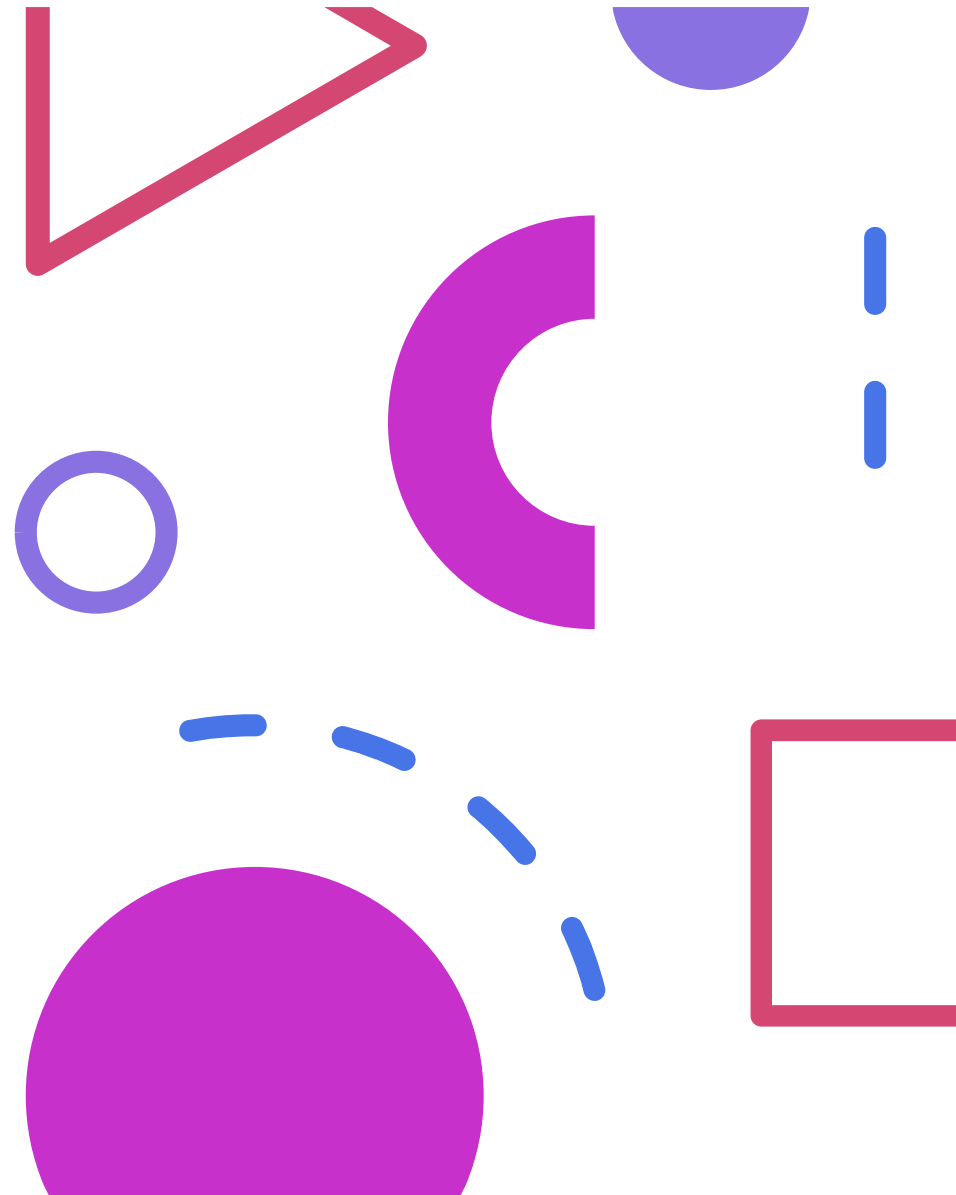
The image features the words "ASSET" and "MANAGEMENT" in a bold, white, sans-serif font. The letters are three-dimensional, appearing to be constructed from white wireframe cubes. They are arranged in two rows: "ASSET" on top and "MANAGEMENT" below it. The background is a dark blue gradient with a lighter blue checkered pattern. Several translucent blue cubes are scattered throughout the scene, some floating in the air and others resting on the checkered surface, creating a sense of depth and a digital or architectural aesthetic.



Sustainability



TOP-DOWN
or
BOTTOM-UP



**RAISE YOUR
STANDARDS**

Change Your
Mindset

Thank You

Albert de Munck

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