



Company introduction

Building works, refurbishment and maintenance

Kota Kinabalu, Sabah | Established 2004



OUM Learning Centre, Kota Kinabalu — a PA refurbishment project.

SEPTEMBER 2026 • REVISION 1.5

Company overview

Pembinaan Amaris is a Sabah-based Bumiputera construction business established in 2004, with experience in building refurbishment, civil works, structural repairs and building services.

From our base in Inanam, Kota Kinabalu, we undertake work for government agencies, educational institutions and private-sector clients. Our project record includes hotels, offices, telecommunications facilities, residential buildings and campus infrastructure in Sabah and Labuan.

The business is led by sole proprietor and project manager Dennison R Indang. Site supervision, administration and material control support a field team covering general construction, skilled trades, electrical and air-conditioning work.

Company at a glance	Details
Business name	Pembinaan Amaris
Established	2004
Business structure	Sole proprietorship
Principal	Dennison R Indang
Base	Inanam, Kota Kinabalu, Sabah
CIDB registration	G2 • B, CE and ME
PUKONSA registration	Class E

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Our services

Our experience covers the repair and renewal of existing buildings, together with civil works and associated building systems.

Building refurbishment and finishes

Repainting, surface preparation, roof finishes, ceiling replacement, tiling and office renovation. Projects include the OUM Learning Centre, Raia Hotel and TEKUN offices in Kota Kinabalu.

Structural repair and strengthening

Repair of spalled concrete, treatment of exposed reinforcement, reinstatement of damaged surfaces and installation of strengthening members to project engineering requirements. The MSC Kolombong project is a featured example.

Waterproofing and leak repairs

Roof and gutter waterproofing, treatment of junctions and outlets, and polyurethane injection works. Our project record includes hotel, shopping-mall and institutional buildings.

Water supply and building services

Water tanks, pumps, associated pipework, sanitary pipe replacement and selected air-conditioning and fire-system works, according to the specified project scope.

Civil and external works

Gravel roads, drainage repairs, fencing, concrete bases and associated infrastructure. Past clients include district offices, universities and government departments.

Project coordination

We coordinate site activities, materials, specialist inputs, progress reporting and handover documentation around the requirements of each appointment. The detailed work scope and applicable registrations are matched to the project before mobilisation.

Registrations summary

Key registrations and certificate expiry dates are summarised below for ease of reference.

Registration	Grade or status	Expiry
CIDB PPK 0120090428-SB123246	G2 • B, CE, ME Status on certificate: Aktif	11 Sep 2028
CIDB SPKK 0120090428-SB123246	G2 • B, CE, ME	11 Sep 2028
Sijil Taraf Bumiputera 0120090428-SB123246	G2 • B, CE, ME	11 Sep 2028
PUKONSA KEW:600-1/1/11387	Class E	9 Apr 2027
DBKK trading licence Licence 873606	Pembinaan Amaris	31 Dec 2026
Tax Compliance Certificate Sole proprietor: Dennison R Indang	Status on certificate: Patuh	31 Dec 2026

CIDB specialisations

Category	Codes shown on PPK certificate
B • Building	B04, B07, B08, B10, B11, B12, B13, B14, B15, B18, B24
CE • Civil engineering	CE01, CE11, CE20, CE21, CE32
ME • Mechanical and electrical	M01, M02, M15

The expiry dates above are those stated in the certificates held for this September 2026 edition. Full certificates and relevant registration conditions can be supplied for project-specific review.

Leadership

Dennison R Indang

Sole Proprietor and Project Manager

Dennison leads Pembinaan Amaris and brings a background in site supervision and project management. He holds a BEng with Honours in Chemical Engineering from UMIST, United Kingdom.

His construction experience includes commercial developments, institutional buildings and infrastructure works. At PA, his role provides the connection between client requirements, site coordination and business management.

Professional background

Organisation	Role and experience
Pembinaan Amaris	Manager since August 2008; sole proprietor and project manager.
Spurwin Quarry Sdn Bhd	Project Manager, 2009–2011. Experience on the Toh Puan Hajjah Rahmah residential school and Baitul Ehsan complex projects in Kinarut.
Rayzamas Jaya Sdn Bhd / Inanam Properties Sdn Bhd	Assistant Project Manager roles involving Putera Perdana Phase 2A and an Inanam commercial development.
RDS Bina Sdn Bhd	Site Supervisor and Senior Site Supervisor, 2006–2008. Experience on KK Times Square Phase I and Karamunsing Capital.

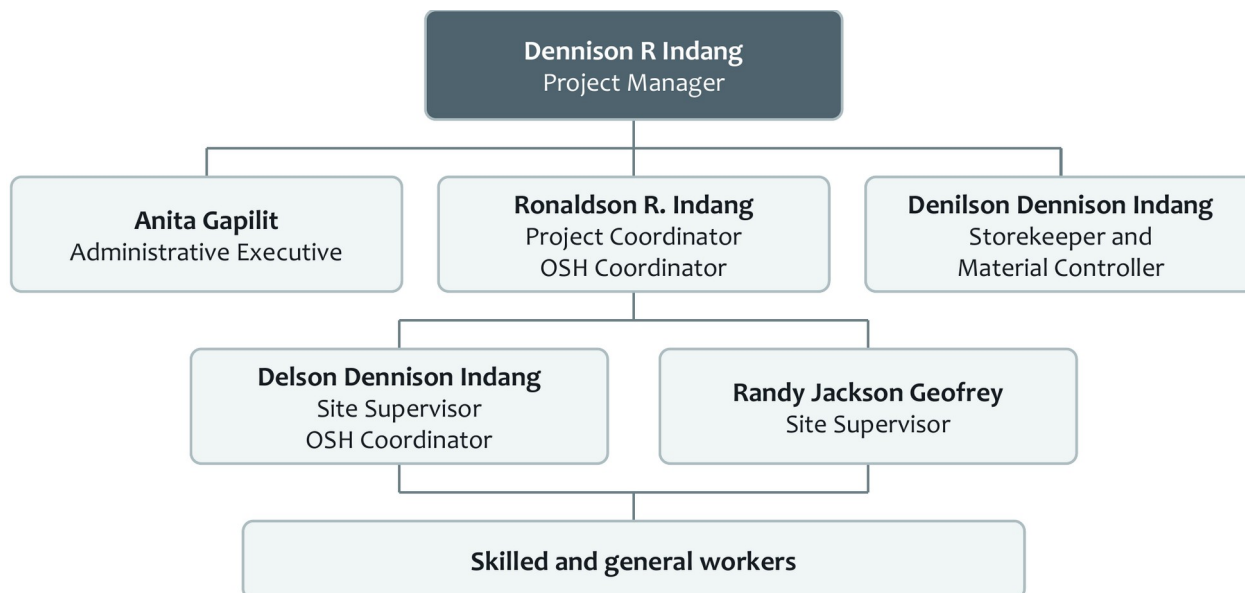
The earlier employment experience above relates to Dennison's individual career with the named organisations. PA's own project experience is presented separately on pages 8–12.

Technical development

Training records include waterproofing treatment and industrial flooring, water-supply systems, electrical wiring, project management and contractor development. These complement practical experience in coordinating building and infrastructure works.

Organisation chart

A defined management and site structure supports the planning and execution of our work.



Site organisation

Project supervision is supported by site supervisors, administration and material control. Ronaldson R. Indang and Delson Dennison Indang also provide Occupational Safety and Health Coordinator (OSHc) support. Skilled and general workers support site execution.

Specialist coordination

Where a project requires specialist design, inspection or installation input, that role is coordinated with the relevant project parties. For example, the CelcomDigi structural works report identifies a professional engineering consultant alongside PA's site team.

Clear project contacts

The site supervision and reporting arrangements are set out for each project so that the client has identified contacts for progress, technical coordination and administration.

Team structure updated September 2026.

Project delivery

Our recent project records show how planning, site supervision and reporting support the physical work.

Stage	Examples from PA project records
Plan and coordinate	Work programmes, scope schedules and coordination of access, materials and specialist requirements.
Prepare the site	Site protection, scaffolding and working platforms where required; project risk assessments and insurance records.
Execute and report	Site diaries, weekly progress reports, photographs and records of material submissions.
Inspect and complete	Finishing checks, rectification, cleaning, and relevant testing or engineering inspection.
Document handover	Project reports, completion photographs, warranty documents and handover correspondence.

Evidence in practice

The OUM refurbishment record brings together site diaries, material documentation, photographs and handover correspondence. Raia Package 3 records access arrangements, ceiling installation, bird-proofing and site clearance. CelcomDigi records structural repair and strengthening with engineering coordination.

Completion and closeout

Physical progress, inspection, client confirmation and commercial closeout are tracked as separate steps. Completion of site works is recorded alongside any remaining certification, defects or final-account actions.

OUM Learning Centre

Building refurbishment and roof works in Kota Kinabalu



OUM Learning Centre, Kota Kinabalu.



Roof finish shown in the project report.

Project particulars	Details
Client / project management	Meteor Properties Sdn Bhd
Original contract value	RM258,000.00
Commencement	2 May 2026
Original contract completion	10 July 2026, as stated in the letter of award

Scope delivered

Painting, building repairs, roof finishes and related refurbishment works at the Open University Malaysia Learning Centre. The report documents roof screw and sealant work, junction treatments, parapet repairs and painting, waterproofing, localised tiling and ceiling repairs.

Project documentation

The handover record includes before, during and after photographs, site diaries, material documentation and warranty correspondence. Waterproofing test photographs provide a record of the work before closeout.

A coordinated refurbishment covering roof protection, building repairs and refreshed finishes for the learning centre.

Raia Hotel Kota Kinabalu

Package 3 rooftop ceiling repairs at Bayu Café



Raia Hotel: completed-work photograph in the final report.



Ceiling work photographed during the project.

Project particulars	Details
Client	UJ Hotels & Resorts Management Services Sdn Bhd
Original contract value	RM270,000.00
Commencement	14 January 2026
Original contract completion	8 April 2026, as stated in the letter of award

Scope delivered

Removal of the damaged rooftop ceiling system, installation of new framework and ceiling panels, finishing and making good. The scope also included bird-proof mesh at roof eaves and perimeter areas.

Access and execution

The works required scaffolding and working platforms at rooftop level, with protection measures and staged access to roof edges and difficult areas. The final report records completion of the ceiling and bird-proofing work, removal of scaffolding and site clearance.

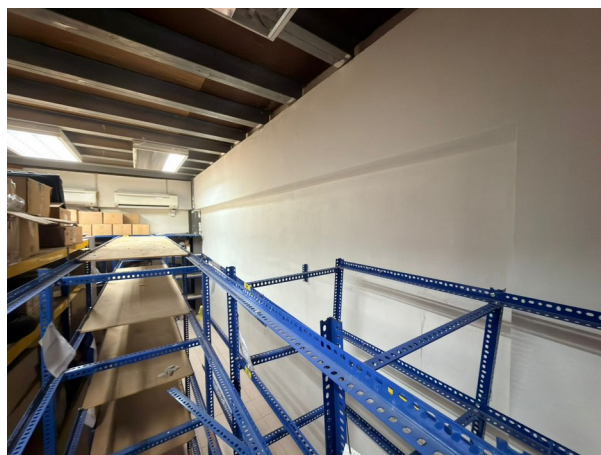
Completed ceiling replacement and bird-proofing works, supported by finishing, making good and site clearance.

MSC Kolombong

Structural repair and strengthening for CelcomDigi



MSC Kolombong: completed-work photograph in the final report.



Reinstated internal surfaces shown in the completed-work section.

Project particulars	Details
Client	CelcomDigi Telecommunications Sdn Bhd
Location	MSC Kolombong, Kota Kinabalu
Contract value in company project schedule	RM230,000.00

Scope delivered

Repair of spalled concrete at columns and beams, removal of defective material, treatment of exposed reinforcement and reinstatement with repair mortar. Strengthening works included additional steel I-beam columns, endplates, anchoring, alignment and corrosion protection.

Engineering coordination

The project report describes strengthening drawings and professional engineering input, together with inspection and verification. Associated works included reinstatement of battery caging, air-conditioning pipework and CCTV cabling.

This project demonstrates PA's experience in coordinating structural works with existing building services and specialist engineering requirements.

UMS Labuan water systems

Tanks and pumps for the Alpha and Beta residential colleges



Water tanks photographed in the project progress report.



Concrete base works photographed during the project.

Project particulars	Details
Client	Universiti Malaysia Sabah
Location	Kampus Antarabangsa Labuan
Contract reference	UMSL BEN/S2/2023 (09)
Original contract value	RM595,555.00
Commencement	6 December 2023

Contract scope

Supply, installation and commissioning of tanks and pumps for the Alpha and Beta residential colleges. The project records identify Pembinaan Amaris as the main contractor and include tank delivery, installation activity and associated civil and structural works.

Experience represented

The photographs document the tanks and associated reinforced concrete base works. The project brings together water-system installation, logistics and supporting construction works at a university campus.

Coordinated tank installation and associated civil works for university residential facilities.

Wider project experience

PA's project record extends across education, public facilities, commercial property and external infrastructure.

No.	Project	Client	Start date	Completion date	Value (RM)
1	Raia Hotel compound wall repairs	UJ Hotels & Resorts Management Services Sdn Bhd	14.01.2026	11.02.2026	68,000.00
2	40 artificial reef units, Serusup, Tuaran	Pejabat Perikanan Sabah	14.05.2025	02.09.2025	480,800.00
3	TEKUN Sabah and Kota Kinabalu office refurbishment	TEKUN Nasional	22.01.2024	11.03.2024	276,994.10
4	Water and sanitary-system maintenance, IPG Kampus Gaya	Institut Pendidikan Guru Kampus Gaya	22.03.2023	14.06.2023	464,000.00
5	X-ray building construction, Klinik Kesihatan Menggatal	Pejabat Kesihatan Kawasan Kota Kinabalu	20.07.2022	11.10.2022	279,500.00

These completed projects demonstrate Pembinaan Amaris's experience across education, public facilities, commercial property and infrastructure works.

Relevant experience for each enquiry

We can provide the project records most relevant to the proposed work, including appointment documents, technical reports and available completion evidence. This allows the client to assess comparable scope and delivery experience.

Plant and resources

Our equipment register includes transport, excavation, concrete-work equipment, access systems and tools for building and services work.

Resource group	Selected equipment in the register
Vehicles and excavation	Nissan Navara; Nissan Vanette; Nissan Serena; Isuzu NPR75UHKH tipper; ZAXIS ZX-35U.
Concrete and ground works	Plate compactor; concrete mixer; two vibrator pokers; bar-bending machine.
Access and fabrication	100 GI scaffolding sets with accessories; two welding sets.
Power and water	Diesel generator; two Robin-engine water pumps; two 2.5 hp air compressors.
Building and installation tools	Corded and cordless drills; two jackhammers; grinders; two pipe-threading machines; PPR pipe equipment; circular saw; jet sprays.

Ownership and deployment

All vehicles, excavation machinery and equipment are fully owned by Pembinaan Amaris. Deployment is planned around the work scope, site access and the equipment required for each activity.

Material control

A designated storekeeper and material controller supports the project team. Recent project records include delivery documentation and material submissions, providing a reference for the items supplied and installed.

Specialist resources

Specialist access, engineering or installation requirements are coordinated for the individual project. Equipment availability is confirmed when planning mobilisation.

Equipment information updated September 2026.

Contact Pembinaan Amaris

For building works, refurbishment, repairs and maintenance enquiries, please contact our project manager.



Dennison R Indang

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Correspondence

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Discuss your project

Please share the project location, proposed scope, drawings or photographs, intended programme and any submission requirements. These details help us assess the work and prepare a relevant response.

Supporting registrations and project records are available for review in connection with a specific enquiry.

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