

COMPANY PROFILE

KAIU ARTISAN CREATIVE

We bring more to the job than just tools and materials





KAIU CONCEPT & CONSTRUCTION SDN BHD ((1323983-K)
1, JALAN A, TAMAN LUCKY,
KUALA LUMPUR 58200
MALAYSIA
+603 - 2733 4592
KAIU.my

Interior Design & Renovations
Façade Design
Façade Engineering
Façade Consultant

A BRIEF INFORMATION TO THE COMPANY AND CORE BUSINESS

KAIU CONCEPT & CONSTRUCTION SDN BHD is a rebrand company that was previously named Intrium Façade Builder (M) Sdn Bhd. Intrium Façade was one of the top façade design contractors in the country and has successfully completed and secured several local and overseas projects since then. With a new re-branding direction, KAIU Artisan Creative has injected new blood focuses on interior design and distinguished itself as the premier design-build firm to build. With in-house architectural designers and a dedicated team of external consultants offers a comprehensive Design and Build service to all of our clients. Our team has the talent and expertise to turn your dreams into reality. By working with your ideas and developing these together, we can help you create a home that suits your lifestyle and is uniquely yours, a multi-unit development that maximizes the site and returns, or a commercial building that delivers its brief. More importantly, because we are a 'Boutique Building Company' comprising a Design team, Quantity Survey team, and Project Managers we will ensure you don't 'blow your budget. This is achieved by costing your design at various stages during the design process.

Our design team applies the same philosophy to designing commercial buildings. We involve engineers through our design process and ensure we achieve the cost-efficient design. From concept to design our clients are informed on the financial implications of the design, giving them the knowledge to make key decisions. For those clients who are using external designers, we encourage them to get us involved in the design at an early stage. This way we can bring our knowledge to ensure cost-effective solutions are designed from the start, saving our clients time and money. We are striving to be the one-stop design and build a company where the clients are able to act with reliable consultation and the best advice on glass products, fitting systems and installation methods. KAIU Artisan Creative has also successfully provided proactive project management and site supervision support to clients.

Using the latest design and architecturer software and CAD (Computer Aided Design) techniques, we are able to provide and design to architects, designers and engineers (the most cost-effective innovative technology solution on all aluminum and glazing needs)



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Our Services:

- **Design & Build (Interior Design to Construction)** We love to get involved at the conceptual design phase to ensure our knowledge is implanted during the design phase, to ensure an efficient design of the building with the client being in control.
- **Concept Design Furniture** We aim for perfection. A perfect environment for customers seeking for style, comfort, and motivation in their offices. We listen to our customer's need and we will take care of the technical craftsman part. Keeping quality in production and service its priority, KAIU Artisan Creative has a philosophy of continuous quality development, productivity increase, and sustainable design vision.
- **Facade Design. Engineering. Consultant.** KAIU Artisan with its mission to be the leading Façade contractor in the country has successfully completed and secured a number of local and overseas projects since then. At the same time, we are striving to be the one-stop façade company where the clients can act with reliable consultation and the best advice on glass products, fitting systems, and installation methods. KAIU has also successfully provided proactive project management and site supervision support to clients. Where appropriate, we also carry out extensive structural integrity tests to ensure that our designs can cope with all kinds of weather conditions.

Our highly team skilled has extensive experience in many specialty areas. We work together to provide efficient & professional consultancy services, innovative designs, fabrication, and installation of aluminium and glazing work to both local and overseas clients.



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CORPORATE INFORMATION

Company name	KAIU CONCEPT AND CONSTRUCTION SDN. BHD. (1323983-k) KAIU ARTISAN CREATIVE (002612446)
Board of directors	Hoong Boon Chong, Allen Tee Kok Lon, Foo Yan Wen ,Chan Ah Foong, Chew Pei Lyn, Tee Shang Yee.
Registered Office	No 107-G, Jalan PUJ 3/3, Taman Puncak Jalil 43300, Seri Kembangan, Selangor
Carpentry Address	No 101-G, Jalan PUJ 3/3, Taman Puncak Jalil 43300, Seri Kembangan, Selangor
Design Office (Baby Company)	E-10-3, Pusat Bandar, Jalan Utama 2, Bukit Jalil, 57000 Kuala Lumpur, Federal Territory of Kuala Lumpur
Telephone	+603 80803061 Hong Leong Bank Berhad
Facsimile Bankers	Evergreen Associate Sdn. Bhd.
Company	A.H. Lim & Partners
Secretary Auditors	

OUR TEAM LEADERS PROJECT REFERENCE

ROBSON HEIGHT
METRO KAJANG
MPH BUILDING
KLIA TTS BUILDING
MBF TOWER
UMNO TOWER
HOCKLEE TOWER
SINGAPORE EXPO EXHIBITION
TAIPEI DISTRICT BUILDING
MINFU MARKET BUILDING
CHI MEI ELECTRONIC BUILDING
ASIA MICRO ELECTRONIC BUILDING
MENARA BUDAYA
HOTEL NIKKO
KLIA SATELITE BUILDING
GD TOWER, BANGKOK
CMIC TOWER, BANGKOK
FORTURN BUSINESS CTR, SHANGHAI
YI MAO BUILDING, SHANGHAI
SEI YU TOWER, SHANGHAI
MENARA LANDMARK
THE ASCOTT CONDOMINIUM
PUTRAJAYA CONVENTION
MINISTRY OF ENTREPRENEUR
BUILDING
CHEK LAP KOK AIRPORT HOTEL, HK
PUTRAJAYA 4G1 BUILDING
PUTRAJAYA 3G2 BUILDING
PRIVATE HEALTHCARE CENTRE
PRUDENTIAL INSURANCE H.Q.
UNIVERSITY TECHNOLOGY PATRONAS
ALOR STAR NEW AIRPORT
SURIA KLCC
KLIA INTERNATIONAL AIRPORT
MATSUSHITA SHAH ALAM
BINTULU OIL PLANT
GRAND HYATT KL
MAN ON SHAN WATER TREATMENT, HK
TSIM SHA TSUI CENTER, HK
HONG KONG BAPTIST UNIVERSITY, HK

VIXWOOD PLAZA, HK
RIVER VALLEY SHOPPING CENTER, HK
ROYAL HONG KONG JOCKEY CLUB, HK
TECHAPAIBOON OFFICE TOWER,
THAILAND
ROJANA TOWER, THAILAND
JB PLACE, THAILAND
HOTEL LE CONCORDE, THAILAND
SUKHUMVIT CITY TOWER, THAILAND
Q HOUSE, THAILAND
TAIPEI CIVIL SERVICE DEVELOPMENT
INSTITUTE
TUNG TAI BUILDING, TAIWAN
TAIPEI STADIUM, TAIWAN
NEW YORK SCHOMBRG CENTER, US
PUBLIC BANK HQ PUTRAJAYA
PARCEL E NATIONAL MONUMENT
TOWER
PUTRAJAYA DFC ZONE 8B, DUBAI
INTERCONTINENTAL HOTEL, DUBAI
JABEL ALI COMMERCIAL BUILDING,
DUBAI
THE ANCILLARY BUILDING PUTRAJAYA
STANDARD & CHARETED KIOSK LOT 10
TOYOTA HQ
PICCOLO MONDO BUKIT BINTANG
XITICOMME PLAZA
MISC PULAU INDAH
THE BURJ DUBAI TOWER, DUBAI
PUTRAJAYA INT. SCHOOL
GREEN VALLEY CONDOMINIUM,
SINGAPORE
PONTIAC MARINA, SINGAPORE
PSA CARGO CENTER, SINGAPORE
FOUR SEASON HOTEL, SINGAPORE
WAIKO SDN BHD, DAMANSARA UTAMA
ALAM WARISAN, PUTRAJAYA
GIANT HYPERMART, KUALA LUMPUR
DE GARDEN IPOH SHOPING COMPLEX

OUR TEAM LEADERS PROJECT REFERENCE

MID VALLEY SOUTH TOWER
WISMA HAMZAH KWONG HING KL,
AVARE CONDOMINIUM BUILDING KL
SURIAN TOWER THE CURVE
MKN EMBASSY TECH ZONE
CRYSTAL MOSQUE TAMAN TAMADUN
ISLAM
PJ CITY DEVELOPMENT BUILDING KL
KN KENANGA
21TH FLOOR BUILDING KL,
ONE KLCC BUILDING KL
TAYLOR COLLEGE KL,
INTERNATIONAL BUSNIESS PARK
BUILDING SINGAPORE
12 MART STATION – DUBAI
NATIONAL CONVENTION CENTRE PARK
QATAR
PUSAT PENTADBIRAN MUKAH
BUILDING,SARAWAK
AL-BATHA TOWER IN DUBAI
COTTECCON OFFICE BUILDING
HCMC VIETNAM
SANDAKAN HARBOUR
SQUARE-SABAH,
206-216 A'CONDOMINIUM BUILDING AT
BECKER STREET- MELBOURNE
DELTA HEIGHT BUILDING KL
NX CURVE BUILDING- THE CURVE
DAMANSARA
BANGSAR SOUTH 4 BLK 31TH FLOOR
OFFICE TOWER KL
EMPIRE DAMANSARA 5 BLK 32TH FLOOR
CONDO & OFFICE (MIXED
DEVELOPMENT)
EMPIRECITY DAMANSARA
11 BLK 32TH – 50TH FLOOR CONDO
&OFFICE TOWER (MIXED

DEVELOPMENT)
GLOMAC TOWER 40TH FLOOR OFFICE
BUILDING KL
FELDA TOWER
55TH FLOOR NAZA OFFICE BUILDING KL
BANGSAR SOUTH VERTICAL
3 BLK 40TH FLOOR BUILDING KL
ELEMENT CONDO
30TH FLOOR BUILDING AMPANG
KENCANA SQUARE MIXED
DEVELOPMENT
10 BLK OFFICE BUILDING SUBANG
GLENEAGLES MEDEIN HOSPITAL AT
ISKANDAR JB
AMAYADUTA GALLERY SHOWN ROOM
PAVILION
ROYAL PAVILION 21TH FLOOR HOTEL
BUILDING KL
MENARA KHUAN CHOO
11TH FLOOR OFFICE BUILDING KL
HO HUP AURORA MIXED DEVELOPMENT
WITH 3 BLK CONDO & OFFICE TOWER
BUKIT JALIL
THE MANOR-50TH FLOOR CONDO
BUILDING KL
PAVILION GENTING GALLERY – SPIDER
GLASS WALL SYSTEM ,
PAVILLION 2 BUKIT JALIL MALL – FAÇADE
WALL, SKYLIGHT SYSTEM & CAR PARK
VERTICAL LOUVRE WITH SS TIE ROD
SYSTEM.
KWSP HQ – UNITIZED CURTAINWALL
SYSTEM , GLASS SPIDER SYSTEM,
SKYLIGHT, & CLADDING

OUR SERVICES

Façade consultant package:

In this capacity, we provide design and review of curtain wall façade, skylight, cladding and cable walls. We will involve in the following :

- Concept design
- Thermal concept
- Structural concept
- Fire protection concept
- Acoustic concept
- Design Mock-up Test shop drawing
- Façade performance specification
- Checking the technical capability of the façade contractor
- Review of performance testing
- Witnessing the installation, testing, and dismantling of performance testing
- Factory inspection
- Inspection of site installations
- review and witnessing of site testing

Design and drafting package:

We also specialize in the provision of design curtain walls for buildings. Our holistic approach to curtain wall design covers the following :

- System design
- Concept design
- Design Mock-up Test shop drawing
- Shop drawings
- Fabrication Drawings
- Installation and setting out drawings
- Structural calculation with PE endorsement
- Material list and schedule for production
- As build drawings

Design and build package:

In addition to our design and consultancy services, we also act as the contractor for the fabrication and installation of façade systems e.g. curtain wall, cladding, and spider glass system as well as aluminum products. Our work scope involves the following :

- System design - Concept design
- Design Mock-up Test shop drawing
- Shop drawings - Fabrication Drawings
- Installation and setting out drawings
- Structural calculation with PE endorsement
- Material list and schedule for production
- Production and installation



Putrajaya National Monument Tower

Client: Putrajaya Holding Bhd
Architect: TR Hamzah & Yeong Sdn Bhd
Product: Aluminium Cladding System
with PVDF finishes and
curtain wall.
Area: 900 m²
Scope Of Work: Design and build,
Location: Putrajaya, Malaysia



Product: Aluminium Cladding System
with PVDF finishes.
Area: 2,300 m²



Piccolo Mondo Galleria

Client:	Piccolo Mondo
Architect:	Quirk & Albakri Sdn Bhd
Product:	Glass fin and cladding
system	
Area:	525 m2
Location:	Kuala Lumpur, Malaysia



Standard & Chartered Bank (Pavilion, Lot 10)

Client:	Standard & Chartered Bank Bhd
Architect:	TR Hamzah & Yeong Sdn Bhd
Product:	Spider system and folding door with steel structure
Area:	250 m ²
Location:	Kuala Lumpur, Malaysia



UMW Toyota Headquarter Malaysia

Client: UMW Toyota
Architect: TS Lee Architect Sdn Bhd
Product: Spider system and steel structure
Area: 600 m²
Scope of work: Design and Build
Location: Shah Alam, Malaysia



Taipei District Office Tower

Client:	Taiwan Government
Architect:	Arctect Inc.
Contractor:	Sun Wall Engineering Co. Ltd
Product:	Curtain wall, Granite curtain wall, canopy and cladding system
Area:	70,000 m ²
Scope of work:	Design and Drafting services
Location:	Taipei, TAIWAN



Min-Fu Market

Client: Taiwan Government
Architect: Archasia Design Group.
Contractor: Sun wall Engineering Co. Ltd
Product: Granite curtain wall and semi unitize system with windows and door
Area: 8,000 m²
Scope of work: Design and Drafting services
Location: Taipei, TAIWAN



Asia Micro Electric Building

Client:	Asia Micro Electronic Ltd
Architect:	Mau Chiau Architect Co. Ltd
Contractor:	Sun Wall Engineering Co. Ltd
Product:	Cladding and aluminium louvers system with window and door
Area:	11,000 m ²
Scope of work:	Design and Drafting services
Location:	Taipei, TAIWAN



Xiticomme Plaza

Client:	Xiticomme Cooperation Sdn Bhd
Architect:	Redd Design Office Sdn Bhd
Product:	Cladding and curtain wall system and Renovation works
Area:	760 m ²
Scope of work:	Design and Build
Location:	Kuala Lumpur, MALAYSIA



Waiko Engineering Sdn Bhd

Client:	Waiko Engineering Sdn. Bhd.
Architect:	Redd Design Office Sdn Bhd
Product:	Aluminium Shop Front System and Renovation works
Area:	500m ²
Scope of work:	Design and Build
Location:	Damansara Utama, MALAYSIA



MISC Office Block

Client: Malaysia Intergrated Logistic Sdn Bhd
Architect: Veritas Architect Sdn Bhd
Product: Curtain wall and steel structure system

Area: 4,000 m²
Scope of work: Design and Build
Location: Pulau Indah, MALAYSIA



Putrajaya International School

Client: Putrajaya Holding Bhd
Architect: ZDR architect Sdn Bhd
Product: Curtain wall, sunshade and casement system
Area: 5,800 m²
Scope of work: Design and Build
Location: Putrajaya, MALAYSIA



MISC Warehouse

Client: Malaysia Intergrated Logistic Sdn Bhd
Architect: Veritas Architect Sdn Bhd
Product: Curtain wall, aluminium window and door system
Area: 2,000 m²
Scope of work: Design and Build
Location: Pulau Indah, MALAYSIA



The Burj Tower

(Podium, Office Annex and Pool Annex Package No. BD-07-S09)

Client:	Emaar Properties PJSC
Architect:	SOM
Contractor:	Al Abbar Glass & Aluminium
Product:	Unitize curtain wall, granite curtain wall with stainless steel cladding and canopy system
Area:	40,000 m ²
Scope of work:	Design and drafting services
Location:	Dubai, UAE



Alam Warisan Putrajaya (package 3)

Client: Putrajaya Holding Bhd
Main Contractor: IJM Berhad
Product: Spider System & Frameless Glass Work
Area: 3000 m²
Scope of work: Design and Build
Location: Putrajaya, Kuala Lumpur



Melangking Plantation (Sandakan) HQ

Client:	Melangking Plantation Sdn Bhd
Architect:	KK Lee & partner Consultant
Product:	Interior and exterior renovation works with new steel structure extension work
Area:	9000 sf ²
Scope of work:	Design and build
Location:	Sandakan, Sabah



De Garden Ipoh

Client: De Garden
Architect: Sacha & Tan architech
Scope of work: Steel structure works, stainless steel,
façade and exterior deco
Location: Ipoh, malaysia



Nitro fine dine & Bar

Client: Nitro fine dine Sdn Bhd
Scope of work: Design and build
Location: Sandakan, Sabah



Dato' Wong's Resident

Client:	Dato' Wong
Architect:	KK Lee & partner Consultant
Area:	12,000 sf ²
Scope of work:	Design and build
Location:	Sandakan, Sabah



AVARE CONDOMINIUM
KL. 40TH STOREY BUILDING

SCOPE OF WORK:

UNITIZED
CURTAINWALL, SPIDER
GLASS FIN, ALUMINIUM
COMPOSITE PANEL.



UOA BANGSAR SOUTH. 4 TOWER OF 30TH STOREY OFFICE BUILDING.

SCOPE OF WORK:

UNITIZED CURTAINWALL, SPIDER GLASS FIN,
ALUMINIUM COMPOSITE PANEL.



UOA BINJAI 8 OF 30TH STOREY CONDOMINIUM.

SCOPE OF WORK:

UNITIZED CURTAINWALL, ALUMN. VERTICAL FIN
& ALUMINIUM COMPOSITE PANEL.



DIJAYA- 29TH STOREY TOWER BLOCK OFFICE BUILDING

SCOPE OF WORK:

UNITIZED CURTAINWALL WITH VERTICAL FIN & ALUMINIUM
COMPOSITE PANEL.



DESA PARK CITY SIME DARBY HOSPITAL

SCOPE OF WORK:

STICK CURTAINWALL WITH ALUMINIUM COMPOSITE PANEL.



CURVE NX

SCOPE OF WORK:

STICK CURTAINWALL , ALUMINIUM COMPOSITE PANEL & GLASS
CANOPY



THE CURVE ROYALE BINTANG HOTEL BUILDING

SCOPE OF WORK:

CURTAINWALL WINDOW , ALUMINIUM COMPOSITE PANEL & SPIDER GLASS FIN



THE SURIAN TOWER 42TH STOREY OFFICE BUILDING

SCOPE OF WORK:

CURTAINWALL WINDOW , ALUMINIUM COMPOSITE PANEL & SPIDER GLASS FIN



NAZA-FELDA TOWER 60TH OFFICE BUILDING

SCOPE OF WORK:

-CURTAINWALL WINDOW WITH HORIZONTAL SUN-SHADE , ALUMINIUM
COMPOSITE PANEL & PODIUM STICK CURTAINWALL SYSTEM



GLOMAC TOWER 36TH OFFICE BUILDING

SCOPE OF WORK:

CURTAINWALL WINDOW, ALUMINIUM COMPOSITE PANEL & PODIUM STICK
CURTAINWALL SYSTEM



ONE KUALA LUMPUR- 32TH STOREY SOHO CONDOMINIUM BUILDING

SCOPE OF WORK:

CURTAINWALL WINDOW, ALUMINIUM COMPOSITE PANEL & PODIUM STICK
CURTAINWALL SYSTEM



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ABS MELBOURNE- 26TH APARTMENT BUILDING

SCOPE OF WORK:

CURTAINWALL WINDOW, ALUMINIUM SOLID PANEL & PODIUM STICK
CURTAINWALL SYSTEM.



EMPIRE- 26TH APARTMENT BUILDING

SCOPE OF WORK:

-CURTAINWALL WINDOW, ALUMINIUM SOLID PANEL, PODIUM STICK CURTAINWALL SYSTEM & EXPENDED METAL SCREEN PANEL.



EMPIRE- 29^H SOHO BUILDING

SCOPE OF WORK:

-UNITIZED CURTAINWALL, ALUMINIUM SOLID PANEL, PODIUM STIC
CURTAINWALL.



EMPIRE DAMANSA- 9TH STOREY OFFICE WITH 7 BLOCK BUILDING

SCOPE OF WORK:

STICK CURTAINWALL, ALUMINIUM COMPOSITE PANEL, PODIUM
STICK CURTAINWALL



EMPIRE DAMANSA- 9TH STOREY OFFICE WITH 7 BLOCK

SCOPE OF WORK:

STICK CURTAINWALL, ALUMINIUM COMPOSITE PANEL, PODIUM
STICK CURTAINWALL



EMPIRE DAMANSA- 29TH STOREY OFFICE BUILDING

SCOPE OF WORK:

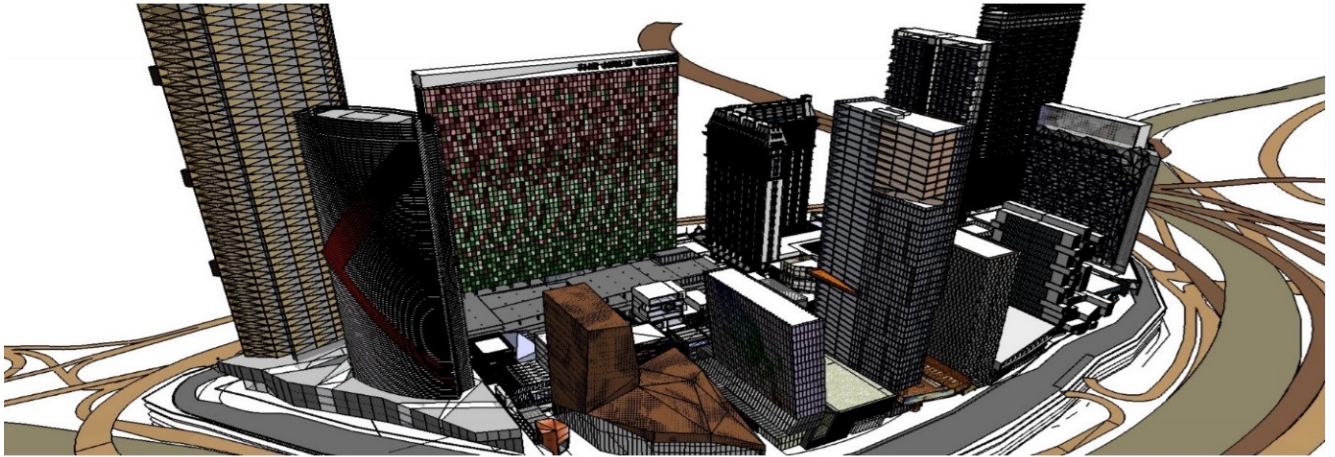
-UNITIZED CURTAINWALL WITH VERTICAL FEATURE FIN,
ALUMINIUM COMPOSITE PANEL, PODIUM STICK CURTAINWALL.



EMPIRE DAMANSA- 36TH STOREY OFFICE BUILDING

SCOPE OF WORK:

UNITIZED CURTAINWALL WITH EXPENDED METAL SCREEN, AND
PODIUM STICK CURTAINWALL.



EMPIRE CITY- MIXED DEVELOPMENT SOHO, CONDOMINIUM, OFFICE BUILDING AND SHOPPING MALL

SCOPE OF WORK:

UNITIZED CURTAINWALL WITH CLADDING PANEL SPIDER GLASS WALL,
STICK-CURTAINWALL

.



EMPIRE DAMANSA- 32TH STOREY OFFICE BUILDING

SCOPE OF WORK:

UNITIZED CURTAINWALL WITH CLADDING FIN PANEL.



KAIU

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Jazz Club, Pudu Commercial

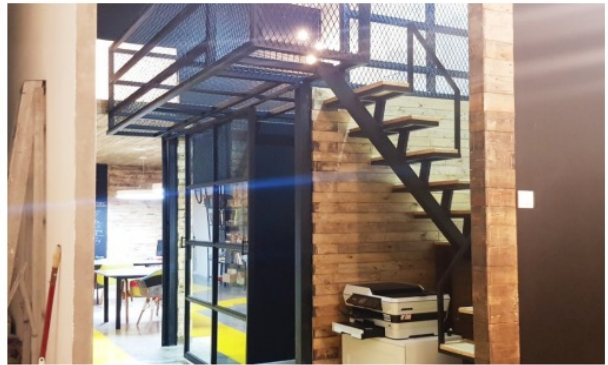
Client: Nick Leong
Scope Of Work: Design and Build,
Product: Interior Design,
Concept Furniture,
Woodwork
Location: Kuala Lumpur, Malaysia





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Indegenius.co Office @Bukit Jalil City

Client: Ms Chew
Scope Of Work: Interior design,
Wood Customization,
Engineering planning,
Location: Kuala Lumpur, Malaysia



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Ashraff Residence @Seri Riana

Client: Ashraff
Scope Of Work: Interior design,
Wood Customization,
Engineering planning,
Location: Kuala Lumpur, Malaysia



A Good Run Event By Sunway Geo Set Up 34 Booths

Client: Sunway Corporate
Scope Of Work: Design and Build,
Concept Furniture,
Woodwork
Location: Kuala Lumpur, Malaysia





Modern Contemporary @ Ros Merah

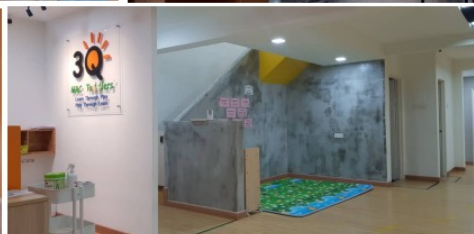
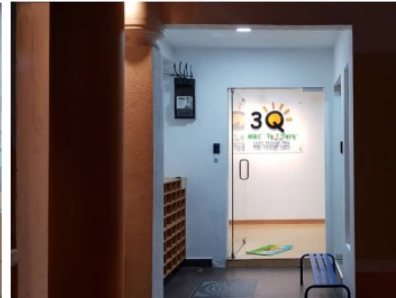
Client: Mr & Mrs Teh
Scope Of Work: Interior design,
Wood Customization,
Engineering planning,
Renovation
Location: Kuala Lumpur, Malaysia



Landed Property

Scope Of Work: Design and Build,
Product: Interior Design,
Wooden Furniture,
Featured wall,
Façade design
Renovation

Location: PUJ, Seri Kembangan



3Q kindergarden (Pandan Indah) Commercial

Client: Mr Heng
Scope Of Work: Design and Build,

Location: Concept Furniture
Kuala Lumpur, Malaysia



Collab hair saloon ttdi

Client:	Jackham	Chin
Scope Of Work:	Design and Build,	
Product:	Interior Design, Wooden Furniture, Featured wall, Façade design Renovation	
Location:	TTDI	



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Carol
Residence @ Sri
Petaling

Client: Carol
Scope Of Work: Design and Build,
Product: Interior Design,
Concept Furniture,
Woodwork
Location: Kuala Lumpur, Malaysia



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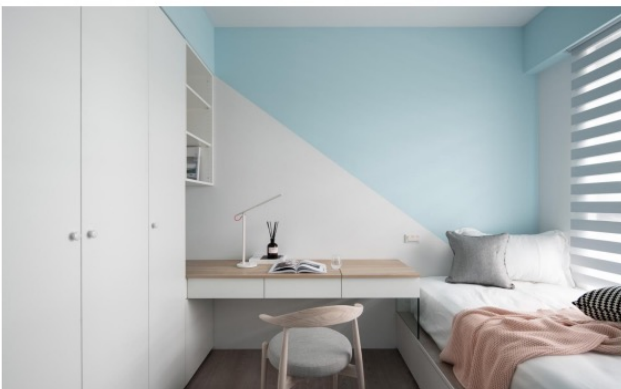
Bangsar Gateway

Client: Rocky
Scope Of Work: Design and Build,
Product: Interior Design,
Wooden Furniture,
Featured wall,
Façade design
Renovation
Location: Bangsar Gateway



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Jess @ Reverville

Client: Jess
Scope Of Work: Design and Build,
Product: Interior Design,
Wooden Furniture,
Featured wall,
Façade design
Renovation
Location: Riverville @ Old
Klang Road



Landed House

Rear Extension

Client: Ms Tang/ Yuki
Scope Of Work: Carpentry,
Wood Customization,
Design and build,
Concept furniture,
Interior Design
Location: Seri Kembangan



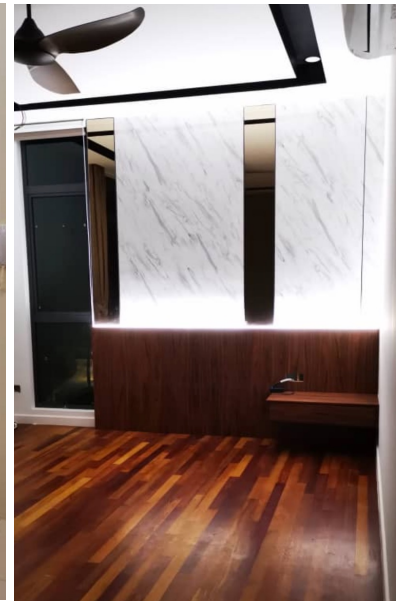
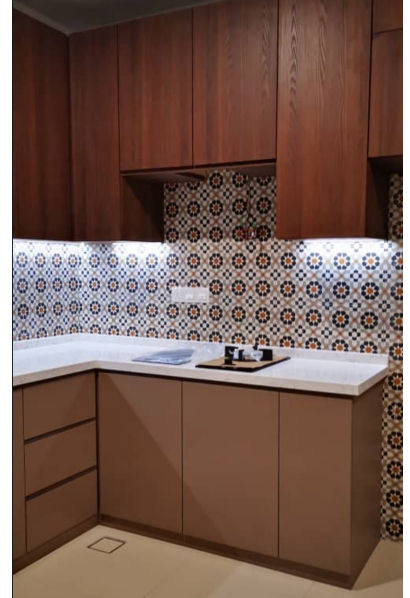
Indegenius.co

Client: Indegenius.co
Area: 2500 sf
Scope Of Work: Interior Design,
Wooden Furniture,
Featured wall,
Façade design
Renovation
Design and build
Location: Seri Kembangan



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Roslin @ Sejati

Scope Of Work:

Interior design, Wood Customization,
Engineering planning,

Location:

Kuala Lumpur, Malaysia



KAIU CONCEPT & CONSTRUCTION SDN BHD ((1323983-K)
1, JALAN A, TAMAN LUCKY,
KUALA LUMPUR 58200
MALAYSIA
+603 - 2733 4592
KAIU.my

Interior Design & Renovations
Façade Design
Façade Engineering
Façade Consultant



Win @ Le Yuan

Scope Of Work:

Interior design, Wood Customization,
Engineering planning, Carpentry,
selection of ID materials



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