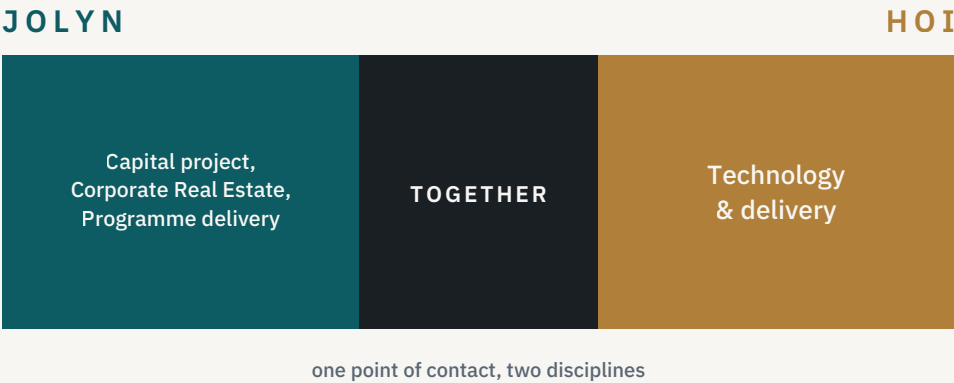


Owner's representation for corporate real estate, with the **technology design** built in from day one.

Most corporate real estate advisers cannot speak IT. Most IT designers cannot run a capital project or sit across the table from a landlord. We do both, so there is no gap between the property decision and the technology decision.



JOLYN

Owner's representation
& programme delivery

- Site selection, transaction management, lease negotiation
- Portfolio planning and workplace strategy
- Feasibility studies and technical due diligence
- Regulatory approvals, code compliance, government relations
- Design management and multi-disciplinary coordination
- Single point of contact between owner and every vendor
- APAC market depth: China, Taiwan, Southeast Asia

TOGETHER

Two disciplines,
one process

- Programme, cost and quality control
- RFP, tendering and bid control
- Negotiation and quotation
- Risk management and contingency planning
- Procurement, logistics and supply chain
- Vendor and contractor management
- Translating complexity for decision-makers
- Data centre projects, from strategy to build

HOI

ICT design
& technical delivery

- ICT infrastructure design: cabling, containment, comms rooms
- Transits, network, switch, wireless and rack architecture, Bill of Materials
- Data centre and lab design, patch schedules, build and operations
- BMS, CCTV, access control, AV and VoIP data requirements captured into the ICT design pack, coordinated with each specialist
- Technical procurement, vendor evaluation, lead-time management
- Option comparisons and cost models across design scenarios, so decision-makers have the facts and figures to make the call
- Witness testing, site audits, QA and handover documentation

WHY FRONT-LOAD
CRE + ICT TOGETHER

Every commercial building is an intelligent building now, so the property decision and the technology decision are integral to each other. Corporate real estate sets the programme and the capital budget; ICT sets the distribution design and capacity of the building's network. Technologies have IP-converged, from WiFi, AV and VoIP to security, BMS and IoT. IT spending is rising: Gartner has revised its 2026 forecast up four times this year, to \$6.37 trillion. Factor it into the capital budget early and fewer surprises land later.

01

Strategy & Feasibility

Site selection, feasibility, technical due diligence, portfolio and workplace strategy, capacity planning.

02

Design Management & ICT Design

Multi-disciplinary coordination, ICT infrastructure design, building systems integration.

03

Procurement & Commercial

RFP and tender, bid control, quotation, negotiation, contract administration, logistics.

04

Delivery & Programme Control

Programme, cost, quality, risk and contingency, approvals, vendor and contractor management.

05

Handover & Operations

Commissioning, witness testing, audits, snagging, QA, documentation, transition to operations.



Jolyn Pek

Corporate Real Estate Consultant,
Client Representative, Programme Manager
Singapore, APAC-wide

B.Sc · MCRw · DCP® · DCS®

WHAT SHE DOES

- An extension of in-house resources without the headcount: a single point of contact, so owners never sit through multiple vendor meetings
- Leads owner's representation and integrated programme management across complex, multi-phase capital projects
- Runs projects through demanding regulatory environments, managing approvals, compliance and stakeholder alignment across jurisdictions
- Breaks down complexity into bite-sized portions so owners can make well-informed decisions without deep-diving
- Champions conversations with C-suite leadership, government authorities and private sector partners

CREDENTIALS

- Master of Corporate Real Estate, workplace specialisation (CORENET)
- Data Center Practitioner & Specialist, DCP® DCS® (DCD Academy)
- Project Management for the Built Environment (NUS)
- Integrated Land Use Planning (URA Singapore)
- Bilingual English and Chinese; spoken dialects: Mandarin, Cantonese, Hokkien, Shanghainese, Taiwanese



Hoi Ung

ICT Designer & Consultant,
Infrastructure Architect
London, UK

BSc (Hons) Computer Science

WHAT HE DOES

- Designs ICT infrastructure for data centres, labs, offices, hotels, shopping malls and other intelligent buildings
- Sits in the design team with client, architects, project managers, interior designers, AV and M&E engineers as the IT translator between technical and non-technical stakeholders
- Produces coordinated ICT specifications through RIBA construction design stages, then runs build audits and handover
- Owns technical procurement end to end: quotation, negotiation, PO process, logistics and lead-time risk
- Negotiates the commercial terms behind the design: colocation, connectivity and hardware contracts, rate benchmarking and renewals, with measurable savings on past projects

CREDENTIALS

- Over ten years in ICT design and consultancy
- Eight years infrastructure architecture and data centre delivery at a global software company
- PMI Project Management Professional (PMP 2023)
- Copper & Fibre Optic Structured Cabling (Connectix)
- BSc (Hons) Computer Science, Network Communications (Kingston University)

SELECTED PROJECTS

Global software company

~10,000 SQM · CHINA & TAIWAN

Site selection, office relocation and expansion, and enterprise data centres across multiple sites. Risk and bid control through a ringfenced market delivered USD 4M in savings.

NASDAQ-listed technology firm

~20,000 SQM · 6 CITIES, CHINA

Portfolio planning and workplace transformation as sole point of contact. Corrected land-banking and projection inaccuracies through a data-centric review. Delivered USD 1.2M in savings.

Smart city IOT campus

~94,000 SQM · SHANGHAI

Client representative leading 25 vendor teams from feasibility through construction design. Over 150 code violations resolved into a risk-minimised strategy. Delivered USD 7.4M in savings.

Data centres, labs & offices

UK, EUROPE, USA & APAC

ICT design, procurement and rollout across production data centres, certification labs and offices. USD 4.4M procurement portfolio, USD 1.25M annual savings.

Five-star hotel, Mayfair

LONDON · FULL REFURBISHMENT

ICT infrastructure design across a year-long refurbishment planning programme: structured cabling, LAN IP integration for BMS, VoIP, CCTV and door access, and tender documentation.