



**Incorporated Builders Pte Ltd**

# **THE LEADING EDGE**







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For more than 31 years, Incorporated Builders Pte Ltd has delivered a diverse range of construction related services to clients throughout multiple sectors in the Singapore market, including commercial, industrial, residential, retail, hospitality, and infrastructure. In that time, they have become well known for providing market leading solutions from the briefing and feasibility study right through to project completion.

The company is registered with the BCA (Building and Construction Authority) as Class 1 Licensed Builders for General

Building Works (CW01), Civil Engineering Works (CW02) and Interior Decoration (CR06) in financial grade of A2, B2 and L5 respectively.

Since 1983, Incorporated Builders has continuously expanded to meet the growing demand for their services. Today, the company employs nearly 60 staff members– all working together to achieve their goal of achieving about S\$100 million in annual turnover by delivering extraordinary projects.

“Since Singapore is an open market, there

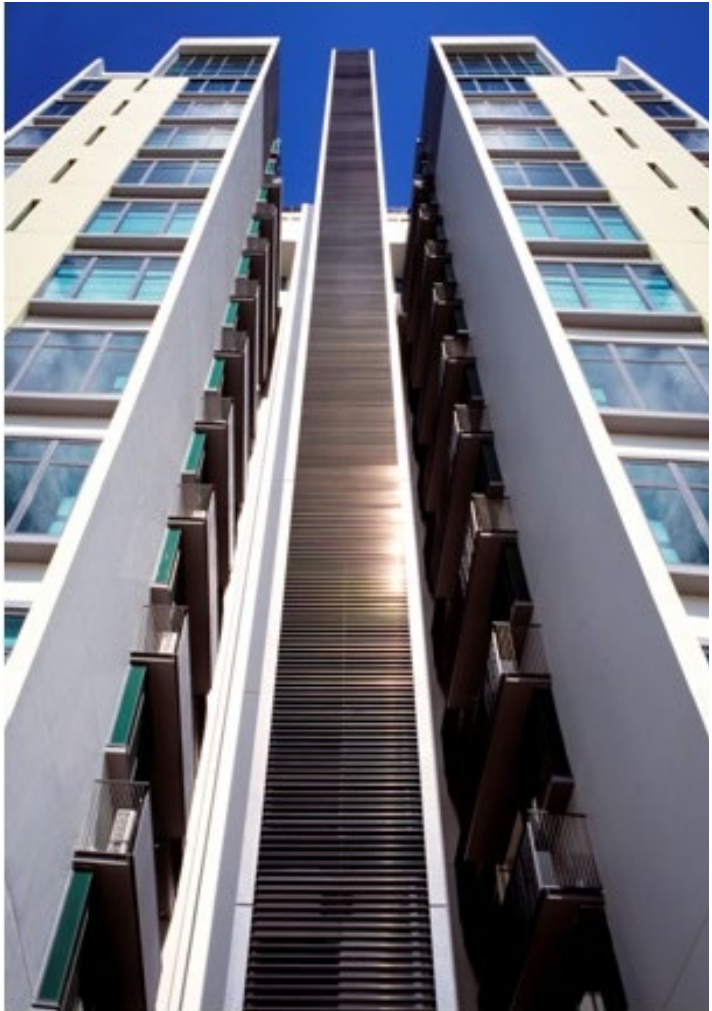
are many companies competing for work here, so we strive to create our own construction niche market,” says the Managing Director and founder, Mr. Daniel Lim. “Our niche is to undertake challenging projects where IB is particularly strong in. We have the technology, know-how and experience to construct challenging buildings rather than just producing ordinary buildings.”

Due to the know-how and experience, Mr. Lim says Incorporated Builders can efficiently deliver “top-down construction” for projects with basements, of which they have

done quite a number.

“For top-down basement construction, we are actually completing the ground floor, then proceeding to excavation below the ground slab for the construction of basement 1 slab. This is repeated for basement levels 2 and 3 and so forth,” he explains. “This method of construction has been done before by some bigger companies, but it’s within our capabilities to offer this service at a much competitive cost.”

A key component to the company’s success in completing these challenging projects







is their stringent quality control measures. Incorporated Builders employs highly qualified engineers who ensure that each project meets its high quality standards. The company is also in the process of implementing the BIM (Building Information Management) system, which will allow them to create three-dimensional models of their buildings to simulate any potential conflicts or discrepancies between the architectural, structural and M&E services.

“This allows us to solve the problems before we start constructing the building,

which means there are less mistakes and less issues,” says Mr. Lim. “Additionally, we also participate in CONQUAS (Construction Quality Assessment System), which is a BCA quality certification for building construction that allows us to further assess the quality of our works.”

Mr. Lim also credits the company’s ability to excel in challenging construction projects to the supports from the suppliers and sub-contractors, and for facilitating Incorporated Builders’ natural growth throughout the years.

15 Kaki Bukit Road  
4#01-48 Bartley Biz Centre  
Singapore 417808  
GST Rego No : 200102752C  
Email :chaosheng@singnet.com.sg

📞 67484551

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“Being a builder in the Singapore market, you need full support from your suppliers and subcontractors to succeed,” he says. “We are very fortunate to have support from both our suppliers and subcontractors. They work together with us hand-in-hand to deliver quality projects on time and on budget. Without their support, it would be very tough for us to meet these standards.”

LEADERS IN SUSTAINABILITY

Incorporated Builders’ penchant for constructing “out of the ordinary” buildings has

garnered a great deal of industry recognition. Their recently completed projects Interpol Global Complex and Temasek Poly South Wing 2 are prime examples of what the company is capable of, both achieving BCA Green Mark Platinum. In addition, the Interpol Global Complex project also attains the LEED (Leadership in Energy and Environmental Design) Platinum award.

The BCA Green Mark Scheme has four categories in which buildings are rated for their sustainability initiatives: Green Mark Certified, Green Mark Gold, Green Mark

Gold Plus and Green Mark Platinum – the highest and most demanding of the categories.

“In order to achieve Green Mark Platinum for the buildings, there is quite a number of things we need to take care of,” Mr. Lim explains. “For example, the materials we use need to carry certain certifications and must be environmentally-friendly, green concrete, recycle materials, the air conditioning system must be energy efficient, the windows must be heat resistant so there’s less heat coming in to the building, and so forth.”

“LEED Platinum is even more stringent,” he adds. “With LEED Platinum, the construction materials must not only to be of ‘green product’ type, most of the materials must also be acquired within a five hundred mile radius of the construction site in order to reduce the long distance transportation of materials and, subsequently, reducing the carbon emissions.”

“The LEED Platinum award also requires that all disposable materials be sent to a refuse collection company so that a certain percentage of the waste can be recycled. Pro-



SinDa Construction & Trading Pte Ltd

鑫达建筑与贸易有限公司

801 Lorong 7 Toa Payoh  
Wearnes Building, #05-03, Singapore 319319  
T: +65 6356 8853 E: enquiry@sinda.sg

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-vision of rainwater storage tank to collect rainwater for toilet flushing and irrigation, bio-retention basin to treat the storm water run-off before discharging to public drains, etc. Besides, there is also a requirement for green power usage as well, and photovoltaic panels are installed on the roof to harness solar energy is inevitable. In addition, the completed building is to undergo indoor air quality flush-out (or air-purging) so as to ensure the indoor air quality is achieved before the building is handed over to the Owner.”

In addition to their Green Mark Platinum

and LEED Platinum awards, in 2014, Incorporated Builders also received the BCA Green and Gracious Builder Award (Merit). This accolade is different from the previous two in that it raises the environmental consciousness and professionalism of builders, and also a bench mark of a builder’s corporate social responsibility to the environment and the general public. These include green technologies and methods that builders use to reduce, reuse, recycle, save energy and reduce water consumption at construction site. It also illustrates the gracious practices



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T : 6342 1257 (Singapore)  
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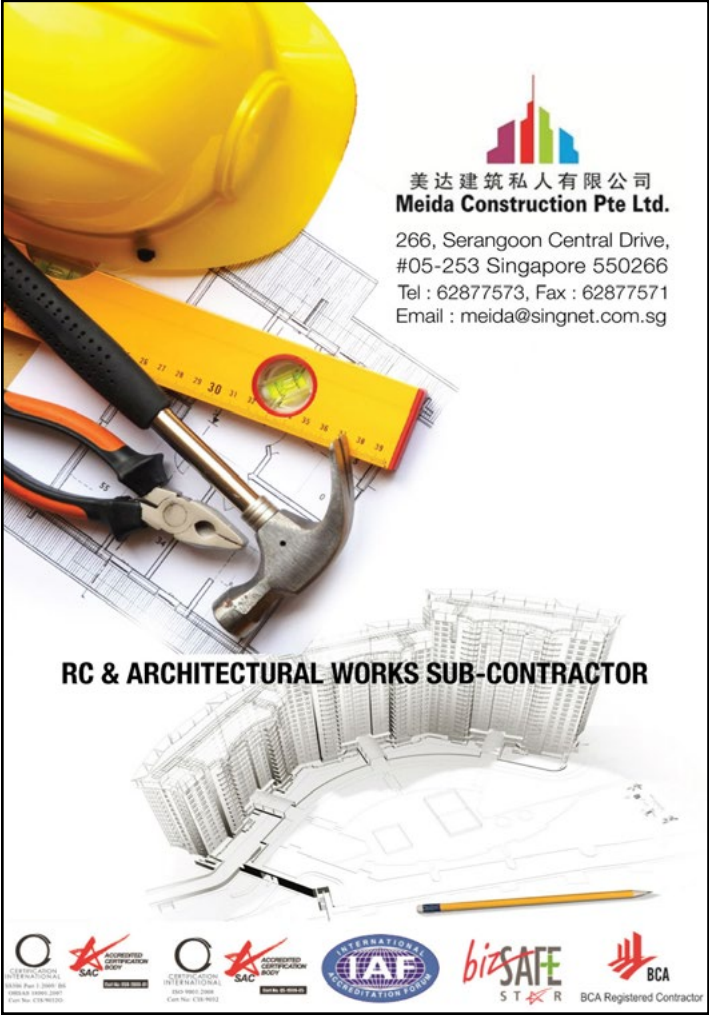
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美达建筑私人有限公司  
**Meida Construction Pte Ltd.**  
266, Serangoon Central Drive,  
#05-253 Singapore 550266  
Tel : 62877573, Fax : 62877571  
Email : meida@singnet.com.sg

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1, BUKIT BATOK CRESCENT  
#06-15, WCEGA PLAZA  
Singapore 658064

+65 65671850  
seaeverpl@yahoo.com.sg





to enhance public communications and safety, noise reduction and manpower management.

“Meeting the standards for these awards was quite a challenge, but we learned a lot from these experiences,” says Mr. Lim. “Plus, the awards give us an edge over our competitors, because they show that we can carry out these challenging projects with the environmental consciousness in mind, thereby minimising environmental impact to the surrounding in the process of our construction activities. We look forward to accepting more challenging projects like this in the near future in which we can deploy our expertise to the fullest.”

Having firmly established their reputation as a high

quality builder, Mr. Lim reveals that the company is now transitioning towards building developments in order to further diversify their services.

“Moving toward, the development side of the business will give us an even greater edge against our competitors,” he says. “It’s our target to be both the developer as well as the builder for our projects in the next five years or so, and we will be looking for opportunities to develop more quality and green buildings. This is a way we do our part for the environment.”





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