

## WISMA IEM



By Y.Bhg. Dato' Ir. Pang Leong Hoon

**Y.Bhg. Dato' Ir. Pang Leong Hoon** was formerly the Director-General, Department of Irrigation and Drainage, Malaysia. He was also the Past President of IEM for Sessions 1984/1985 and 1985/1986.

This is a compilation of articles under the Sub-Committee on Documentation and Recording of IEM Historical Events under the chairmanship of Datuk Ir. Prof. Dr Ow Chee Sheng. Committee members comprise Ir. Chiam Teong Tee, Dato' Ir. Pang Leong Hoon, Ir. Gunasagaran Kristnan and Ir. C.M.M.Aboobucker

### BACKGROUND

The story of the IEM buildings began with the setting up of the IEM Building Committee by the IEM Council some 55 years after the Institution was established.

The idea to have its own building was first mooted in 1963. At the 140th Council Meeting held on 13 July 1970, it was decided that the Institution should have a concrete plan to achieve the said objective.

Over the years and through the effort of many dedicated leaders and members, the idea of having our IEM Building began to take shape. The construction work started after the laying of foundation stone on 1973 by the First IEM President, Tuan Hj Yusoff bin Haji Ibrahim. The building was completed in May 1976 and was officially declared open on 22nd April 1977 by Tun Dr Mahathir Mohamad, the then Deputy Prime Minister. It was named Bangunan Ingenieur. (Details of Bangunan Ingenieur can be found in the 2014 IEM Bulletin No. 2 and 4).

IEM had grown with the nation. Its membership had increased manifold and accordingly, its activities had also expanded. Extracts from IEM Annual Reports clearly showed the increased workload and activities and the need for additional office space.

NO	PARTICULARS	1978	2000	2007	2010	2013
1.	Membership	2483	14,866	15,086	22,974	26,966
2.	Activities :					
	Seminar	19	19	27	32	
	Course	22	41	44	36	
	Talk	30	88	135	108	
	Dialogue	1	0	2	0	
	Workshop	4	10	8	18	
	Conference	3	7	2	2	
	Visit	4	16	24	35	31
	Lectures	6	4	1	1	6
	Forum	5	2	3	4	5
	Total	15	101	193	258	238
3.	Staff	12	19	35	36	39

The space constraint became critical from 2000. A solution was needed urgently. This was further compounded by the introduction and implementation of the CPD requirements of Registered Professional Engineers by the Board of Engineers, Malaysia in 2003.

With all these, IEM had to organise professional activities and provide better services to its members. The need for more meeting rooms was a critical issue. Due to pressing needs, the Institution had to make a bold decision to find an office building that could cater to its present

and future needs. So the idea of having another building was conceived and developed.

### THE SEARCH

The idea of acquiring a piece of land from the government to build another IEM building was mooted as early as 1984, with the objective to build an IEM complex.

Following this, the Ad-Hoc Committee on Developing Institution Land was formed. At a meeting on 31st December 1992, the committee had proposed a plan for the IEM Complex. Over the years, the committee had considered several locations, without much success.

In order to refocus the search, it was decided, at a meeting in 2002, to change the name of the Ad-Hoc Committee to Ad-Hoc Committee on Acquisition of IEM Land/Building, with the main role of identifying a suitable building/land within the Klang Valley to be acquired by the institution. From 2002, greater effort was made to identify potential sites. Over the years, about 10 locations were considered but found to be unsuitable for our purpose. Among these were:

- Land in Sri Muda, Selangor
- Land in Kelana Jaya (Section SS 5D, Petaling Jaya)
- APMC building at Jalan Tandang 204, Petaling Jaya.

Some of the reasons for rejecting these locations were:

- The land was too far from Bangunan Ingenieur
- Poor access, parking facilities and build up area
- The price of the property.

In early 2007, the idea to buy the building opposite Bangunan Ingenieur, came quite by chance. It was raining one evening in early March 2007 and three members of the Ad-Hoc Committee on Acquisition of IEM Land/Building members – Datuk Prof. Ir. (Dr) Ahmad Zaidee Laidin, Datuk Ir. Prof. Dr Ow Chee Sheng and Dato' Ir. Hj. Abdul Rashid bin Maidin – were seeking shelter at the entrance to Bangunan Ingenieur. They had earlier visited another potential site.

As they stood there, they noticed a 4-storey building across the road and it struck them that it would be nice if IEM could buy that building. So Dato' Ir. Hj. Abdul Rashid bin Maidin volunteered to find out more about the building.

At the following meeting in mid-March 2007, Dato' Ir. Hj. Abdul Rashid bin Maidin told the Ad-Hoc Committee that through his friends, he was able to obtain the relevant information about the property. The property was actually not available yet in the market. It could only be purchased through private treaty. The registered owner was Messrs. Tenggara Plaza Sdn Bhd and the land was charged to Malayan Banking Berhad.

The building was considered very suitable for the IEM's requirements because of the following:

- a) Close proximity: It was just across the road from Bangunan Ingenieur
- b) There was sufficient floor area
- c) The building was in good condition.

The questions that remained to be considered were the purchase price and the conditions of payment.

## THE BUILDING

At long last, the search was over and a suitable building had been found. It was also most timely that the property was available. We could not have been more fortunate.

Details of the building as presented to the IEM Council were as below:

- **PRIME STAND-ALONE BUILDING WITH LAND MEASURING 28,797 SQUARE FEET AT LOT 190, JALAN SELANGOR, PETALING JAYA FOR SALE**

Property type	4-storey + Mezzanine floor. 37 parking bays available within the building's vicinity
Location	Directly opposite Bangunan Ingenieur (IEM), Bangunan Juruukur (ISM) and Hotel Newton of Jalan 52/4. The subject building is located at Jalan Selangor and adjacent to a Shell petrol station (Lot 181) and Lot 179 (which belongs to UDA)
Neighbourhood	Within the vicinity of Menara Choy Fook Onn, MBPJ Tower, amenities such as the Post Office and the National Registration Department.
Land area	28,797 sq ft
Built up area	36,588 sq ft
Tenure	99 years (expires in the year 2062)
Asking Price	RM16,000,000.00/= (Malaysian Ringgit: Sixteen Million Only)
Remarks	Tenanted for 2 years, expiring in the year 2008. Current tenant is paying RM100,000 per month

The premise then housed the ICHS Nursing College and the immediate lot next to this college was a hotel that belonged to UDA. The building had a Net Lettable area of 30,541 square feet.

Generally in a good state of decorative repair, the property had provision for 50 car park lots around and within its premises. The building included two large auditoriums, many small lecture rooms, theatres, library and ground floor which served as administration offices as well as other open spaces. Other facilities suitable for colleges and academic and educational institution were readily available. It had a good office for big institutional use.

With all the details in hand, the Ad-Hoc Committee on Acquisition Land/ Building then made a proposal to the Standing Committee on Finance and to the Excomm for its consideration in April 2004.

..... to be continued



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