

## 7. INFORMATION ON LFECB

### 7.1 Incorporation and Principal Activities

LFECB was incorporated in Malaysia under the Companies Act 1965 on 8 May 2002 as a public limited company under its present name.

LFECB is principally an investment holding company whilst the principal activities of its Subsidiary Companies and Associated Companies are detailed in Section 7.5 below.

### 7.2 Changes in Share Capital

The authorised share capital of LFECB is RM100,000,000 comprising 100,000,000 shares of RM1.00 each of which 44,000,002 shares have been issued and fully paid-up.

The changes in the issued and paid-up share capital of LFECB since incorporation are as follows:-

Date of allotment	No. of ordinary shares allotted	Par value RM	Consideration	Resultant issued and paid-up share capital RM
08.05.2002	2	1.00	Subscribers' shares	2
03.09.2003	31,988,303	1.00	Issued at par pursuant to the LFEE Acquisition and Mayduct Acquisition	31,988,305
03.09.2003	5,401,420	1.00	Issued at RM1.11 per share pursuant to the acquisition of the Mayduct Land	37,389,725
04.09.2003	6,610,277	1.00	Issued at RM1.11 per share pursuant to the Settlement of Debts	44,000,002

### 7.3 Listing Scheme

In conjunction with and as part of the listing exercise of LFECB on the Second Board of the KLSE, the Company undertook a restructuring scheme involving the following transactions:-

#### (a) *Acquisition of LFEE*

By way of a sale and purchase agreement dated 26 June 2002 entered into between the shareholders of LFEE and LFECB (the "LFEE Share Sale and Purchase Agreement"), the shareholders of LFEE agreed to sell and LFECB agreed to purchase the entire issued and paid-up share capital of LFEE for an aggregate purchase consideration of RM31,478,619 to be wholly satisfied by an issue of 31,478,619 new LFECB Shares to the respective shareholders of LFEE.

## 7. INFORMATION ON LFECB (continued)

*(b) Acquisition of Mayduct*

By way of a sale and purchase agreement dated 26 June 2002 entered into between the shareholders of Mayduct and LFECB, the shareholders of Mayduct agreed to sell and LFECB agreed to purchase 5,100 ordinary shares in Mayduct, representing 51% of the entire issued and paid-up share capital of Mayduct for a purchase consideration of RM509,684 to be wholly satisfied by an issue of 509,684 new LFECB Shares to the respective shareholders of Mayduct.

*(c) Acquisition of Mayduct Land*

By way of a sale and purchase agreement dated 26 June 2002 between LFECB and Lew Mew Choi, LFEE agreed to purchase and Lew Mew Choi agreed to sell the Mayduct Land, at a purchase price of RM10,250,000 to be wholly satisfied partly by the issue of 5,401,420 new LFECB shares at an issue price of RM1.11 and the remaining RM4,254,423 in cash from the proceeds from the Placement.

*(d) Settlement of the debts owed by Mayduct*

By way of the LFEE Share Sale and Purchase Agreement, the debts owed by Mayduct to the persons set out in the table below were settled by Mayduct (utilizing an advance by LFECB to Mayduct of the subscription money from the issuance and allotment by LFECB of new shares in LFECB of RM1.00 each to the persons set out in the table below for cash at an issue price of RM1.11 per share).

	Amount owed as at 30 April 2002	No. of LFECB Shares issued
Busway	RM1,022,205.50	920,907
Emulate	RM287,994.00	259,453
<b>Total</b>	<b>RM1,310,199.50</b>	<b>1,180,360</b>

*(e) Settlement of the debts owed by LFJB*

By way of the LFEE Share Sale and Purchase Agreement, the debts owed by LFJB to Emulate in the aggregate sum of RM462,287 as at 30 April 2002 were settled by LFJB (utilizing an advance by LFECB to LFJB of the subscription money from the issuance and allotment by LFECB of 416,475 new shares in LFECB of RM1.00 each to Emulate for cash at an issue price of RM1.11 per share).

## 7. INFORMATION ON LFECB (continued)

*(f) Settlement of the debts owed by LFEE to (i) Ramli Bin Abdul Kasim, (ii) Liew Meow Nyeau and (iii) Lew Mew Choi*

As at 30 April 2002, LFEE owed Liew Meow Nyeau, Lew Mew Choi and Ramli Bin Abu Kasim (for the purpose of this Section 7.3(f) of this Prospectus, they are collectively referred to as the “**LFEE Directors**”), an aggregate sum of RM5,564,921 as dividends in arrears and/or shareholders’ advances (particulars of which are set out in the table below). As part of the Listing, LFECB has pursuant to the LFEE Share Sale and Purchase Agreement agreed to issue and allot 5,013,442 new LFECB Shares at the issue price of RM1.11 per share to the LFEE Directors in the proportions set out in the table below. The proceeds of such issue and allotment of new LFECB Shares to the LFEE Directors respectively, will be advanced to LFEE to repay the said debt to the LFEE Directors respectively.

<b>LFEE Directors</b>	<b>Dividends in arrears RM</b>	<b>Shareholders’ advances RM</b>	<b>No. of LFECB Shares issued</b>
1. Liew Meow Nyeau	437,251	500,000	844,370
2. Ramli Bin Abu Kasim	1,046,003	–	942,345
3. Lew Mew Choi	–	3,581,667	3,226,727
<b>Total</b>	<b>1,483,254</b>	<b>4,081,667</b>	<b>5,013,442</b>

*(g) Placement and Offer for Sale*

In conjunction with the Listing, LFECB will implement:-

- (i) a placement of 8,000,000 new LFECB Shares at an issue price of RM1.70 per Placement Share to identified places; and
- (ii) an offer for sale by Ramli Bin Abu Kasim, LMN Realty, MCL Realty and EBSB, of an aggregate of 5,000,000 shares at an offer price of RM1.70 per Offer Share to the eligible employees, Directors, customers, suppliers and business associates of the LFECB Group and the Malaysian public, in the manner as set out in the table below:-

<b>Offeree(s)</b>	<b>No. of shares</b>	<b>% of the enlarged issued and paid up share capital</b>
1. Eligible employees, Directors, customers, suppliers and business associates of LFECB Group	2,500,000	4.81
2. Malaysian public	2,500,000	4.81

*(h) Listing and Quotation*

Listing and quotation of the entire enlarged issued and paid up share capital of LFECB, comprising 52,000,002 LFECB Shares on the Second Board of the KLSE.

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## 7. INFORMATION ON LFECB (continued)

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### 7.4 Business Overview

#### 7.4.1 History and Beginnings

The core company in the LFECB Group is LFEE. The business of LFEE was founded by Mr. Liew Meow Nyeon (“**MN Liew**”) in 1967 as a sole proprietorship under the name of Loong Fuat Electrical Company (“**Loong Fuat**”). MN Liew started out as an electrical apprentice in 1957 with 3 local firms and subsequently became sub-contractor to R.E. Morris, a colonial electrical engineering firm in Malaya, where he gained hands-on experience in electrical works for commercial buildings prior to starting Loong Fuat.

In 1965, MN Liew secured his maiden electrical contracting job, which was to provide electrical installation and in-house wiring services for a new housing development, Salak South Garden. With the growth of his business, MN Liew’s brother, Mr. Lew Mew Choi (“**MC Lew**”), (currently LFEE’s Managing Director) joined him in 1967 when MN Liew started Loong Fuat. Loong Fuat started out initially as an electrical sub-contractor providing electrical installation and in-house wiring services for new housing development projects with about RM8,000 in capital and about 20 employees. As a result of Loong Fuat’s performance and ability to successfully deliver services, it managed to secure numerous new residential housing projects, such as, Bolton Garden (now Taman Midah), Cheras, Lucky Garden, Bangsar, Taman Segar, Dato’ Keramat and Ampang Jaya developments by PKNS as well as a number of multi-storey shops in Kuala Lumpur town.

#### Founding of LFEE

Thereafter, Loong Fuat grew by undertaking larger and more complex electrical sub-contracting projects. The first commercial building project undertaken by MC Lew and MN Liew is the supply and installation of electrical and telecommunication services for the Angkasaraya Complex in Jalan Ampang, Kuala Lumpur in 1974, with a contract value of RM1.2 million. LFEE was then incorporated on 31 December 1975 to take over and acquire the business of Loong Fuat as the business expanded. Over the years, LFEE’s portfolio of clients expanded to include landmark projects such as:

- 1970’s : Pertama Complex, one of the pioneer shopping-cum-office complexes, Bank Rakyat and Angkasaraya Complex.
- 1980’s : Menara Promet, Shangri-La Hotel (Kuala Lumpur), Penang Parkroyal, Carcosa Seri Negara, Menara MPPJ, Kota Raya Shopping Complex and Amoda Building.
- 1990’s : Empire Tower, Wisma Cyclecarri, Wisma Denmark, Menara PGRM, Menara Esso, Menara Telekom, MAS Computer, Training Centre & Hostel, S.H.E. Industrial Plant, General Hospital Kuala Lumpur, Low Yat Plaza and Sogo Shopping Centre.
- 2000’s : Putajaya’s Palace of Justice, Common Utility Trench, Shangri-la Hotel and various Government Administrative Buildings, Shangri-la Hotel in Hangzhou, AMD Industrial Plant in Suzhou, Flagship Zone in Cyberjaya, The Westin Kuala Lumpur, SPRINT’s Penchala Tunnel; Kajang Ring Road and Perlis Polytechnic.

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**7. INFORMATION ON LFEECB (continued)**

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**Building a Reputation**

Over the years, LFEE's growing reputation as a reliable and skillful contractor captured the attention of international corporations such as Japan's Sato Kogyo Co Ltd and Taisei Corporation, as well as Korea's Daewoo Corporation and Britain's Taylor Woodrow. LFEE became their main electrical and/or mechanical sub-contractor in Malaysia for various projects. This further increased LFEE's credibility and led to repeat contracts for among others, Pelangi Berhad, as well as the Kerry group in PRC, Low Yat Construction Company Sdn Bhd, Gamuda Berhad, Sunway Construction Berhad and Ken Holdings Berhad.

LFEE was granted with substantially all the requisite licences to tender for and undertake electrical and mechanical engineering works in Malaysia. LFEE now possesses licences from Suruhanjaya Tenaga Malaysia, Pusat Khidmat Kontraktor and Construction Industry Development Board which enable LFEE to tender for and implement works within its field of specialty of any contract size from the private and public sectors in Malaysia. Further details of LFEE's licences are set out in Section 7.9 of this Prospectus.

**The 1990s - Expanding geographically and scope of services**

The 1990s saw the LFEE Group expanding geographically to Johor with projects such as Plaza Pelangi, Pacific Mall, Plaza Angsana, Leisure Mall and City Square complex together with several infrastructure works for housing estates there.

In the early 1990s, the LFEE Group also expanded its scope of services from its core competency of electrical engineering services by providing mechanical engineering services, such as air-conditioning, fire protection and plumbing systems. Among the projects in which LFEE undertook such services are the Leisure Mall and City Square complexes in Johor, some apartment projects in Klang Valley and all its commercial building projects in the PRC.

The LFEE Group made a significant move to diversify its electrical and mechanical engineering operations in the early 1990s by expanding overseas, most significantly into the PRC. It started with an American Standard factory in Tianjin, the PRC followed by another American Standard factory in Vietnam and in the PRC-eastern seaboard with projects such as the Kerry Everbright City and Shanghai Kerry Centre projects in Shanghai, Shangri-La Hotel in Hangzhou and a number of factory and clean-room projects in Shanghai, Suzhou, Nanjing and Hangzhou for multi-national companies. This move to diversify into the PRC market contributed positively to the financial stability of the LFEE Group during the Asian financial crisis which arose in 1997.

LFEE has a representative office licence in the PRC with its offices in Shanghai and its Subsidiary is qualified to conduct the full range of electrical and mechanical engineering business in Tianjin and Shanghai municipalities and Jiangsu province in the PRC. Further details of the LFEE Group's licences to operate in China are set out in Section 7.9 of this Prospectus.

**Diversifying into infrastructure and other services**

LFEE also diversified its scope of operations in the late 1990s into the infrastructure sector, with projects such as the Cheras "Grand Saga" Highway, the Western Kuala Lumpur Traffic Dispersal Road - "Sprint Highway" and currently the Kajang Ring-Road.

LFEE has also set up a division to provide specialised engineering services for extra low voltage electrical systems and instrumentation and control systems for intelligent transportation system applications such as expressway traffic management systems, tunnel plant and traffic management systems, toll collection systems and automatic cash transfer systems.

7. INFORMATION ON LFECB (continued)

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In June 2002, LFEE invested in a 40% equity interest in Rayton which is involved in the supply and installation of mechanical engineering systems for water and waste treatment and pumping plants and related pipings thereby enabling LFEE to diversify into the water treatment and distribution sector of public infrastructure with the ever-increasing demand for water as described in the 50 year national Water Resources Master Plan which envisages that the water sector is expected to spend RM52 billion in projects over the next 50 years.

Manufacturing

The Group also has a manufacturing division, which was started in the early 1990s. The current product manufactured under Mayduct, busbar trunking systems, are conductors of high loads of electricity. Mayduct is involved in the design, development, production and exportation of these busbar trunking systems which have received certification by ASTA, an industrial testing body based in the United Kingdom.

Toll Road Concession

LFEE has also in August 2001 invested in SILK, the holder of the Kajang Ring-Road Concession. SIB, the holding company of SILK, had on 22 May 2002 received SC's approval to list on the Main Board of the KLSE. After the public issue of shares pursuant to its listing, LFEE will hold approximately 14.33% effective equity interest in SIB.

Consistency of profitability

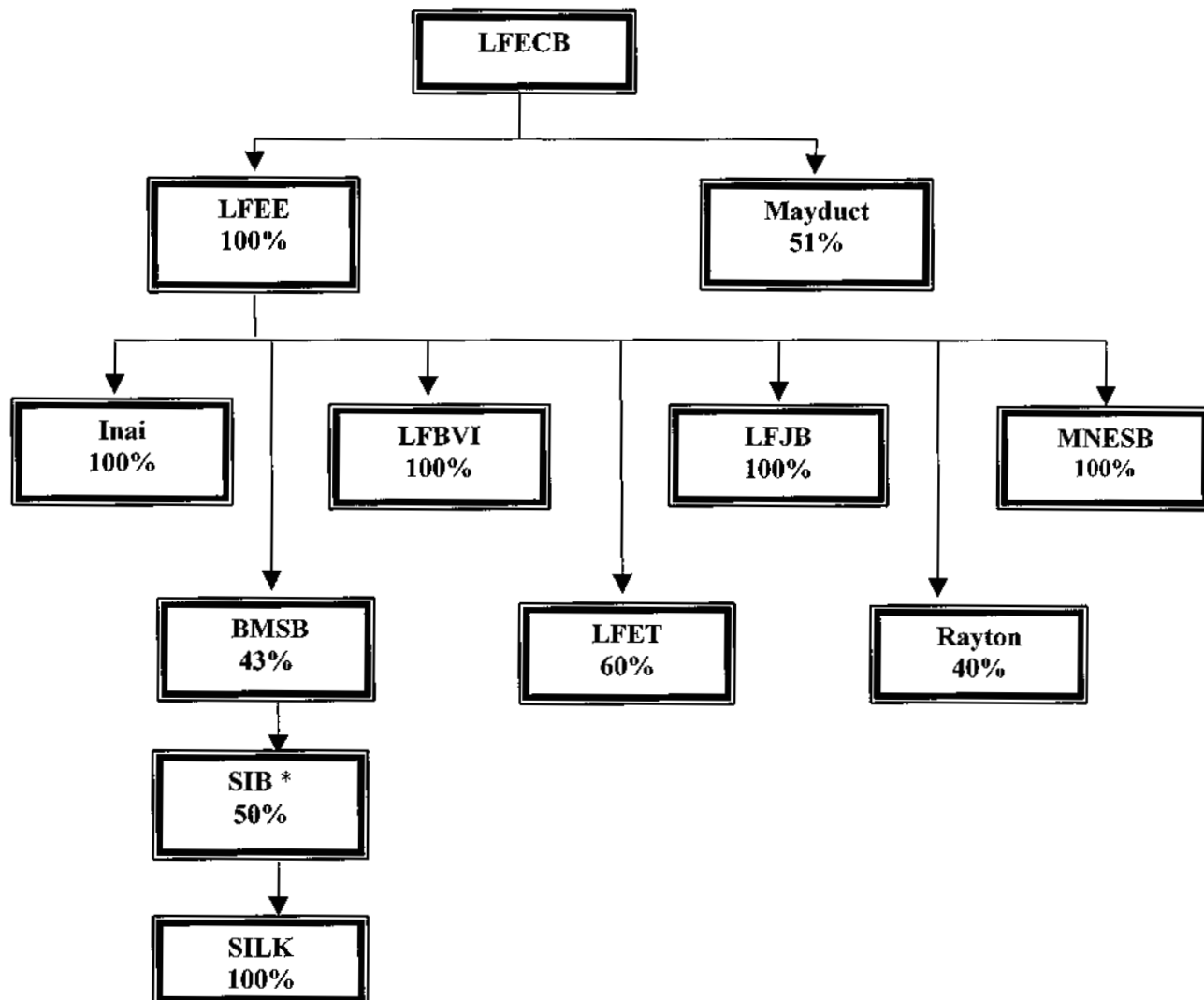
For the past 10 financial years ended 31 December 2002, the LFEE Group has enjoyed consistent consolidated pre-tax profits exceeding RM1 million for each of those years notwithstanding the Asian financial crisis which arose in 1997.

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## 7. INFORMATION ON LFECB (continued)

## 7.4.2 LFECB Group Structure and Business

After the restructuring scheme, forming part of the Listing, the corporate structure of the LFECB Group together with its Associated Companies is as follows:-



\* To be listed on the Main Board of the KLSE.

The LFECB Group is currently involved in the following business activities:-

- (i) the provision of general and specialised electrical and mechanical (“M&E”) engineering services and maintenance works, which is the core business of the LFEE Group;
- (ii) manufacturing of electrical busbar trunking systems equipment, components and other related electrical products, which is the core business of Mayduct; and
- (iii) investment in an infrastructure project company.

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**7. INFORMATION ON LFECB (continued)**

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**Electrical and mechanical engineering services**

The principal business activity of the LFECB Group lies in the provision of M&E engineering services for commercial buildings, industrial plants, residential dwellings, special purpose premises such as hospitals, educational institutions, factories, industrial plants, electrical distribution installation, toll plazas, hotels, and recreational facilities. LFECB group also provides M&E services to infrastructure projects such as highway, treatment plants, and utility for tunnels and road. Other specialised services include aircraft grounding power systems. These are specialized fields which requires a sufficiently high level of technical expertise and utilizes sophisticated instruments or tools. The M&E engineering services provided by the LFECB Group are different from normal building construction works as they do not involve physical building but instead, complement the building industry by providing value added services, i.e. the design, supply and installation, testing, commissioning and subsequent maintenance of the following categories of services/systems:-

- Substantially the entire spectrum of electrical engineering services including extra low voltage (“ELV”) electrical systems;
- Telecommunication and communication systems;
- Air-conditioning and mechanical ventilation systems;
- Fire protection systems;
- Mechanical engineering systems for water, sewerage and pumping plants and related pipings;
- Sanitary and plumbing systems; and
- Project management.

The following is a brief description of the six electrical and mechanical engineering services provided by the LFECB Group.

**(a) Electrical Engineering services**

The electrical engineering services that the LFECB Group offers encompass electrical distribution systems for buildings or plants involving high voltage (“HV”), medium voltage (“MV”) and low voltage (“LV”) electrical systems electrical protection systems, “back-up” systems (such as standby power generators and uninterruptible power supply (“UPS”) systems), general lighting fixtures and ELV electrical systems, instrumentation and control systems.

**(i) Electrical distribution systems**

The LFECB Group designs, supplies and installs the electrical distribution system (“EDS”) of buildings and plants. This comprises a network of electrical equipment and wiring that distributes electricity from the power station to the end users. The EDS found in buildings normally begin with the in-building sub-station or main switchboard (depending on the power demand of the building), which receives electricity directly from the power grid. This is then distributed to the sub-mains, sub-switchboards and distribution boards where the loads are eventually connected and distributed to the end users in the building.



7. INFORMATION ON LFECB (continued)

*High Voltage Electrical System*

In projects that involve HV electrical systems, the LFECB Group supplies and installs cable reticulation, switchgears and transformers to tap and transform the high voltage power supply from a utility company for distribution throughout a building or groups of buildings.

*Medium Voltage Electrical System*

In projects that involve MV electrical systems, the LFECB Group supplies and installs switchgears, transformers, electrical power cables, control cables and ancillaries. In connection with the installation of MV electrical systems, the LFECB Group is also required to perform relevant works such as the excavation and construction of cable ducts, draw pits and manholes to facilitate the laying of cables which link the customer's switchroom to the public utility's electrical substation.

*Low Voltage Electrical System*

In projects that involve LV electrical systems, the LFECB Group installs busbar trunking or in some cases the cables, which link the transformers to the LV electrical switchboards. The LV electrical switchboards will receive power supply from the electrical substation under normal operating conditions. During a power failure, the LV electrical switchboard will receive power supply from standby generators and redistribute electrical supply via cables (or in some cases, via a busbar trunking system) to various points of usage including connections to equipment like elevators, ventilation systems, socket outlets and lighting fixtures and ancillaries throughout a building. The ancillaries system refer to items such as battery back-up systems, battery starting systems, central control systems, central monitoring systems, SCADA and combustion engine cooling and acoustic treatment systems. Commissioning tests are conducted on site after installation of the LV electrical system to ensure its smooth operation as well as to record data for future maintenance and servicing work.

*Extra Low Voltage Electrical System*

For projects that involve ELV systems, the LFECB Group supplies and installs various electrical and microprocessor based systems that enhance the use of buildings, such as public address systems ("PA"), fireman intercom systems, closed circuit television systems, security/communication systems (e.g. card access or password access systems which control the movement of people into a building or within specific areas or rooms within a building) and building automation management systems (this is located in the central control room of most buildings which is where the individual systems in a building are being monitored and controlled).

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**7. INFORMATION ON LFECB (continued)**

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*Intelligent Transportation Systems (“ITS”)*

For projects that involve integration of advanced control and monitoring systems, multi-services systems, multi-services backbone networks, close circuit television systems, traffic sensors, special purpose electronic devices and lightning protection systems for urban and inter-urban expressways and road tunnel applications, the LFECB Group, through LFET provides turnkey solutions, covering customised design, supply, installation, testing, commissioning and subsequent maintenance of these systems.

**(ii) Electrical protection systems***Earthing System*

All electrical systems and equipment are protected with numerous designated protection features such as earth fault relays, overcurrent relay and circuit breaker / fuses to avoid major damage, injury or loss of life. The LFECB Group supplies and installs this protection systems which allow for rapid detection and isolation of power supply in the event of electrical equipment faults occurring to the electrical system.

Electrical systems are basically a huge network of conductors and are very prone to interference from natural phenomena such as influx of lightning strike, harmonic distortion caused by high speed electronic components and high voltage surges. LFECB Group provide solutions to counter these unwanted parameters in the electrical system by means of, inter-alia, surge arrestors, harmonic filters and capacitance corrective bank.

*Lightning Protection System*

Lightning protection system involves the provision of a “cage” around a building or non-radioactive early emission system to protect the premises from lightning strikes and the LFECB Group supplies and installs specialised protection systems to ensure a safe and reliable electrical system.

**(iii) “Back-up” systems***Power Generator and Uninterrupted Power Supply (“UPS”) systems*

Standby power generators provide essential back-up power supply during an emergency, power failure or where utility suppliers are unreliable or temporary power during the construction stage of a building or plant. In environments where supplying continuous power supply is crucial, such as hospitals, high technology plants, high-security environments such as banks and stock exchanges, the LFECB Group also supplies UPS systems which usually are installed as a transient “back-up” to standby power generators.

**(iv) Lighting Fixtures**

The LFECB Group also provides general lighting fixtures throughout a building or street lightings for functional, safety or decorative purposes. In more complex projects, the LFECB Group installs dimming facilities which can be controlled by the building occupants from their desktop computers. This can be done by accessing of the building automation system.

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**7. INFORMATION ON LFECB (continued)**

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**(b) Telecommunication Systems**

The LFECB Group also designs and installs telephone and communications infrastructure within a building, plant or infrastructure project. For buildings or plants, this involves the construction of plant room, manholes, pipelines and riser ducts. The telecommunication or fibre optic cables, accommodated within the riser ducts are connected to those of the network providers via manholes and underground ducts. It is then distributed to various floors of the building and intermediate distribution frame.

**(c) Air-conditioning and Mechanical Ventilation Systems***Air-Conditioning Systems*

The LFECB Group is able to provide installation services for a range of air-conditioning systems, ranging from precision controlled air-conditioning systems used in high-grade office buildings and hi-tech facilities, to tempered air supply which provides cooling relief for use in commercial and industrial plants.

*Mechanical Ventilation System*

The mechanical ventilation system involves the use of technology to supply fresh air into a building and to remove stale air out of a building. This is applicable for washroom air extraction, car park ventilation as well as for “make up air supply” (the replacement air is required to compensate for air extracted in order to establish an equilibrium of air within a space or building). The LFECB Group also provides supply and install services for these systems.

**(d) Fire Protection Systems**

Fire protection systems consist of wet and dry fire systems and fire alarm systems. A wet fire system involves the use of water, gaseous or powdered extinguishing agents to extinguish fire. They can be of a fixed type, where the extinguishing agent is piped for even distribution in a building and is automatically in use during a fire emergency, or hand-held, in the case of portable fire extinguishers.

Fire alarm systems provide early warning of any fire emergencies to enable the timely evacuation of building occupants and the activation of fire suppression systems. The fire alarm system is normally closely interfaced with electrical, ELV, mechanical ventilation and the wet and dry fire systems. The fire alarm system is an arrangement of detectors, sounders, manual-call points and other equipment for the transmission and indication of a fire alarm. Detectors are used to detect smoke or heat from the burning area and upon detection, an electrical signal is transmitted to a control system that provides visual and audio signals. Visual signals provide information on the exact location of the fire, while audio signals serve as warning for people to evacuate the building. Manual call-points located in the building enable end-users to indicate or signal in the event of a fire.

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**7. INFORMATION ON LFECB (continued)**

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**(e) Mechanical engineering systems for water, waste treatment and pumping plants and related pipings, including plumbing and sanitation services**

The type of mechanical engineering services which the LFECB Group, through its Associated Company, Rayton provides include the supply, testing, commissioning, maintenance and repair of mechanical equipment such as penstocks (i.e. mechanical gates), fluid piping systems, pumps, mechanical screens, valves, discharge chutes, lifting equipment and generators which are used by or in drainage systems, canals, sewage pumping systems, and water treatment plants which are part of the public infrastructure works which Rayton and the LFECB Group undertake. These mechanical equipment may function individually or at times integrated as a system.

Plumbing and sanitation services involve the provision of plumbing and sanitation systems to convey water and sewerage in a building. It encompasses plumbing and sanitation works, rain water systems, fuel systems, steam systems and process systems. Plumbing and sanitation works include the storage and reticulation of domestic cold water, the production and reticulation of domestic hot water as well as sanitary drainage systems. Such work includes the installation of pumps, storage vessels, boilers and sanitary ware. Rain water systems pertain to the disposal of rain water from the roofs and balconies of buildings. The LFECB Group also installs compressed air and vacuum systems for industrial applications.

The LFECB Group also provides steam systems like boiler plants, reticulation and condensate recovery systems for use in industrial and hotel applications as well as systems like water heating systems, water cooling systems, glycol and process piping, for use mainly in industrial applications.

**(f) Project Management**

In addition to services rendered in typical engineering services, the Group's role in a design-and-build project includes the provision of value-added advice on project feasibility based on the customers' operation needs and budgetary constraints. The design-and-build works are generally sophisticated and large scale. In design-and-build projects, the work involves coordinating with clients from initial conceptual stage to working out design solutions up to physical project completion and maintenance work. In a design-and-build project, a team of professionals including architects and engineers specializing in civil, structural, mechanical and electrical engineering would submit a joint proposal to the customer. Cost may not be the key consideration for the award of a design-and-build project. The customer may take into account, among other things, the aesthetics, functionality and cost-effectiveness of the proposed designs as well as the track record of the professional team. The aim of design-and-build contracts is to allow all the respective professionals from various fields to be involved in the design phase. Such a consultative process tends to yield more buildable designs as well as greater efficiencies, and thus higher productivity. Specifically, a design-and-build project offers the LFECB Group the following advantages over a traditional construction project:

- Lower contingency costs as uncertainties in resource planning are substantially reduced. If materials or labour are not procured in time for various stages of a project, these resources could only be procured at higher prices given the short notice. The Group's early involvement in a design-and-build project will allow ample time for resource planning such that materials and labour can be procured at the best prices.

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## 7. INFORMATION ON LFECB (continued)

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- Completion of projects owing to familiarity with project design. Typically in a traditional construction project, the LFECB Group will take some time to familiarise itself with the design plans in order to determine the most efficient approach. The Group's early and active involvement in the design process would allow it to accustom itself with the design plans in advance.
- There are less uncertainties on contract revenue as variation orders are reduced. As variation orders are carried out before additional charges are agreed upon between the LFECB Group and its customers, the LFECB Group's final contract sum cannot be determined until the value for these variation orders are agreed upon. The Group's early involvement in the design process helps the customer to identify its operational needs which could in turn reduce these variation orders.
- Adoption of best practices in the industry as such practices can be specified up front at the design stage. The involvement in the design process encourages the adoption of good practices in terms of the safety and maintainability of the project. For example, recommendation of suitable quality materials can be set in blueprints so as to reduce rework time and cost.

This one-stop "turnkey" concept is aimed at enabling efficient project management which results in time and cost saving for clients.

### (g) **Manufacturing**

The LFECB Group's manufacturing subsidiary, Mayduct, designs and manufactures standardised as well as customised busbar trunking systems. Mayduct also supplies to the LFECB Group's electrical and mechanical engineering division. These items, distributed under the brand name, "MEGA-DUCT" are conductors of all loads of electricity used in high-rise buildings, high energy using environments such as factories, plants and power stations, high dispersed energy using environments, such as shopping complexes or high-technology manufacturing environments.

MEGA-DUCT electrical busbar trunking systems consist of flange ends, straight lengths, bends and other accessories, plus tap-off units joining together for conducting and distributing large quantities of current from one source to another. It offers:

- compact type (800 Amperes ("Amps") and below) class B insulation – 130°C and class H – 180°C.
- sandwich type (1000 Amps to 6000 Amps) class B insulation – 130° C and class H – 180° C.

Other options provided to meet customer needs are tap-off outlets, tap-off units, end closures, elbows, wall hangers, horizontal hangers, joint, tee-sections, flange ends, flexible conductors, bolted type plug-in-units, vertical spring hangers and end feed cable boxes.

Mayduct's manufacturing process implemented the ISO-9000 quality management system in 2001. Mayduct eventually received the ISO-9000 accreditation on 7 May 2002 for its quality management systems as well as for the design, manufacture, test and delivery of MEGA-DUCT electrical busbar trunking systems and accessories.

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**7. INFORMATION ON LFECB (continued)**

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Mayduct's products with various ratings ranging from 400 Amps to 6,000 Amps have been certified by ASTA to comply with international standards of short circuit rating and temperature rise limits of BS5486 Part 2: 1990 and IEC439-2 2000 as well as to the requirements of UL-857 and relevant codes and practices of Institution of Electrical Engineers ("IEE"), The Institute of Electrical and Electronics Engineers ("IEEE") and National Electrical Manufacturers Association ("NEMA").

To the knowledge of the Directors of Mayduct, as compared to its local competitors, Mayduct's third generation MEGA-DUCT products are presently the only products manufactured in Malaysia to be certified by ASTA (on 7 June 2002) to have a fault rating (i.e. rated peak and short-time withstand current) of 150 kilo Amps root means square ("kA rms") for 1 second and 100 kA rms for 3 seconds.

**(h) Investment in infrastructure project company**

LFEE has (via BMSB) a 21.5% stake in SIB which owns 100% of SILK, the holder of the Kajang Ring-Road Concession.

Pursuant to the Concession Agreement between the Government of Malaysia and SILK, the latter has been granted, subject to the provisions in the Concession Agreement and the Federal Roads (Private Management) Act 1984, the right and authority to:

- (i) design and construct the Kajang Ring-Road (including the upgrading and widening of the existing roads comprised thereof);
- (ii) supply and install tolling and other equipment on the Kajang Ring-Road and to manage, operate and maintain the same;
- (iii) demand, collect and retain toll for its own benefit from vehicles using the Kajang Ring-Road or any part thereof;
- (iv) operate and maintain at its own cost and expense the Kajang Ring-Road;
- (v) design, construct, manage, operate and maintain other ancillary facilities (as described in Appendix E of the Concession Agreement); and
- (vi) design, construct, operate and maintain an administrative office of SILK, forming part of the Kajang Ring-Road and all other activities incidental to the performance of the works referred to in paragraphs (i) to (v) above.

On 1 August 2001, the Government of Malaysia and SILK entered into the Supplemental Concession Agreement, pursuant to which the concession period has been extended by another 3 years to 36 years, and the new concession period shall commence from the date of the Supplemental Concession Agreement and shall expire on its 36th anniversary, namely, 31 July 2037.

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**7. INFORMATION ON LFECB (continued)**

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Pursuant to the Turnkey Contract between SILK and SunCon, SILK has engaged SunCon to undertake the design construction, completion and commissioning of the Kajang Ring-Road on a turnkey basis (the "Works") for a lump sum price of RM830,000,000.00. Any cost and expense incurred by SunCon outside the scope of the Works will be borne by SunCon except to the extent that SILK can recover additional compensation from the Government under the Concession Agreement. In addition to the aforesaid lump sum price, SILK is to pay SunCon a sum of RM215,000,000 in respect of all costs, expenses or charges incurred by SunCon including any compensation required to be paid for the acquisition of land within the SILK funded stretch of the Kajang Ring-Road and the removal or resettling of squatters or other occupiers on the aforesaid stretch and the Government funded stretches of the Kajang Ring-Road. Except to the extent that SILK can recover additional compensation from the Government, any amount in excess of the sum of RM215,000,000 shall be borne by SunCon. The Works are scheduled to be completed within 33 months from the date of the Supplemental Concession Agreement.

On 22 August 2001, SILK issued secured promissory notes pursuant to the BaiDS. Under this concept, the Lead Arranger and Financier shall first purchase from SILK all its title together with all rights and interest under the Concession Agreement at RM580,000,000.00 ("BaIDS Purchase Price"), and such assets shall then be resold by the Lead Arranger and Financier to SILK as RM2,020,000,000.00 ("BaIDS Selling Price") which is made up of the original BaIDS Purchase Price and a profit margin imposed by the Lead Arranger and Financier. SILK is to settle the BaIDS Selling Price by instalments over a period of 20 years in accordance with provisions in the Trust Deed dated 8 August 2001 between SILK and the appointed trustee. The issue proceeds from the BaIDS shall be utilised for the design, construction and land acquisition costs of the Kajang Ring-Road project.

SIB (which is the holding company of SILK) is currently undertaking an initial public offering in order to increase its share capital, the proceeds from which shall be utilised towards the funding required for the Kajang Ring-Road project. Towards this end, an application has been submitted to the relevant regulatory authorities, for the proposed listing of SIB (the holding company of SILK) which application, as at the date of this Prospectus, has received the approvals from SC, MITI, the Economic Planning Unit of the Prime Minister's Department and FIC respectively.

SIB's proposed initial public offering shall entail a restructuring scheme, which encompasses the following transactions:-

- (i) the proposed acquisition of the entire issued and paid up share capital of SILK comprising 120,000,000 ordinary shares of RM1.00 by SIB for a purchase consideration of RM120,000,000.00 to be satisfied by the issuance and allotment of a total of 120,000,000 SIB Shares to SunInc and BMSB at a proposed issued price of RM1.00 per ordinary share in SIB. This acquisition was completed on 9 September 2002.

7. INFORMATION ON LFECB (continued)

- (ii) SIB is expected to undertake an issue of RM20 million CN-RPS to SunInc and BMSB on the basis of 1 new CN-RPS for every 6 SIB shares.
- (iii) Thereafter, SIB will undertake a renounceable rights issue of 8,000,000 new SIB shares representing 4.44% of the enlarged share capital at an issue price of RM1.20 per SIB share together with 4,000,000 SIB warrants at no consideration to SunInc and BMSB. SunInc and BMSB will subsequently renounce their rights to the 8,000,000 SIB shares together with the 4,000,000 new SIB warrants to parties identified as key management.
- (iv) BMSB will transfer the 60,000,002 SIB shares it holds to its shareholders, namely, Petroforce, LFEE and VBSB, based on their respective shareholdings in BMSB. Hence, Petroforce, LFEE and VBSB will effectively become the shareholders of SIB.
- (v) Thereafter, the proposed public issue of 52,000,000 new SIB Shares together with 26,000,000 new SIB warrants on the basis of 1 SIB Warrant for every 2 new SIB shares subscribed, at an issue price of RM1.50, to be allocated to institutional and retail investors.
- (vi) The proposed admission to the Official List of the KLSE and the listing of and quotation for the enlarged issued and paid share capital of SIB (including all new SIB shares to be issued upon the exercise of the SIB warrants issued pursuant to paragraphs (iii) and (v) above).
- (vii) A moratorium shall be imposed on (1) SunInc, (2) Petroforce, (3) LFEE and (4) VBSB, collectively, pursuant to which they shall maintain a combined shareholding of not less than 51% of the enlarged issued and paid up share capital in SIB until SIB generates pre-tax operating profits for at least 2 consecutive financial years, which are to be evidenced by the audited accounts of SIB.

Pursuant to the proposed listing and quotation of the entire issued and paid up share capital of SIB, LFEE shall receive 25,800,001 SIB Shares, representing approximately 14.33% of the entire enlarged issued and paid up share of SIB. Out of this 25,800,001 SIB Shares, 19,737,000 SIB Shares would be subject to a moratorium as elaborated in paragraph (vii) above.

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## 7. INFORMATION ON LFECB (continued)

**7.4.3 Principal Products and Services**

LFECB is an investment holding company, whilst the principal products and services of its Subsidiary and Associated Companies are as follows:-

<b>Companies</b>	<b>Principal Products and Services</b>
LFEE	General and specialised electrical and mechanical engineering services and maintenance works
Mayduct	Manufacturing of electrical busbar trunking systems, equipment, components and other related electrical products
LFJB	General and specialised electrical and mechanical engineering services and maintenance works
LFBVI	General and specialised electrical and mechanical engineering services and maintenance works
Inai	Supply of general and specialised electrical and mechanical equipment and components
MNESB	Property investment
LFET	Provision of specialised engineering services for extra low voltage electrical systems and instrumentation and control systems for intelligent transportation system applications such as expressway traffic management systems, tunnel plant and traffic management systems, toll collection systems and automatic cash transfer systems
BMSB	Investment holding company which owns 50% of the existing issued and paid up share capital of SIB.
Rayton	Water and sewerage related mechanical engineering services for applications such as water treatment plants, sewerage treatment plants, pumping plants, fire protection systems and pipe laying

**7.4.4 Brands Names, Patents, Trademarks, Licences, Technical Assistance Agreements, Franchise and other Intellectual Property Rights**

- (a) An application for registration of the trade mark "MEGA-DUCT" has been made in Malaysia under Class 9 for electrical busbar trunking systems and electrical conductors. As at the date of this Prospectus, the approval for the registration is pending.
- (b) Mayduct claims copyright over certain drawings of "copper or aluminium stamping for plug-in hole opening busbar systems" and the three dimensional reproduction thereof authored by Mr Lew Chih Bok in the course of his employment with Mayduct.

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**7. INFORMATION ON LFECB (continued)**

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**7.4.5 Principal Markets**

The LFECB Group's electrical and mechanical engineering operations are primarily within Malaysia and the PRC. In Malaysia, the LFECB Group's electrical and mechanical engineering services are spearheaded by two of its Subsidiaries, namely, LFEE and LFJB. As for LFEE, its operations are geographically focussed in the Klang Valley (although it carries out and has carried out projects in Perlis and Penang respectively), whilst LFJB is geographically focussed in Johor. The LFECB Group's electrical and mechanical engineering operations in the PRC are currently undertaken by LFBVI.

With regards to the manufacturing operations, the LFECB Group, via its subsidiary Mayduct, sells to various countries, including Singapore, Brunei, the PRC, Hong Kong, Taiwan and Qatar.

**7.4.6 Sources and Availability of Raw Materials**

The main raw materials for electrical materials are cables, switchgear transformers, control panels, LV switchboards, generators etc. For the 3 months ended 31 March 2003, the LFEE Group's purchase of raw materials was approximately RM10 million. The LFEE Group does not foresee any difficulty in procurement of raw materials as it can source the supplies from several suppliers locally or purchase from local agents who import from overseas. As there are a number of suppliers and manufacturers of electrical and mechanical materials, the LFECB Group does not foresee any situation which may have adverse impact on the LFEE Group's business.

For electrical busbar trunking systems manufactured by Mayduct, the main raw materials are copper and aluminium bars, steel sheets, DMC insulators and epoxy powder. Copper is sourced in Malaysia and imported from Thailand and France at internationally available spot prices quoted in US Dollars. The LFECB Group does not foresee any difficulty in procurement of copper as it is internationally available. Aluminium bars and steel sheets are also sourced in Malaysia while the insulator materials are imported from Australia and epoxy powder from Japan, Switzerland and Germany. Other suppliers are able to supply these products and the LFECB Group does not foresee any difficulty in procuring the same.

**7.4.7 Material Research & Development**

The LFECB Group is actively and continuously pursuing advanced practices in electrical and mechanical engineering to further enhance its competitive edge.

In its manufacturing division, the LFECB Group recognises the importance of establishing close long-term relationships with Mayduct's customers at the research and development ("R&D") stage, which permits technical collaboration with its customers. Mayduct regards its R&D capabilities as one of its most valuable assets and recognises the importance of R&D and stresses on product development and technology advancement in order to remain competitive. As such Mayduct currently has employed engineers in its R&D department in the Mayduct factory and is headed by Mr Lew Chih Bok, its Engineering Manager/Director. The R&D department has the following functions:-

- development of new products apart from busbars;
- modify and improve existing products;
- carry out quality control tests and random analysis of incoming raw materials to ensure consistency and high quality;

## 7. INFORMATION ON LFECB (continued)

- examine defective busbars (if any) for causes of defects; and
- conduct third party tests for related products of other manufacturers/distributors.

To-date, Mayduct has mainly concentrated its R&D efforts in developing miniature busbar trunking systems for use in high-technology, multi purpose and manufacturing environments, and improving and expanding the rating range of the existing busbars (currently in its 3<sup>rd</sup> generation – MEGA-DUCT 3, some of which have received ASTA certification on 7 June 2002). Mayduct plans to complete verifying the parts of the said miniature busbar trunking systems in October 2003 and subsequently hold the final in-house testing in March 2004. Other areas of product improvement include the certification of various IP ratings and fire rated busbar trunking systems that are highly demanded by the market. The Directors believe that Mayduct must continue to adapt to its customers' expectations and market changes to be competitive in the rapidly changing environment. Mayduct's budget for R&D expenses is presently approximately 5% of the company's revenue.

Mayduct also plans to implement an Enterprise Resources Planning ("ERP") system beginning of 2004 and subsequently conduct a trial run 6 months later. In the near future, Mayduct plans to implement Total Quality Management ("TQM") system as well as Six Sigma. Six Sigma is an organizational quality system or data-driven management system with near-perfect-performance objectives.

The amount of R&D spent by LFECB Group for the last 3 financial years ended 31 December 2002 and 3-month period ended 31 March 2003 are as follows:-

Financial years ended	31.12.2000	31.12.2001	31.12.2002	3-month period ended 31.03.2003
	RM'000	RM'000	RM'000	RM'000
R&D	47	103	229	0.36
Turnover	44,382	56,271	89,484	31,625
%	0.11	0.18	0.26	-

### 7.4.8 *Interruptions to Operations*

There has been no interruption to the Group's business or operations for the past twelve (12) months prior to the date of this Prospectus.

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## 7. INFORMATION ON LFECB (continued)

7.4.9 *Employees*

As at 15 September 2003, the LFECB Group has total work force of 145 employees in the following capacities:-

Categories of Employees	No. of employees			Total
	<1 year	1-5 years	>5 years	
Directors and Senior Management/Deputy Senior Manager	3	6	11	20
Senior Manager / Deputy Manager	5	5	1	11
Professional/Executive Officer	11	12	7	30
Technical and Supervisory	23	15	11	49
Clerical and General Staff	15	16	4	35
<b>Total</b>	<b>57</b>	<b>54</b>	<b>34</b>	<b>145</b>

There are a total of 19 engineers working for the LFECB Group as at 15 September 2003.

Some of the recent seminar, training and development programmes undertaken by the LFECB Group for the employees include the following:-

- Construction site preparation and organisation
- Development of procurement methods and construction contracts in Malaysia
- Preparation of consolidated financial statements
- Insurance coverage for compensation of foreign workers
- Tender planning and resource scheduling
- Nominated and domestic sub-contract administration
- Challenges and opportunities ahead
- Managing customers complaint and service recovery
- 7 skills of highly productive supervisor
- Project monitoring and control - using critical path analysis
- Delays, disruption of works and extension of time
- Instructions on variation orders and contractual claims
- Construction insurance management and claims

These employees do not belong to any labour union. There is no labour or industrial dispute in the past between employees and the management.

7.4.10 *Key Achievements and Awards*

The certifications and awards received by the LFECB Group are summarized as follows:-

Year	Key Achievements
2002	ISO 9001:2000 Quality Assurance Certification
2000 & 2002	ASTA certification for 400A, 600A, 800A 1200 A, 1600A, 2000A, 2500A, 4700A and 5500A MEGA-DUCT Electrical Busway Trunking System

## 7. INFORMATION ON LFECB (continued)

Year	Key Achievements
1994	Certificate of Appreciation on completion of Kompleks Pernas Sogo in 1994
1992	Certificate of Appreciation on completion of Menara Pelangi, Taman Pelangi, Johor Bahru Project in 1992
1991	Certificate of Appreciation on completion of Plaza Pelangi Shopping Kompleks Project in 1991
1995	Certificate of Appreciation on completion of electrical services for 62 Storey Office Tower (Empire Tower) Project in 1995

## 7.4.11 Modes of Marketing

The Managing Director of LFECB and LFEE, Mr. Lew Mew Choi, has the overall executive responsibility to market the Group's electrical and mechanical engineering services to projects overseas, primarily the PRC. He is assisted by a team of executives in the PRC.

Mr. Liew Kiam Woon, the Executive Director of LFECB and LFEE, is on the other hand responsible for the local market. He maintains close contact with present and previous clients, as the LFECB Group emphasizes on recurrent and referral business from previous or existing clients. Other than the foregoing, the LFECB Group also participates in new projects via open tender. The open tender method is particularly used for Government or Government related projects. In order to maintain the Group's competitive edge, the LFECB Group continuously explores new means to control costs and wastage in each project without compromising the quality and punctuality of its services. At the same time, the LFECB Group would monitor its competitors' strengths and weaknesses, cost structures and pricing, existing customer base and service capacity for the purposes of being competitive in terms of pricing and quality of services rendered.

For the purposes of an open tender for projects, a tender committee would be set up, and the committee, comprising the Executive Directors, General Manager (Project) and Head of Tender, Purchasing and Inventory Division, would first devise a system to carefully study and ensure that the customer's needs and budget are met. The entire process could be broadly classified into the following:-

- (i) Pre-Tender Exercise which encapsulates the following:-
  - understanding the scope of the work required by the potential customer;
  - studying the tender documents, drawings and specifications;
  - resolving any ambiguities and discrepancies arising from the stipulated tender documents, drawings and specifications by understanding the actual needs of the customers;
  - carrying out situational analysis to ensure that the LFECB Group has sufficient resources to allocate to the project; and
  - calculating the estimate quote based on the given scope of work.
- (ii) Post Tender Exercise which encapsulates the following:
  - attending to customers' queries on submitted tender documents;
  - preparing for tender interview;
  - verifying the letter of award;
  - clarifying variation order and cost effectiveness study of variation order; and
  - obtaining letter of confirmation on variation order.

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**7. INFORMATION ON LFECB (continued)**

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- (iii) After-Sales Service
- attending to customers' needs during defects, liability or maintenance period;
  - proposing modification or additional works to ensure the smooth running of installed equipment and systems; and
  - verifying the letter of award.

Mayduct will continue to intensify its marketing efforts to strengthen its market share in the export market. For the financial year ended 31 December 2002 and the 3-month period ended 31 March 2003, approximately 55% and 15.5% respectively of Mayduct's turnover (amounting to approximately RM4.3 million and RM0.5 million respectively) was derived from its export sales.

Mayduct's business strategy to enhance its market presence contemplates, inter-alia, the following:-

- improve the quality of its existing product;
- establish a firm and long term agency relationship with agents from both Malaysia and overseas;
- use local direct sale companies to market and sell its product;
- create a brand awareness by way of advertisement in local newspaper and business magazines;
- participate in overseas trade fairs to promote its products;
- ensure that its new products receive the due certification from ASTA;
- reduce its dependency on foreign workers; and
- set up a web site to market its products globally.

**7.4.12 Major Completed Projects**

The LFECB Group is committed to providing on-time quality services at competitive prices to ensure total customer satisfaction, which has always been the LFECB Group's paramount objective. Currently all projects are closely monitored on site and against plans by project managers so as to aim for a high standard of quality. The LFECB Group is in the process of developing and preparing proper documentation of quality assurance procedures to ensure that all its services and products are delivered with consistency and efficiency. The process of documenting these procedures is also part of the LFECB Group's preparation to seek an ISO 9000 certification to further reflect its commitment to quality control. As a testimony of its quality management system, Mayduct has obtained the ISO 9001:2000 certification by Anglo-Japanese-American (AJA) on 7 May 2002.

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## 7. INFORMATION ON LFECB (continued)

## (i) LFECB Group

Detailed in the table below are some of the notable completed projects in Malaysia and overseas, in which the mechanical and electrical sub-contract works were undertaken and satisfactorily completed by the LFECB Group.

Project Description	Nature of M&E Services	Year of Award/ Completion	Owner / Client	Approximate Contractual Value RM'000
<i>INFRASTRUCTURE WORK</i>				
Bandar Baru Perindustrian Sungai Buloh Phase 1A, 1B, 1C & 1D Seiangor Darul Ehsan	Infrastructure High Voltage ("HV") & Low Voltage ("LV") Electrical Services	1985 to 1988	Emkay Construction Sdn Bhd	4,900
Construction & Completion of 88 Units of Industrial Factory on Lot 20241, 3381 & 3382, Mukim Klang, Seiangor	Infrastructure & Ancillary Works	1991	Binastra Construction (M) Sdn Bhd	7,270
Phase 6A, 6B, 6C, 6F and Phase 7A, 7C1, 7E1 & 7E2 Taman Rinting, Johor	Supply Substation, HV, LV Services & Overhead Mains	1995	Taman Gunung Hijau Sdn Bhd	2,439
Phase 1A, 1B, 2A, 2B, 2C, 3C, 3B, 5A & 5B, Taman Sutera, Zone 1, Mukim Pulai, Daerah Johor Bahru	Substations, HV & LV Services, PILC Cable Installations, Overhead Mains & Telephone Infrastructure Works	1995 to 1996	Tanah Sutera Development Sdn Bhd (a Pelangi Berhad Group Company)	4,960
Upgrading & Widening of Federal Route 1 from Connaught Interchange to Saujana Impian Junction Section 2 CH 4+550 to CH 11+720	Relocation & Installation for Tenaga Nasional Berhad ("TNB") & Telekom Malaysia Berhad ("TMB") Works	1997 to 1998	USPA Construction Sdn Bhd (an Ireka Corporation Berhad Group of Company)	12,000
The Western Kuala Lumpur Traffic Dispersal Scheme ("SPRINT") Package A	Street Lighting Works	1999 to 2000	Gamuda-Mujur Minat Joint Venture	5,252
Phase 1D, 1E, 4A & 5D, Taman Sutera, Zone 1, Johor Bahru, Johor	Electrical Infrastructure Works	2000 to 2001	Tanah Sutera Development Sdn Bhd	1,107

## 7. INFORMATION ON LFECB (continued)

Project Description	Nature of M&E Services	Year of Award/Completion	Owner / Client	Approximate Contractual Value RM'000
Block 7, 8B, 14,16,19,28,29 for Mixed Development on Lot 1571, Mukim Rawang, Daerah Gombak, Selangor Darul Ehsan	Street Lighting Works	1999 to 2001	Rawang Lakes Sdn Bhd (on AP Land Berhad Group Company)	4,720
Construction & Completion of Relocation Works of Existing TNB 33 kV Transmission Line to TNB Reserve at the Boundary of Bandar Tasik Puteri on Lot 1571, Mukim Rawang Daerah Gombak, Selangor Darul Ehsan	Relocate 33kV Transmission Line	2001	Rawang Lakes Sdn Bhd	1,350
Electrical Works to Change the Electrical Tariff from Commercial Grade to Industrial Grade for Mimos Semiconductor	Electrical Services	07/2002 to 08/2002	Mimos Berhad	70
The Proposed Construction & Completion of the Access Road to Semenyih Water Treatment Plant for Puncak Pentadbiran Kerajaan Putrajaya	Street Lighting	11/04/2001 to 14/07/2001	Loh & Loh Construction Sdn Bhd	106
Relocation of Existing 33kV & 11 kV XLPE Aluminium Cable at Ramp 1/3 Petchala Interchange of the WKLTD5 Package C	Electrical Services	09/2002 to 12/2002	Garnuda Engineering Sdn Bhd	376
Proposed Mixed Development at part of Lot 13, 2 ½ miles, Section 91, Jalan Cheras, Kuala Lumpur	Relocation of TNB Services (HV Cabling & LV Cabling)	01/04/2002 to 21/04/2002	Brunsfild Construction Sdn Bhd	235
282 Units Medium Low Cost Terrace in Zone 5HI/6C & 52 Units Double Storey Semi-Detached Houses in Zone 3LI Taman Perling, Johor Bahru	Electrical Infrastructure Works	2002	Pelangi Berhad	2,616
Proposed Design, Supply, Delivery, Installation, Testing and Commissioning for All Electrical Fittings and Power Requirement for Dewan Wawasan Jitra, Kubang Pasu, Kedah	Electrical Services	08/07/2002 to 30/10/2002	Lejadi Infra Sdn Bhd	2,326
Proposed 142 Units Double Storey Terrace Houses and 26 Units of 3½ Storey Shop House with 1 Unit of TNB Substation on Lot 2963, Mukim Pulai, Johor Bahru	Street Lighting & Telephone Services	18/04/2002 to 30/05/2002	Sunway Builders Sdn Bhd	181



## 7. INFORMATION ON LFECB (continued)

Project Description	Nature of M&E Services	Year of Award/Completion	Owner / Client	Approximate Contractual Value RM'000
<b><u>FACTORY AND INDUSTRIAL PLANTS</u></b>				
Chemical Store Lot 2, Lorong Enggang 35, Selangor Darul Ehsan for M/s SEH (M) Sdn Bhd	Electrical & Telephone Services	1988 to 1989	Sato Kogyo Co Ltd	1,088
3-Storey Multi Building Lot 2, Jalan Enggang 35, Ulu Kelang Free Trade Zone Selangor Darul Ehsan	Electrical & Telephone Services	1988 to 1989	Sato Kogyo Co Ltd	2,000
Industrial Plant at Lot 52, Jalan Penaga 26/13, Kawasan Perindustrian Hicom for M/s Shin-Etsu Polymer Sdn Bhd	HV, LV Electrical, Telephone Services & P.A. System	1990	Sato Kogyo Co Ltd	853
Toshiiba Electronics Factory, Jalan Banting, Kuala Langat	HV, LV Electrical & Telephone Services & P.A. System	1990 to 1991	Sato Kogyo Co Ltd	1,200
America Standard Co. Ltd (Vietnam)	Electrical Services	1994 to 1995	America Standard Co Ltd	5,700
Chugai Factory Extension Seksyen 6, Shah Alam	LV Electrical & Telephone Services	1995	Sato Kogyo Co Ltd	1,000
America Standard Tianjin, PRC	Electrical Services	1995 to 1996	AS Tianjian Pottery Co Ltd	3,714
Negeri Sembilan Cement Plant, Negeri Sembilan	Electrical & Telephone Services, Public Address ("P.A."), Grounding & Lighting Protection System	1995 to 1997	Halla Engineering & Heavy Industries Ltd	2,464
LTAT/Diethelm Warehouse, Bukit Kemuning, Port Klang	Electrical HV & LV Services	1997 to 1998	Christiani & Nielsen (M) S/B	4,544
AMD Semiconductor Assembly & Test Facility Singapore- Suzhou Township, PRC	Mechanical & Electrical Interior Modification	1999 to 2000	M+W Zander Construction Management	978
Building on Lot 993, Mukim Cheras, Daerah Hulu Langat, Selangor Darul Ehsan - Single Storey Factory with 3 Storey Office & 1 Guard House	Electrical, Air Conditioning, Building & External Works	2000 to 2001	Rekanan Jurutera Perunding Sdn Bhd	4,840

## 7. INFORMATION ON LFECB (continued)

Project Description	Nature of M&E Services	Year of Award/Completion	Owner / Client	Approximate Contractual Value RM'000
Au Optronics Suzhou 3 <sup>rd</sup> Floor & 4 <sup>th</sup> Floor	Electrical & Material Services	2002	M+W Zander Construction Management	2,782
SMIC, Shanghai Microelectronic Cleanroom Facility	Electrical Installation as Turnkey System	14/04/2002 to 15/06/2002	M+W Zander Construction Management	1,354
Toppoly Electrical & Piping Works, Nanjing	Electrical & Piping Works	08/2002 to 09/2002	M+W Zander Facility Engineering GmbH	1,663
Jingwa Silicon, Songjiang	Electrical Services	22/04/2002 to 31/05/2002	MW-CS(Shanghai) Co Ltd	60
GSMC Factory for 8 Inch Wafer Fabricated Factory, Shanghai	Electrical Services	2002	Taiwan Fuhbic Corporation	1,251
<u>SHOPPING / COMMERCIAL COMPLEXES / OFFICE BUILDING</u>				
Angkasaraya Complex, Jalan Ampang	LV Electrical & Telephone Services	1974 to 1976	Raya Construction Sdn Bhd	1,200
Pertama Shopping Complex, Jln Tuanku Abd Rahman, Kuala Lumpur	LV Electrical Services & Generator Set	1974 to 1978	Pernas Construction Sdn Bhd	1,500
Bank Rakyat HQ, Jalan Tangsi, Kuala Lumpur	LV Electrical & Telephone Services	1975 to 1979	Raya Construction Sdn Bhd	1,200
Komplek Teruntum, Jalan Mahkota, Kuantan	Medium Voltage ("MV"), LV Electrical & Telephone Services, Generator Set & PA & Intercom System	1978 to 1981	Laiman Faiyin Construction Sdn Bhd	2,200
Kota Raya Shopping Complex, Jalan Cheng Lock, Kuala Lumpur	LV Electrical & Telephone Services	1980 to 1982	Syarikat Siah Brothers Construction	1,800
Yik Foong Shopping Complex, Jalan Laxamana, Ipoh, Perak	LV Electrical & Telephone Services & Generator Set	1981 to 1983	Weng Wah Construction Sdn Bhd	1,200

## 7. INFORMATION ON LFECB (continued)

Project Description	Nature of M&E Services	Year of Award/Completion	Owner / Client	Approximate Contractual Value RM'000
Menara Promet, Jalan Sultan Ismail, Kuala Lumpur	LV Electrical & Telephone Services	1982 to 1985	Promet Construction Sdn Bhd	4,371
Menara MPPJ, Petaling Jaya	HV, LV Electrical, Telephone Services Generator Set & PA System	1983 to 1985	Promet Construction Sdn Bhd	3,402
21 Levels Office Building & 2 Basement Carpark on Lot 479, Jalan Imbi, Kuala Lumpur for M/s Amoda Sdn Bhd	HV Electrical, Telephone Services & Generator Set	1984 to 1986	Sato Kogyo Co Ltd	2,404
Kerry Plaza, Taman Segar, Cheras, Kuala Lumpur	HV, LV Electrical, Telephone Services & Generator Set	1985	IJM Construction Sdn Bhd	1,000
Kuwait Embassy Complex on Lots 443 & 444, Jalan Bukit Bintang, Kuala Lumpur	Electrical, Telephone Services & Generator Set	1985 to 1986	Sato Kogyo Co. Ltd	760
Shopping Complex on Lot P.T. 355, Seksyen 90A, Taman Maluri, Cheras, Kuala Lumpur for M/s Jaya Jusco Stores Sdn Bhd	HV, LV Electrical, Telephone Services, PABX & Generator Set	1989	Sato Kogyo Co Ltd	2,170
5-Storey Shopping Complex & 3-Basement Carpark on PTB 11996 Jalan Kuning / Jalan Tebrau & Jalan Maju, Mukim of Plentong, District of Johor Bahru	Electrical & Telephone & Standby Generator Set	1990	Taisei Corporation	6,082
16-Storey Office Building on PTB 11996 Jalan Kuning / Jalan Tebrau & Jalan Maju, Mukim of Plentong, District of Johor Bahru	HV & LV Electrical, Standby Generator Set, Telephone & Lightning Protection Services	1990 to 1991	Taisei Corporation	3,485
Commercial & Office Development for M/s Wisma Cyclecarri at Jalan Raja Laut / Jalan Seri Amar, Kuala Lumpur	Electrical & Telephone Services	1991 to 1993	Teamwork Corporation Sdn Bhd	7,360
High Rise Office Tower Development on Lot 129, Seksyen 43, Jalan Tun Razak, Kuala Lumpur	Electrical LV Services	1991 to 1994	Low Yat Construction Company Sdn Bhd	6,180
Pernas Sogo Commercial Shopping Complex Phase 1, Kuala Lumpur	HV Electrical Services & Standby Generator Set	1992 to 1993	Taisei Corporation	4,819
30-Storey Office Building, Wisma Denmark at Lot 44, 46 & 48 Section 45, Jalan Ampang, Kuala Lumpur	Electrical & Telephone Services	1992 to 1993	Teamwork Corporation Sdn Bhd	6,245

## 7. INFORMATION ON LFECB (continued)

Project Description	Nature of M&E Services	Year of Award/Completion	Owner / Client	Approximate Contractual Value RM'000
Plaza Kelanamas, Damansara Heights Kuala Lumpur	Electrical LV, Telephone & P.A System	1993 to 1994	Tasmag Holdings Sdn Bhd	1,290
Kuala Lumpur Light Rail Transit (Phase 1) Ampang Station / Administration Building	Electrical LV Services, External Telephone Ducting & External Street Lighting	1994 to 1995	Teamwork Corporation Sdn Bhd	586
Construction of 5-Storey Commercial Complex "A"-Kompleks Angsana on Part of Lots PTD 17536, 3352 & 9663 Sector 1 (Phase 16-BBU), Pusat Bandar Tampoi, Johor	LV Electrical Services & Telephone Trunking & Cabling Services	1994 to 1996	Sungei Way Quarry Industries Sdn Bhd	10,771
Leisure Mall on Lot (PTD 33483) at Jalan Sri Pelangi / Jalan Serampang / Jalan Ptinggai, Taman Pelangi, 80400 Johor Bahru	HV, LV Electrical & Telephone Services, Standby Generator Set, Lighting Protection & MATV System	1994 to 1996	Getcong Construction Sdn Bhd	1,642
Construction & Completion of 21 Storey Office Complex on Lot PT 6 Seksyen 90A, Jalan Pudu Ulu, Kuala Lumpur (known as Menara PGRM for M/s Cempaka Sdn Bhd)	Commissioning & Maintenance of the Electrical Services	1994 to 1996	Syarikat Pembinaan Setia Berhad	4,443
30 Storey Menara Esso Office Building at Lot H, Jalan Ampang, Kuala Lumpur	Electrical & Telephone Services	1994 to 1996	Perspec Taisei Consortium	10,158
Construction of 7-Storey & 1-Basement Level Commercial Complex on Lot Nos 82 & 243, Jalan Raja Hassan / Jalan Melayu, Seksyen 21, Daerah Klang, Selangor Darul Ehsan	HV & LV Electrical Services, Standby Generator, MATV & Telephone Services	1994 to 1996	Pembinaan YCS Berhad	2,583
Kerry Everbright City – Phase 1 Zhabei, Shanghai	Electrical Services	1994 to 1997	Shanghai Gang Hu Properties Co Ltd	30,916
Construction of 25-Storey Office & Commercial Building with 6 Level Basement Carpark on Lot 288, 289, 290, 291, 357, 812 and 813, Jalan Storey, Johor Bahru, Johor Darul Takzim known as Pacific Mall	HV Electrical Services	1996	Jayarena Construction Sdn Bhd	1,715

## 7. INFORMATION ON LFECB (continued)

Project Description	Nature of M&E Services	Year of Award/Completion	Owner / Client	Approximate Contractual Value RM'000
Telekom Malaysia, New Headquarters Building	HV & LV Electrical Services	1996 to 1999 Ext 31/3/2001	Daewoo Corporation / Peremba Construction Sdn Bhd JV	39,750
Commercial Complex and Hotel with 5 Level Carpark on Lot 170 & 171, Section 67, off Jalan Bukit Bintang, Kuala Lumpur known as Low Yat Plaza	Electrical Services & Telecommunication System	1997 to 1998	Low Yat Construction Sdn Bhd	10,000
2 Office Tower : Tower 1 (38 Storey) & Tower 2 (30 Storey) with 2 Shopping Podium Blocks – Podium 1 (6 Storey) & Podium 2 (5 Storey) & 3 Levels Basement Car Park on Lots PTB 19127 & 19128, Jalan Wong Ah Fook & Jalan Tun Abdul Razak, Johor Bahru known as City Square, Johor Bahru	Electrical, Air-Conditioning & Mechanical Ventilation & Telephone Services	1997 to 1998	Taisei Corporation	64,760
Office Building Consisting of Block A - 20 Storey, Block B-19 Storey, Block C-18 Storey, Block D & E-17 Storey & Block F-30 Storey with Basement Carpark on Lot 2508 to 2511, 4096 & 4099, Lebuhraya Persekutuan, Mukim Kuala Lumpur known as Plaza Pantai	Electrical & Telephone Services	1997 to 1999	Sungei Way Construction Berhad	23,530
Shanghai Kerry Centre, JinAn (Bei Li), PRC	Electrical Services, Interior & External Light Fittings	1997 to 1999	Shanghai Xin Ci Hou Properties Co Ltd	22,243
Retail Centre of Bandar Wawasan Development on Lot PT 372, Section 41, Jalan Raja Abdullah / Jalan Sultan Ismail, Bandaraya Kuala Lumpur, Wilayah Persekutuan for RHB M/s Daewoo Sdn Bhd	HV, LV Electrical & Telephone Services & MATV System	1997 to 2000	Daewoo Corporation	10,680
Construction & Completion of 1 Block 4 Storey Office with 1 Storey Basement Carpark (Phase 1A) on Part of Lot 12067, Cyberjaya, Selangor Darul Ehsan	LV Electrical Services, Telephone & MATV Services	2001	AI – Ambia Sdn Bhd	2,800
Proposed Replacement and Upgrading of Existing High Voltage Switchgear and Ancillary Works at Menara Tun Razak, Jalan Raja Laut, Kuala Lumpur	Electrical Services	01/08/2002 to 30/11/2002	Pernas Properties Sdn Bhd	480

## 7. INFORMATION ON LFECB (continued)

Project Description	Nature of M&E Services	Year of Award/Completion	Owner / Client	Approximate Contractual Value RM'000
Proposed Renovation Works to the Existing 2 Storey Shopping Complex (Pelangi Leisure Mall) at Jalan Serampang, Taman Pelangi, Johor Bahru	Electrical, Telephone, CCTV, P.A. System, Goods Hoist & Fire Protection Services	2001	Pelangi Berhad	528
Proposed Renovation Works to the Existing 5 Storey Shopping Complex with 3 Storey Basement Carpark on Lot PTB 11996 of Mukim Plenlong, Johor Bahru	Electrical & Telephone Services	2001	Taisei Corporation	1,086
Proposed Construction of 1 Market at Lot PTD 111519, Mukim Plenlong, Johor Bahru for M/s Today's Market Sdn Bhd	Electrical & Telephone Services	04/2003 to 07/2003	Laubros Holdings (M) Sdn Bhd	615
Proposed Electrical Works for Level 30,31,45,48 & 49 Telekom New HQ, Jalan Pantai Bharu, Kuala Lumpur	Electrical Services	15/07/2002 to 31/12/2002	Telekom Malaysia Bhd	1,496
<i>APARTMENT / CONDOMINIUM</i>				
Construction of 3 Block 18 Storey Apartment with Swimming Pool on Lot 1108, 1109, 26187 & 26188, Jalan Yamin, Persiaran Raja Muda Musa, Mukim Klang, Daerah Klang	Electrical & Telephone Wiring Works, Standby Generator Set, Intercom & MATV System	1994 to 1996	Pembinaan TLN Sdn Bhd	1,988
Construction of (Phase 2) at Kampung Pantai Dalam, Kuala Lumpur Consisting of 2 Blocks 25 Storey Medium Costs Apartment (452 Units) with 4 Storey Podium Carpark and 1 Unit Clubhouse on Part of Lot PT3222-3228, PT3208-3221, PT 3239-3258 & PT 3262-3269 Mukim Kuala Lumpur, known as Desa Aman Dua	LV Electrical, Telephone, MATV & Standby Generator Set	2000 to 2001	Langkah Bakti Sdn Bhd	2,465
Construction & Completion of 1 Block 12 Storey Low Cost Apartment Comprising of 14 Units Shoplots on Ground Floor & 418 Units on Upper Floors at Lot P.T 45862 Mukim & District of Petaling, Kampung Aman, Seri Kembangan, Selangor-Phase 1	Electrical, Telephone, Fire Fighting & Internal Cold Water & Sanitary Piping Services	2000 to 2001	Ken Grouting Sdn Bhd	1,793
Proposed Construction & Completion of 360 Units 5 Storey Low/Medium Cost Walk-Up Apartment & 256 Units Low Storey Low Cost Walk-Up Flat on Part of Lot P.T. 38672 HS(D) 44555, Mukim Kajang	Electrical & Telephone Services	1999 to 2001	Wasal Construction Sdn Bhd	1,397

## 7. INFORMATION ON LFECB (continued)

Project Description	Nature of M&E Services	Year of Award/Completion	Owner / Client	Approximate Contractual Value RM'000
Proposed Construction & Completion of 72 Units Single Storey Low Cost Shops on Part of Lot PT 38672 HS (D) 44555, Mukim Kajang, Selangor	Electrical, Telecommunication & MATV Services	2001	Ratu Erat Sdn Bhd	166
The Proposed 3 Blocks of Condominium Development (339 Units) on Lot 1254, at Jalan SS 2/72 Petaling Jaya, Selangor Darul Ehsan	Electrical LV, Telephone, Cold Water & Sanitary & Plumbing Services	23/11/2000 to 21/03/2002	Ken Grouting Sdn Bhd	3,375
Proposed Construction of 14 Storey Service Apartment Consisting of 502 Units With Basement Carpark on Plot F (Lot P. T.124), Jalan 13/53 Shah Alam, Selangor Darul Ehsan	Electrical LV, Communication & Emergency Electrical Services	2000 to 2002	Brunsfeld Information Technology Sdn Bhd	3,021
<u>HOUSING SCHEME</u>				
Taman Segar (Phase 1A), Jalan Cheras, Kuala Lumpur	LV Electrical & Telephone Services	1980 to 1982	Cheras Heights Sdn Bhd	1,500
Taman Sri Muda, Shah Alam – 3 Storey Compact Terrace House	LV Electrical & Telephone Services	1982 to 1985	Newacres Sdn Bhd	6,000
Proposed Residential Development (Building Package 3) Comprising 12 Units Bungalows, 48 Units Semi-Detached Houses & 6 Bungalow Lots & 1 No. Double Chamber Sub-Station on Lot PT 2912, PT 2890, PT 2889, PT 2885, PT 2916-PT2939, PT 2914, Taman Segar, Mukim Cheras, Kuala Lumpur	Electrical & Telephone Services	19/09/2001 to 15/10/2002	Pembinaan Leow Tuck Chui & Sons Sdn Bhd	710
<u>GOLF CLUB</u>				
Family Club at Bandar Sungai Long on Lot 157 & 1511, Mukim Cheras, Daerah Hulu Langat, Selangor	Internal Electrical & Telephone Services	1992	Sin Heap Lee Development Sdn Bhd	1,016
Kajang Hill Golf Club Kajang, Selangor Darul Ehsan	LV Electrical, Telephone, P.A & MATV Services	1992 to 1993	Sato Kogyo Co Ltd	1,320
Electrical Works in Hole 16 & 17, West Course, Tropicana Golf & Country Resort Berhad	Electrical Services	21/08/2002 to 17/09/2002	Tropicana Golf & Country Resort Bhd	67