

WISMA IEM Part 3 – Final



by Dato' Ir. Pang Leong Hoon

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

FINANCIAL PLAN

The Fund Raising Committee, set up at the request of the Excomm, prepared an action plan to raise funds for "the purchase of a 4½-storey building at 21 Jalan Selangor, 46000 Petaling Jaya, Selangor".

This paper was presented to the Council at its Extraordinary Council Meeting held on 20 June 2007. It was later revised and refined for presentation to the Council at its 358th Meeting held 16 July. It gave an overview of the financial status of the IEM and a financial plan for the purchase. The Council considered the paper and gave its approval.

The Fund Raising Committee comprised:

- Dato' Ir. Abu Hashim Abdul Ghani (Chairman)
- Datuk Paduka Ir. Hj. Keizrul bin Abdullah
- Dato' Ir. Prof. Chuah Hean Teik
- Ir. Choo Kok Beng
- Dato' Ir. Ahmad Zaidee bin Laidin
- Dato' Ir. Prof. Dr Ow Chee Sheng
- Dato' Ir. Hj. Abdul Rashid Maidin
- Dato' Dr Ir. Judin Abdul bin Karim
- Ir. Rocky H.T. Wong
- Ir. Ng Yong Kong

The paper presented the fund raising strategy:

- a) Internal – from members
- b) External – from Private Organizations

Internal: Sources of revenue for five years from members through cess, fixed donations, members' repayable loan, rentals and activities – estimated to be total RM10.79 million.

External: Donations from private organisations targeted at RM3.0 million. The Excomm had approached a couple of banks for favourable bank loans of RM12.15 million.

FUNDRAISING

Appeal letters were sent to IEM members and well-wishers through the IEM Bulletin and circular letters in July.

The Fund Raising Committee was able to raise RM140,000.00 by the end of 2007. By the end of 2014, this figure had reached RM3,256,516.20. Details of major donations and the list of donors are displayed at the entrance to Wisma IEM.

It is important to note that a sum of RM77,000 for the lawyer's fee (Messrs Chye, Chow Chung & Co. Advocates & Solicitors) was donated by Madam Low Bin Hwa (wife of Ir. Oon Chee Kheng). The IEM only paid "out of pocket" expenses. A special "thank you" goes to Madam Low and Ir. Oon.

The Building Fund is still open. Members are encouraged to come forward and contribute to help reduce the bank loan for Wisma IEM.

BANK LOAN

A few commercial banks were approached for the bank loan and, after considering the various offers, the Council decided to get the loan from Alliance Bank Berhad, 53 & 55 Jalan SS2/55, 47300 Petaling Jaya, Selangor.

The main details of the bank loan, amounting to RM12.15 million, were made known to members in the Annual Report of the Institution presented at the 49th Annual General Meeting held on 19 April 2008. Here is an extract from the Annual Report: "IEM Council decided to acquire the building across the road from the current Bangunan Ingenieur in April 2007 at a price of RM13.5 million. From its reserves, IEM was able to put up the first 10% of the purchase price. The balance was settled via a loan from Alliance Bank (M) Berhad. The term loan was obtained for a 15-year period with a monthly repayment sum of RM91,402.00 for the first year, RM103,399.00 for the second year and thereafter, RM107,826.00 until the 15th year". (For more details please refer to the minutes of the 359th Council Meeting held on 22 October 2007).

To secure the loan, IEM had to mortgage Wisma IEM to the bank. Under our Constitution (Ref: Article 603 and Article 9.4), the consent of members was required, so an exercise was carried out to this effect.

Notices of the proposed mortgage and voting papers were sent out to members on 27 August 2007, with the closing date set for 14 September 2007. The result of the voting was 1,236 votes in favour (91.3%). With this approval from the members, the loan agreement with the Alliance Bank Berhad was concluded and

signed on 13 November 2007. The signatories on behalf of IEM were:

- Datuk Paduka Ir. Prof. (Dr) Hj. Keizrul bin Abdullah, President IEM
- Dato' Ir. Prof. Dr Chuah Hean Teik, Deputy President, IEM
- Ir. Oon Chee Kheng, Hon. Secretary, IEM

The outstanding bank loan at the end of 2014 stands at RM4,316,997.60.

UPGRADING WORKS

Once IEM took possession of the building in November 2007, a general check was made to identify what had to be done to spruce up the building and to make necessary improvements.

The works were carried from February to August 2009 at a total cost of RM235,618.00, mainly for labour and installations. Some well-wishers donated the following items:

a) Materials for reroofing

- Bluescope Lysaght Sdn. Bhd.

b) Light Fitting for Lecture Rooms

- Acumen Marketing Sdn. Bhd.
- Chan Peng Light Fittings Sdn. Bhd.
- Media Network Lighting Service Sdn. Bhd.

c) P.A. System, Auditorium

- Digistar Holdings Sdn. Bhd.

d) Air Conditioners

- Technitus Engineering Sdn. Bhd.
- Enhance System Engineering Sdn. Bhd.
- Smartech Sales & Services Sdn. Bhd.
- UAT Aircondition Sdn. Bhd.

In June 2009, the Excomm decided to install a lift to provide easier access to the upper floors, a feature most welcomed by the senior members. After two tender exercises, the contract was awarded to Messrs. Ryoden (M) Sdn. Bhd.

The lift, costing RM138,000.00 for design and installation, was supervised gratis by Ir. Teh Piaw Ngi of Messrs Jurutera Perunding PN Teh. Our special thanks to Ir. Teh.

GENERAL

The name for the building was considered at the 419th Excomm Meeting held on 8 September 2008 and the 364th Council Meeting held on 20 October 2008. A few names were proposed including **Istana IEM**, **Wisma IEM**, **Menara IEM**, **Engineers Square** and **Bangunan IEM**. After some discussions, the Council decided on Wisma IEM. (See item 4.6 of IEM Annual Report to the 50th AGM held on 18 April 2009).

The 50th Annual General Meeting of the Institution was held at Wisma IEM for the first time on 18 April 2009, attended by 361 members.

The auditorium was donated by the Geotechnical Engineering Division with a generous contribution of RM200,000.00 towards the Building Fund. It was officially declared open on 7 November 2009 and named Tan Sri Prof. Chin Fung Kee Auditorium, in honour of our illustrious member and a founding member of IEM. ■