

Neilman Ahdhiapradana – Deputy Project Manager

Qualification Bachelor of Architecture awarded Cum Laude
Department of Civil Engineering and Planning
 Institute Technology of Bandung (ITB)
 Bandung, 2005

Date of Birth 31th December 1982

Special Field of Competence

- 14 Years professional experiences in Project Management, Safety, and Constructions (High-rise, Low-rise, Commercial, Industrial, Modern Warehouse, Manufactur, & Utilities).

Experience

2018 – 2019

Deputy Project Manager **PT. Ciputra Citra Trisula (CIPUTRA PROPERTY)**

Deputy Project Manager level in Ciputra Subholding III (Ciputra Property) however somehow equal to Project Manager or Senior Project Manager level in most private / other companies in Indonesia. Deputy PM shall responsible to the overall project management process in the project given by the Owner.

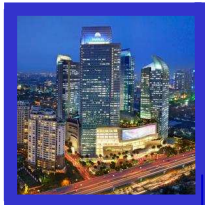
Deputy Project Manager for the following
Developing of Commercial Buildings (High rise and business center) projects:

- **Citra Landmark Apartments Jakarta (Business Center & Apartment, comprises 11 towers – green field) – Ciracas Raya St., East Jakarta**
 - Marketing temporary Office
 - Marketing Gallery
 - Business center
 - Apartments

2013 – 2018

Senior Architect & Project Manager Assistant **PT. Ciputra Adigraha (CIPUTRA PROPERTY)**

Project Manager Assistant on behalf of owner at Ciputra World Jakarta I: A super block built by PT Ciputra Property TBK, a subsidiary of The Ciputra Group. Standing on a land area 5.5 hectares,



comprises of 14 floors commercial podium with 7 storeys retail managed by Korean retailer, Lotte, and 3 storeys Ciputra Artpreneur Centre including Museum, Exhibition hall, Theatre and art Gallery; 40 floors DBS office towers; 48 floors 5 stars Ascott serviced apartment; and 53+ floors 5 stars Raffles Hotel and Raffles Residences Jakarta. Having responsibility on project management; construction, security, and safety management; engineering and all design aspects of the project; and the construction closing phases.

At the early stage joining the company I was responsible to deliver the Raffles Ballroom, some of the public areas and along its service areas from scratch within around 3 - 4 months' time to catching up the event for the owner Ir. Ciputra's special "60th Years Wedding Anniversary" held on August 2014 as well as publicly introduce Raffles Hotel "Dian Ballroom" the most prestigious venue in Jakarta. All the works were done in time.

The Ciputra World Jakarta I project has won "Asia Pacific Property Awards 2014 – 2015" for mixed use and retail category.

Always interested in art, I enjoy contributing perfection on the smallest details during construction of the art aspects in the building mostly influenced by Indonesian famous artist Hendra Gunawan. I continue to believe that Ciputra World Jakarta is not only a mixed used building, but it is having a soul.

Project Manager Assistant for the following **Developing of Commercial Buildings (High rise and super blocks)** projects:

- **Raffles Tower Jakarta (Raffles Club / Executive lounge L 12 at Raffles Luxury Hotel) - Mega Kuningan Kav. 3-5, South Jakarta**
- **Ciputra World I Jakarta (Office, Super Mall, Apartment, Museum, Auditorium, Ballroom, 6 stars Hotel) - Mega Kuningan Kav. 3-5, South Jakarta**
 - Ciputra World I - Jakarta (brown field: Project, Design, and Construction management)
 - LOTTE shopping avenue Mall
 - DBS Office tower
 - ASCOTT service apartment



- Raffles Luxury Hotel, Ballroom & meeting rooms
- Raffles Premium Residence
- Ciputra Artpreneur - Art Museum
- Ciputra Artpreneur - Theatre

All the above projects were:

Project Management and Construction

Responsible for execution of activities which comprises to the following:

Pre-construction stages

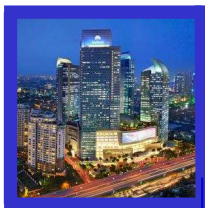
- Terms of Reference identification
- Survey and Site Identification
- Review design, specifications and other technical documents
- Review tender document
- Review tender packages
- Preparing master schedule, milestone, and target completion (Schedule Planning / Program)
- Design management
- Minimize design changes and revision
- Direct Report to Associate Director and occasional report to Director

Construction stages

- Review the proposed contractors schedule and documents
- Construction management
- Project Quality Control system and Assurance
- Reporting system (daily, weekly, monthly)
- Check the progress and contractors claim
- Minimize the occurrences of additional works

Post Construction stages

- Review contractors hand over documents
- Oversee the defect corrective action and prepare final quality report
- Prepare lesson learned for internal
- Report to the stakeholders



2008 – 2013

**Project Manager, Sr.
PT. FABS Indonesia**

Project Manager on behalf of Project Management at PT FABS Indonesia: A Project Management company services both as an integrated part of Design and Construction. The company also provides Professional Independent Consultancy services. A collaborative Project Management, client business and outcome focused become the main objective to present to clients.

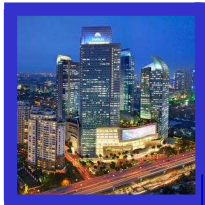
During this period, I traversed successfully between the 3 (three) company's Business Units: Fit-Out, Facility Management and Industrial; within the latter I develop an in-depth knowledge on high standard of quality-safety-health-environment in food and beverage industry.

Focusing on bringing control, accountability and time management on each projects, I contribute to the company operation and competitiveness by maintaining strategic plans while function as top-level contact to assist client in determining best solutions.

Project Manager for the following **Industrial** projects:

▪ **Coca Cola Amatil Indonesia**

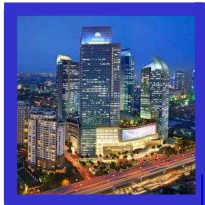
- Surabaya New CSD Line (brown field: machinery dismantling, building demolition, rebuild / civil works, mechanical – electrical works, old tanks and silo dismantling works, new tank & silo installation works, machinery installation)
- Surabaya New Mineral water Line (brown field: machinery dismantling, building demolition, rebuild / civil works, mechanical – electrical works, fire alarm works, machinery installation)
- Surabaya New MM Fresh line (brown field: machinery dismantling, building demolition, rebuild / civil works, mechanical – electrical works, machinery installation)
- Medan New Warehouse 10,000m² warehouse, overall refurbishment area up to 19,000m²; total established area 16,000m² (brown field: building demolition, rebuild / civil works, mechanical – electrical works, A complete firefighting system works,



landscape works, lifting machinery installation)

Project Manager for the following ***Fitting-out*** projects:

- **EMC² IT Management Office**
 - Standard Chartered Building 17th floor
- **Commonwealth Bank – National Area (All area)**
 - Head Office Wisma Metropolitan II Jakarta
 - Head Office Graha Inti Fauzi Jakarta
 - *Quality advisor and auditor All Commonwealth bank branches and cash offices and head offices in Indonesia*
 - *All Façade and ATM Rebranding All Commonwealth Bank Branches in Indonesia and head office WM II Jakarta at 2008*
 - *All ATM Security system and control*
 - *All Bank restricted area access control*
 - Security Deposit Box protection control
- **Societe Generale Consumer Finance - France**
 - Fit out at Kelapa Gading Jakarta
 - Fit out at Wisma Pondok Indah II Jakarta
 - All Restricted area security system and access control projects
 - Local Firefighting system upgrade at server room
- **Amadeus the Cafe**
 - fX lifestyle building Sudirman, Jakarta
 - Grand Indonesia, Jakarta
- **Burger King**
 - BSD City, Tangerang
 - Plaza Blok M, Jakarta
- **Domino's Pizza**
 - BSD City, Tangerang
 - Plaza Blok M, Jakarta
 - Emporium Pluit, Jakarta
- **HSBC St Morris**
 - ATM and Cash Office booth at St Morris apartment, Jakarta – West area
 - Security system and access control
- **HSBC Taroggong, Plaza Semanggi, Kelapa Gading Mall 3, and WTC**
 - ATM Rebranding



- ATM security system and control

- **ENI Indonesia (AGIP Oil Company)**

- Security and building safety upgrade, Anti-bomb blast safety reinforced wires installation

Project Manager for the following **Preventive Maintenance** projects:

- **Commonwealth Bank – National Area (All Area)**

- All area / 120 locations (Head Office, branch, and cash office)
- Security system and access control
- Firefighting system
- Civil, Mechanical, and Electrical preventive maintenance

- **HSBC expats housing (All Directors & President Director)**

- President director, All director and senior Manager houses in Indonesia (15 locations)
- Security system and access control
- Firefighting system
- Civil, Mechanical, and Electrical preventive maintenance

- **Coca Cola Amatil Indonesia housing (All Directors & President Director)**

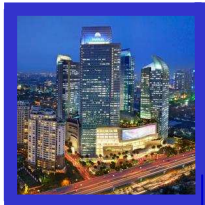
- President Director and All director houses (13 locations)
- Security system and access control
- Firefighting system
- Civil, Mechanical, and Electrical preventive maintenance

- **Amadeus the Cafe**

- President Director house
- All Amadeus Café
- Security system and access control
- Firefighting system
- Civil, Mechanical, and Electrical preventive maintenance

- **Sinclair Knight Merz**

- SKM head office, Talavera building Jakarta
- Security system and access control
- Firefighting system
- Civil, Mechanical, and Electrical preventive maintenance



- **Bank of China (BOC)**
 - Head Office maintenance, Jakarta
 - Security system and access control
 - Firefighting system
 - Civil, Mechanical, and Electrical preventive maintenance
- **First State Investment Indonesia**
 - Head Office maintenance, Jakarta
 - Security system and access control
 - Firefighting system
 - Civil, Mechanical, and Electrical preventive maintenance
- **DHL Slipi Jakarta**
 - Head Office maintenance, Jakarta
 - Security system and access control
 - Firefighting system
 - Civil, Mechanical, and Electrical preventive maintenance

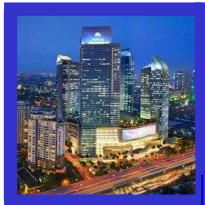
All the above projects were:

Project Management, Design & Construction and Maintenance

Responsible for execution of activities which comprises to the following:

Pre-construction stages

- Terms of Reference identification
- Survey and Site Identification
- Feasibility Study to the TOR and Legal aspects
- Review design, specifications and other technical documents
- Review tender document
- Review tender packages
- Preparing master schedule, milestone, and target completion (Schedule Planning / Program)
- Monitor & control permit process (TPAK, TPKB, TPIB, IMB, SLF)
- Evaluation during tender process, clarification, and negotiations
- Prepare Proposal and Cost Estimation to Owner
- Prepare QSHES Plan (Quality Safety Health and Environment Sustainability Plan)
- Design management
- Budget planning
- Prepare letter of award, review suppliers documents
- Report to the stakeholders
- Direct report to Director and President Director



Construction stages

- Review the proposed contractors schedule and documents
- Construction management
- Project Quality Control system and Assurance
- Reporting system (daily, weekly, monthly)
- Check the progress and contractors claim
- Minimize the occurrences of additional works
- Monitoring and control all variation order
- Check financial account documents

Post Construction stages

- Review hand over documents and report to owner
- Oversee the defect corrective action and prepare final quality report
- Prepare Preventive Maintenance
- Prepare lesson learned for internal
- Report to the stakeholders

Other job desk

- Project Internal Audit
- Construction safety advisor & trainer

Additional Experience:

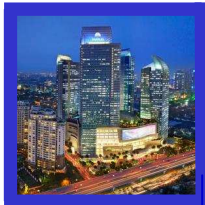
An Expert at **PT Mandiri Maha Daya** as Construction Safety and Health Specialist trainer starting 2013

2008-2008

Project Architect Engineer
PT Jaya Konstruksi Manggala Pratama, Tbk.
Project Construction of East Jakarta City Hall High-rise Office
 (State Own General Contractor)

2007-2008

Project Manager
PT Multiguna Bangunjaya
Project Management, Design & Construction
 (Private Own General Contractor)



2005-2007

Site Manager - Project Manager

PT Central Chandra Raya

42 Ha of Housing projects

Project Management, Design & Construction

(Private Own Developer)

Formerly recruited as Site Manager on behalf of owner at PT Central Candra Raya at the first year and as Project Manager thereafter: A young property developer founded in Bandung city, specialized in housing development; the project was now named La Palma Residence, which name formerly labeled as Pesona Selabintana Residence in the city of Sukabumi. Standing on a land area of 42 hectares, located directly connected to Selabintana main street and Sukabumi toll road access plan. The area was formerly designed to be a part of tourism purposes and business instead of just housing.

The project was starting from green field and I was given the responsibility to manage starting from the feasibility studies, land acquisition, design and planning phase; execution phase; marketing strategy phase; until the operational phase. The first stage was successfully accomplished and it was a very challenging experience with many ups and downs.

The project taught me a lot of new experience in the perspective of facing people and culture. To counter local resistances to a project in a new land is somehow an issue which commonly occurred on most of projects. Commonly, most of people are afraid of changes, and to blend in with the indigenous is always a challenge to be conquered.

2002-2005, 2007

Architect / design and built

(Self employed: build houses, Tje Fuk Cosmetic and soap factory, TOYOTA exhibitions, BSD Taman Techno Warehouse. etc.)



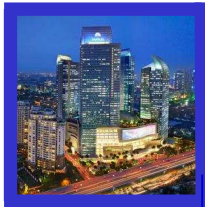
Technical Summary

Applications

- Primavera
- Microsoft Project
- Microsoft Office (Word, Excell, Photo Editor)
- Microsoft Power Point
- AutoCAD 2000-2012
- ArchiCAD 14 (& families)
- Adobe Photoshop
- Corel Draw
- Adobe Flash
- Swish Max
- Sketch-up

Certifications

- **SKA Arsitek: Madya** – Lembaga Pengembangan Jasa Konstruksi – Reg: 1.1.101.2.142.04.1940130 (**Expert in Architecture** – Construction Services Development Board of Indonesia – Credential ID: 1.1.101.2.142.04.1940130)
- **SKA Manajemen Proyek: Madya** - Lembaga Pengembangan Jasa Konstruksi – Reg: 1.6.602.2.142.04.1940130 (**Expert in Project Management** – Construction Services Development Board of Indonesia – Credential ID: 1.6.602.2.142.04.1940130)
- **SKA Perencanaan Wilayah dan Kota: Madya** - Lembaga Pengembangan Jasa Konstruksi – Reg: 1.5.502.2.142.04.1940130 (**Expert in Regional and City Planning** – Construction Services Development Board of Indonesia – Credential ID: 1.5.502.2.142.04.1940130)
- **Comprehensive Project Management** – Project Management Institute training certificate
- **PMP tutorial supplementary** – Project Management Institute training certificate
- **SKA Ahli K3 Konstruksi: Muda** – Dirjen Kementrian Tenaga Kerja dan Transmigrasi Republik Indonesia – reg: 4270/AMK3/vi/2012-PO (**Expert of Construction OSH / Construction Safety and Healthy** – Directorat General of Labor Inspection Development of Ministry of Manpower and Transmigration – Credential ID: 4270/AMK3/vi/2012-PO)
- **K3 Listrik** – Dirjen Kementrian Tenaga Kerja dan Transmigrasi Republik Indonesia – reg: 4663/TK3-LIST/III/2013-PO (**Electrician OSH** – Directorat General of Labor Inspection Development of Ministry of Manpower and Transmigration – Credential ID: 4663/TK3-LIST/III/2013-PO)
- **Scaffold Inspector OSH** – Directorat General of Labor Inspection Development of Ministry of Manpower and Transmigration – Credential ID: 051/DJPPK/2011
- **ISO 9001-2008 training Certificate** – Premysis Consulting



Knowledge

- Project Management (Residential, High-rise, Superblock/ mix use, Food and beverages industry, Cosmetics and sanitary industry, Factories, modern warehouse, fit outs, Theatre, Auditoriums, etc.)
- Construction Management
- Situational Leadership II (Ken Blanchard)
- ISO 9001-2008, ISO 14000
- OHSAS 18001
- Construction Safety Legal aspect
- Safety, Health, and Environmental sustainability Management
- QSHE Plan, HIRADC & JSA
- Property Management
- Facility Management
- Risk Management
- Fatigue Management
- Quality Management and Assurance
- Environmental Sustainable Architecture
- NFPA Firefighting, AUS Security and Access control std. system
- Mix used Building (High rise & Low rise buildings)
- Toastmasters - CITRABAT

Foreign Language Competency

- English – EF advanced level
- Japanese
- Chinese (in course)



Educational Background

- Under graduate from Institute Technology of Bandung (ITB), Indonesia, 2001-2005, graduated Cum Laude with GPA 3.55 scale 4, from the Dept. of Architecture, Faculty of Civil Engineering and Planning
- High school from SMA Negeri 3 Bandung, Indonesia, 1998-2001
- Junior High school from JOSAI Chugakko, SAGA prefecture Japan, 1996-1998
- Junior High school from SMP Negeri 2 Bandung, Indonesia, 1994-1996
- Primary school from SDN Arcamanik Endah Bandung, Indonesia, 1989-1991 and 1992-1994
- Primary school from Heatley Primary school, Townsville, Australia, 1991-1991

Organization Experiences

- APUD (Asia Pasific Urban Designers) Association, 2019
- Green Citarum Environmental Foundation, 2004 – now
- Indonesian Shooting and Hunting Organization, PERBAKIN, 2005 - now
- *Shorinji Kempo* martial arts, 1998 – now
- Boy scout, 1994 – 1998

Contact Addresses

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