



**SYSTEM BUILDERS MAINTENANCE  
SERVICES SDN. BHD.**  
(Co. No. 707115-M)

A nighttime photograph of a cityscape featuring a large bridge over a body of water. The bridge has multiple lanes and is illuminated with streetlights. Light trails from vehicles are visible on the bridge. The city skyline is visible in the background with various buildings lit up. The image is overlaid with large, semi-transparent red geometric shapes, including a large 'V' shape and several horizontal and diagonal bars.

**BUILDER'S  
SOLUTIONS**

**WE** PLAN  
MAINTAIN  
GO GREEN

**COMPANY  
PROFILE**

**CIVIL ENGINEERING INFRASTRUCTURE MAINTENANCE  
TRADING OF CONSTRUCTION MATERIALS**

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# COMPANY HISTORY

Began operating as a floor coating company by providing anti-skid epoxy flooring, industrial floor coating and demarcations type of services. The services were conducted in areas such as badminton court, tennis court, parking lots and factories.

**2005**

System Builders ventured into waterproofing business. The waterproofing service was conducted in water treatment plants, water tanks and hotels.

**2007**

System Builders always utilize state-of-the-art technology which is bridge monitoring software and bridge jacking services that includes horizontal jacking and vertical jacking.

**2009**

Expanded the business by venturing into road furniture trading business. System Builders started to supply road repair equipment such as cold mix, guard rail, flexible post, road stud and many more.

**2006**

Structural repair industry venturing where System Builders offered services for municipal council, public work departments, highways repairing expansion joints, spalling repair, crack repair and others.

**2008**

System Builders entered the 4th venturing that is slope rehabilitation industry. The company's work service includes gabions, hydro-seeding, sheet pile, soil nailing and other related services. This service was completed for the public work departments and highways.

**2011**



# COMPANY BACKGROUND



System Builders Maintenance Services Sdn Bhd (commonly known as System Builders) is a well-established construction and infrastructure maintenance company since year 2005. The company's nature of business involves civil engineering work which later further narrowed and focused into building structure repairs, bridge and road repairs, slope rehabilitation and also distributing road safety accessories. System Builders has four major divisions which include Building Care Division, Bridge & Road Care Division, Slope Care Division and Trade Business Division. The company is also the appointed sole distributor for Profile products in Malaysia and the entire Southeast Asian regions. Over the years, the company has good reputation of handling various scales of projects in Malaysia. The company has also conducted major projects for some Government departments, semi

Government companies and large organizations. The company's success lies on the continuous return of clients for innovative projects as the company serves as a reliable service provider for simple and complex construction projects. Whether it is a repair project or a restoration project, System Builders has the foundation, experience and talent to deliver excellent quality service on time and within budget.

#### **Philosophy :**

Enriching the Communities Through Green Initiatives Honesty and integrity are installed in every task that the company performs. The company is committed to implementing safety into the daily operations, ensuring that the workplace becomes a safe working environment. The company collaborates with skillful engineers, contractors and ground men to ensure all projects

are completed on time and within the budget.

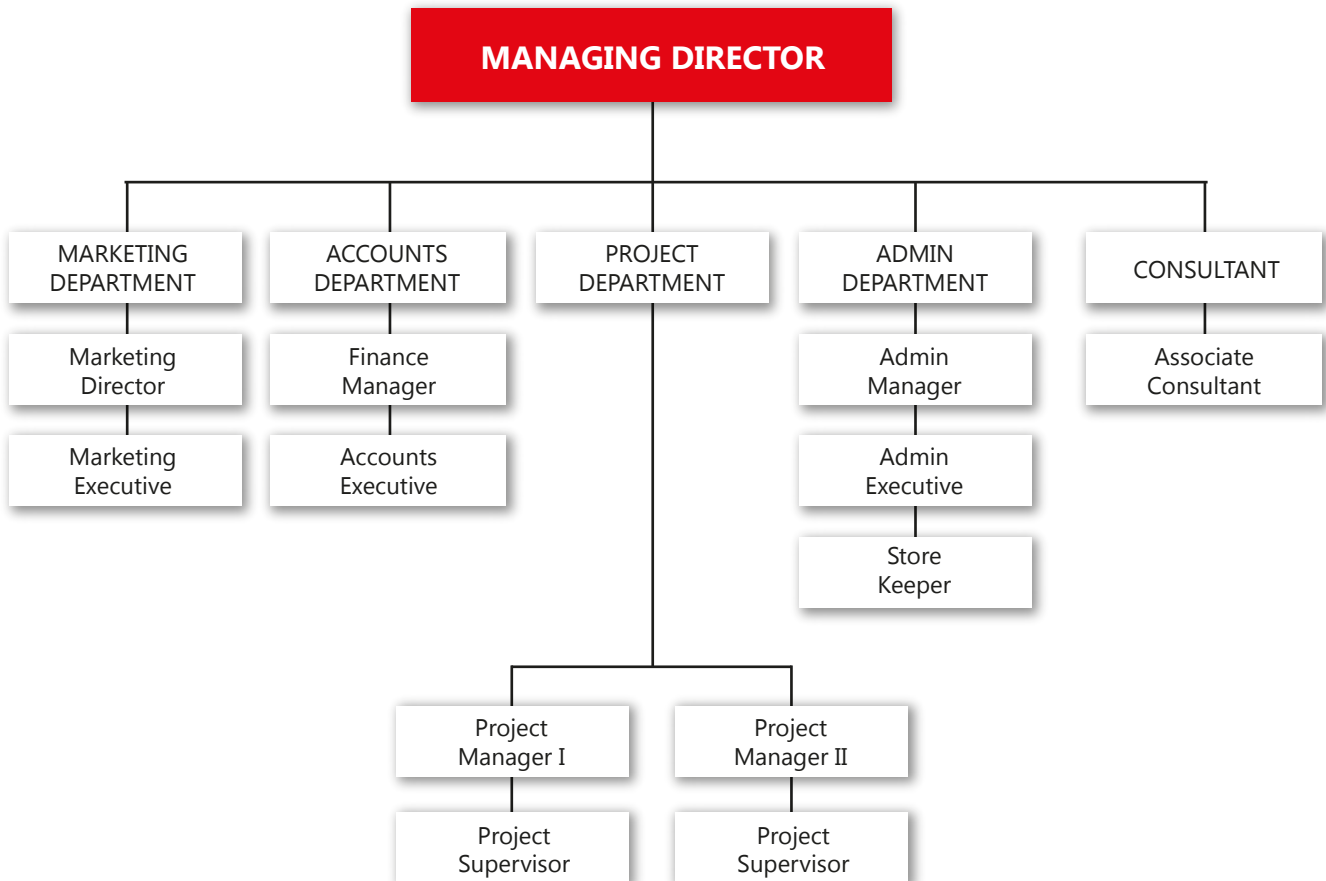
**Mission:** System Builders strives to be the reputable groundbreaker in the field of civil engineering, committed to maintaining and repairing infrastructure projects across the nation. The company is committed to offer the utmost value to all respective clients with respect to the safety of the environment.

**Vision:** System Builders foresee to develop the company through the continuous usage of advance technology and quality trading products to cater the needs of every client. The company will always improve and diversify all the relevant skills and knowledge in order to topmost our competitors and provide a quality infrastructure life.

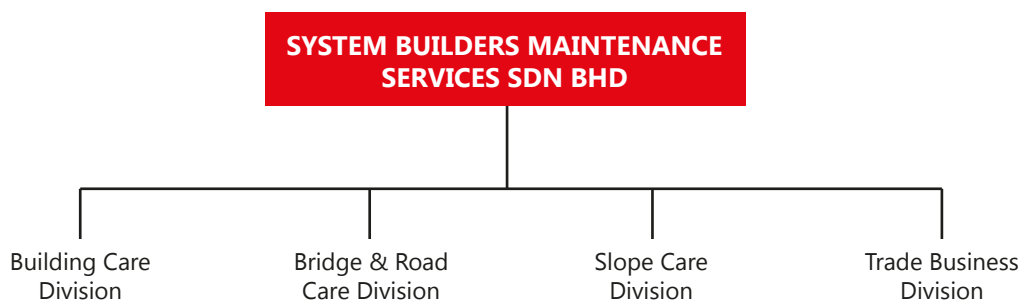


# ORGANIZATION STRUCTURE

## ORGANIZATION CHART



## COMPANY STRUCTURE



# CERTIFICATES & REGISTRATIONS



Founded since 22nd August 2005 in Kuala Lumpur, Malaysia, System Builders Maintenance Services Sdn Bhd was registered Under the Companies Act 1965 as a private limited company. The company is also an officially licensed company under the Ministry of Finance (MOF) Malaysia, since 19th November 2012. Besides, System Builders has also been accredited with Gred G4, for construction tender works not more than RM3,000,000 by CIDB Malaysia since 9th September 2014.

# FOUR CORE DIVISIONS & EXPERTISE

## Building Care Division

The Building Care Division focuses on all repair, maintenance and construction works related to buildings mainly in industrial and commercial sectors. The repair works are mostly conducted onto ceilings, walls and floorings. From simple to complex building repairs, rest assured that our professionally trained technicians will be able to handle.

**Before**



**After**







## a. Industrial Floor Coating

The whole purpose for an industrial floor coating is to ensure a durable, smooth and nice floor surface. System Builders offer normal epoxy floor coating, anti-skid epoxy floor coating, self-leveled epoxy floor coating and floor hardener. Epoxy coating is encouraged for industrial flooring to provide ultimate protection against chemical or mechanical damages found within the industries environment. On the other hand, floor hardener is utilized for heavy duty industrial factory flooring.



**Finishing Works**

## b. Waterproofing

System Builders provides a wide range of waterproofing systems to treat leakages at r.c roof, toilet flooring, water tank, expansion joint and etc. We have various waterproofing treatment methods and they are applied according to our client's needs and leakage condition. The most commonly used are: Membrane system ( torch on type, cold applied and hot applied types) ; Spray-Applied Waterproofing ; Polyurethane Injection System ; cementitious compound and sealant application. Our strict supervision, starting from the surface preparation to the finished job is to ensure that all our site workers adhere to the products manufacturer's installation methods carefully.



## c. Sinkholes & Floor-Slab Depression Repair

To repair sink holes, r.c floor slabs and road surface depressions, we provide services to stop the ground from sinking and further depressing. To do this, we use a high pressure grouting pump to pump in slurry Portland cement or High Strength Polyurethane Foam (2 parts mixture) to ensure an increase in ground load bearing capacity, to fill in all the voids and cavities beneath the surface.



## d. Structural Crack Repair

We provide different repair methods for different structural cracks. For dry cracks, we use low viscosity epoxy resin and epoxy mortar to seal the crack. For crack sizes that are bigger than 0.25 mm, injection repair is required and for cracks smaller than 0.25 mm, V groove cutting and sealing methods are commonly used with epoxy mortar on concrete structures. As for wet cracks, Polyurethane foam grout is used to seal leakages by high pressure injection method.



**Finishing Works**

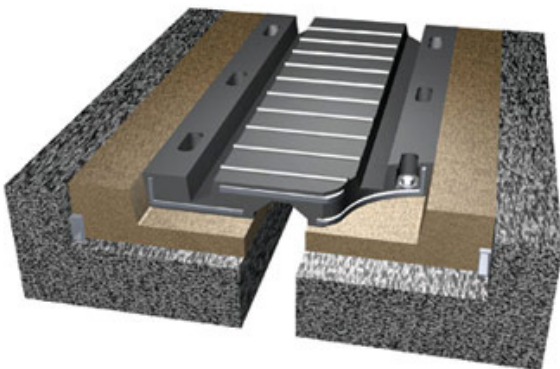
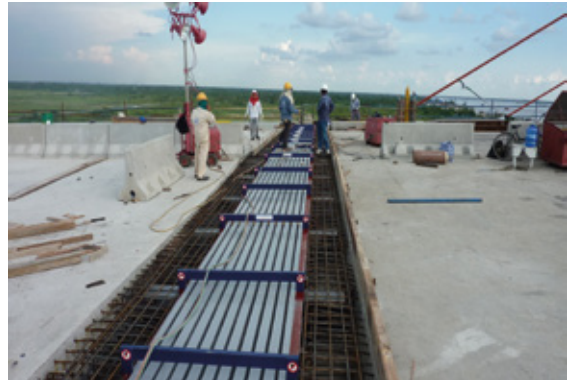


# Bridge & Road Care Division

Due to frequent exposure of heavy traffic loading, the conditions of bridges and roads tend to deteriorate. Under the Bridge & Road Care Division, System Builders teams have displayed the precision and engineering skills in maintaining and repairing bridges and roads effectively throughout Malaysia.

## a. Expansion Joint

We specialize in constructing bridge expansion joints and our expertise is on constructing Elastomeric Load Bearing Expansion Joint (Rubber Module Joint), Asphaltic Plug Joint, Sealer Joint, Swedsun Joint and Comb Joint. Our technicians will inspect the bridges and propose to our clients the most suitable type to be used.



Modular expansion joints are based on the following concept: The movement gap at the end of a bridge deck is divided into smaller individual gaps by horizontal lamella beams. This enables deck movements of well over 2,000 mm to be accommodated. Rotations about every axis can also be facilitated.

The individual gaps are sealed watertight by elastomeric profiles, enabling the joint to be completely drained at the deck surface.



## b. Walked and Displaced Rubber Bearing

We are involved in jacking works for walked bearing, moved bridge slab and replacing / servicing damaged mechanical pot bearing. We have the equipments and expertise to conduct vertical and horizontal jacking.



**Finishing Works**





## d. Column Enlargement (Column Jacketing)

To repair spalled and delaminated concrete columns, our repair method is by Jacketing. Firstly, we will hack off the loose concrete until sound concrete is reached. Subsequent treatment will be by applying a layer of zinc rich primer and adding extra rebar to strengthen the corroded reinforcement segment. To reconstruct the column, HDPE formwork will be used to contain the micro concrete or specific designed grout.



**Finishing Works**

## c. Structural Crack Repair

The primary work conducted is known as visual inspection to determine the crack condition. This is followed by detail inspection, data collection and monitoring and finally the company will need to propose the appropriate repair method. The repair methods are divided into epoxy coating and polyurethane injection depending on the intensity of the crack condition.



**Finishing Works**





## e. Structural Strengthening

We have been using carbon fibre wrap, carbon fibre plate and steel plate bonding to strengthen weak and damaged structures. We have our in house engineers and consultants to help design these repair methods.



Finishing Works

## f. Abutment Scouring

The most common repair methods for scouring are river realignment, construction of gabion, gabion mattress, retaining wall, sheet piling and rubble pitching. The repair method depends on the affected site conditions.



Finishing Works





## g. Bridge Monitoring Software & Program

Bridge monitoring software is a wireless sensor network based software used to access the current condition of the bridge structure to determine whether any repairs or bridge strengthening is needed. Sensors are attached to the bridge while the sensor data is transmitted through communication network and analyzed using a software platform.

## h. Corrugated Metal Pipe Culvert Strengthening

We use sleeving method to strengthen the damaged CMP culvert by inserting HDPE pipe or installing custom made steel liner plate inside the damaged culvert. These sleeving repair methods will not affect the traffic flow or pose any danger to the road users.



**Finishing Works**





## i. Pavement Crack Repair

These services are applicable on minor cracks of road pavement only. To rehabilitate the crack pavement, we will pour hot bituminous binder ( used on Expansion Joint ) along the crack line or by injecting (whichever that are applicable on site).



Finishing Works



## j. Potholes Patching

We produce our own instant patch - cold mix for road pavement potholes patching. We cut the pavement to the required size, depth and pour our cold mix until properly filled and compact it with handheld vibrator.



Finishing Works







# Slope Care Division

Extreme weather changes and also human activities may lead to slope instability. This division involves slope rehabilitation in the form of soil strengthening and maintenance. System Builders ensures to provide good long term and sustainable improvement for every slope rehabilitation project.



## a. Slope Stabilization and Strengthening

Slope stabilization and strengthening works involve soil nailing, micro piling, bore piling, gabion construction, geogrid and Excel Web. These are the most commonly used methods to stabilize slope.



**Finishing Works**



Before

## b. Surface Erosion Control

We have the latest technology to treat barren slopes- a specially formulated and fertilized mulch soil 'Pro Ganics' for spraying on shale, rocky, hard or steep surfaces. To treat acidic soil, we use agricultural lime to neutralize the soil PH prior our vegetation growth treatment with our specially designed mulch and signal grass seedlings added.



**Finishing Works**





# Trade Business Division

The Trade Business Division involves mainly in road safety accessories supply and installation services. Road safety accessories are essential for all types of construction and civil engineering use. To provide a high degree of safety for all road users, these accessories are essential to be utilized.

## a. Road Safety Accessories

System Builders supplies a wide range of top quality road safety accessories such as road safety cones, solar blinker and also other equipment products like asphalt warmer container, hydro mulching spraying machinery and so on. Reliable road safety accessories along with unrivaled levels of quality from top manufacturers are sourced by the company. Apart from supplying, the System Builders also offers installation services for the road safety accessories.





# OUR FEATURED PRODUCTS



System Builders believes in using cutting-edge technology and quality products for every construction project that is assigned to the company. Through the company's comprehensive range of products, clients are able to find the appropriate and right product to suit the requirement. Among the major products that the company supports are stated below.





# FLEXTERRA

## Providing Perfect Erosion Control Performance

### PROBLEM

Slope erosion is the draining of the slope surface caused by geological processes such as water and wind. The erosion usually happens to bare soil slopes that are exposed to rainfalls and strong wind blows.

### SOLUTION

Introducing Flexterra, the advance green technology for a high performance erosion control. Flexterra serves as an erosion control mat that promotes rapid vegetation growth by accelerating the seed germination process on the slope surface. Flexterra is designed to provide protection against bare slope surface with its long lasting function up to 18 months, 99% proven erosion control effectiveness and 800% growth establishment. This flexible growth medium is made of 100% recycled wood fibers, biodegradable man-made fibers and non-toxic biopolymers to ensure a naturally environmental friendly product. Flexterra is a product from Profile company and it is manufactured in United States.





## HOW IT WORKS

This biodegradable product is sprayed onto the surface of the slope using the hydro mulching spraying machine. Flexterra has a superior performance that can also be applied under wet conditions. For an ultimate erosion control, Flexterra collaborates with Futerra TRM (Turf Reinforcement Mat). Futerra provides a firm protection layer for natural vegetation ideally for steep slopes.

# OUR FACILITIES & EQUIPMENT



## 1. Hydro Mulching Spraying Machine

The types of Hydro mulching spraying machine can be divided into two categories which are jet agitated system and mechanical agitated system. The system is capable of spraying up to 70% wood fiber. The mechanical agitated system has the ability to spray up to 100% wood fiber and is often used for the mixture of thicker slurries. The system is more complex and consists of paddles and centrifugal pumps.





## 2. Soil Nailing Machine

Soil nailing equipment is portable for tight spaces. The soil nailing machine practically drills deep holes into the soil and the nails are inserted into the soil. It is an easily modified technique and flexible. The machine creates less sound and often used for retaining wall.



## 3. Helical Anchor Machine

Helical anchor machine consist of two portions, the anchor and the helix plate. The tensile loads are often transferred into the soil using bearing anchors. This bearing consists of central steel shaft, coatings, helix bearing plates, wall connection and corrosion protection. The helix place is a round steel plate that is formed into a ramped spiral. The plate is available in various diameters and thickness.



## 4. Hydraulic Flat Jack

The hydraulic flat jack cylinders are flat designed and available in 5, 50 and 100 tons. The cylinders are designed to be used in confined spaces. The body of the cylinder is covered with baked enamel to ensure corrosion resistance. Plunger wiper is also part of the cylinder structure to reduce contamination.



## 5. Road Cutter

Road cutters are heavy weighted and available in various sizes and specifications. The road cutter is fabricated with high quality components along with advance technology. The road cutter is available in electric motor and diesel engine model.





# OUR STRENGTHS

- **0** defects reported on every bridge expansion joint during the bridge jacking process.
- **10** years of experienced and skillful ground men to handle the company's physical labor works on site.
- **10** years of combined experience management team that ensures all projects are conducted properly and within the specific time frame.
- **150** loyal local workers collaborate to provide the best quality workmanship.
- **1000m<sup>3</sup>** of Flexterra per day stands as the company's high achievement target for optimum soil surface coverage.









# OUR CLIENT

Since the year of establishment, System Builders has worked with the Malaysian Government, semi Government companies and some large organizations. System Builders has been involved with its clients' projects by bringing deep functional expertise to deliver real positive outcomes. The integrity of the company's work has been the fundamental to the combination of the clients' and company's success. Below illustrates the regular clients of System Builders.

**SELIA**  
group

**MRCB**

**Setia**  
SP SETIA BHD GROUP

**AlloyMtd**

**AZRB**  
AHMAD ZAKI RESOURCES BERHAD

**UEM**

**PM**  
PESONA METRO

**GAMUDA**

**MRT**  
CORP

**PLUS**

**Service Master**  
MALAYSIA SDN BHD

**R**  
ROADCARE (M) SDN BHD

**PROPEL**

**BELATI**  
Belati Wawasan (M) Sdn Bhd

**JKR**

**ZIKAY**

**IJM**



# CORPORATE SOCIAL RESPONSIBILITIES



As a responsible corporate citizen, System Builders believes in fostering a better life for the community. The company has donated to special charities through non-profit organizations. As for a future CSR vision, the company intends to channelize more resourceful methods to ensure a more productive outcome.

# QUALITY SAFETY AND HEALTH ENVIRONMENT



System Builders strive to achieve high standards of Quality, Safety, Health and Environment. Being in a high risk business, all safety measures are taken seriously by the company.

## Health, Safety and Environment Policy

System Builders ensure that all the employees are protected under a safe working environment. All onsite staffs, from the engineers right to the ground men are required to used proper safety clothing and proper equipment. Each and every staff is responsible for their own personal safety. In order to achieve an overall safe working environment, all employees are committed to implement QSHE policy onto every task and projects assigned to.

## Quality Policy

System Builders is devoted to provide all the respective clients with exceptionally high quality products and services. To meet this commitment, the company practices a quality-focused culture to ensure that high priority is placed on the safety, effectiveness and reliability of the product and services. The company's performance is always monitored and reviewed to ensure the standard of work reaches the expectation of all of our clients.





# CAREER OPPORTUNITY

System Builders is devoted to construct a strong and vibrant working culture and sharing the success with all the employees. System Builders is truly a place that helps young talents discover the new connections that can help advance in their respective career. Having the opportunity to work in professional context and dynamic team sets as a benchmark for new talents and the company.

At System Builders, we believe in team work. All the projects are considered a success only when there are sufficient helping hands from every stages of profession. System Builders welcome young talents that have the passion in construction and engineering field with a strong integrity as well as work ethic.

## Construction & Engineering Management

At System Builders, the construction & engineering management team covers more specific areas of engineering such as structural building repair, bridges, roads and slope repairs. The initial work begins with designing the structural framework followed by research, analysis. Overall evaluation based on the research and analysis will be determined by the engineering team. The team often work onsite and monitor the progress of the work done. The team is also responsible for the safety implementation during site work.

## Project Management

From the inception to the completion, project management team is responsible for achieving the overall objectives of every assigned project. Multitasking is the right description for the job scope of the entire project management team. The team is expected to be good in juggling several tasks at the same time. A team of project supervisors collaborate with the project management team to conduct the planning, scheduling and controlling activities during the construction projects.

## Marketing Management

Marketing team plays a crucial role in marketing and promoting the entire company's business. The team is responsible for determining direction, developing multiple ideas and planning in order to steer the company's business growth. Planning and organizing marketing budgets within the budget limit is also another part of the team's task.

