

LIM HONG KIAN



Innovative Executive Leader in Urban Planning, Real Estate, and Smart City Development

CONTACT

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QUALIFICATIONS

Master of Architecture - 2000

Bachelor of Arts (Arch Studies) - 1997

National University of Singapore

BCA Green Mark Advanced Professional
(Facilities Management) - 2018

Universal Design Assessor - 2014

Code of Practice of Buildable Design -
2012

BIM Management - 2012

LEED Accredited Professional (GBCI),
USA - 2009

LICENSE | AFFILIATIONS

Board of Architects, Singapore
(BOA no. 1901)

SINGAPORE-CHINA COUNCIL

2021-2024 Council Member

Representative for Surbana Jurong:

- Singapore-Jiangsu Cooperation Council (SJCC)
- Singapore-Shandong Business Council (SSBC)
- Singapore-Guangdong Collaboration Council
- Singapore-Zhejiang Trade and Economic Council
- Singapore-Sichuan trade and investment Committee
- Singapore-Shanghai Comprehensive Cooperation Council (SSCCC)

EXECUTIVE SUMMARY

Visionary C-suite executive with over 20 years' international experience in real estate, hospitality, and urban development. Proven track record in driving business growth, transformation, and sustainability for multi-billion-dollar projects across Asia. Expert in master planning, innovative urban solutions, and large-scale project delivery. Recognized for building high-performing teams, leading business expansion, and shaping market-leading positions in industrial, residential, and mixed-use developments. Strong advocate for ESG, digital transformation, and resilient built environments with a good understanding of board-level governance, regulatory compliance, and stakeholder engagement.

CORE LEADERSHIP COMPETENCIES

- Executive Leadership & Corporate Governance
- Growth & Business Transformation
- Real Estate, Infrastructure, Industrial & Hospitality Development
- Regional & Global Market Expansion
- Master Planning & Urban Innovation
- Sustainability & ESG Strategy (LEED AP, BCA Green Mark AP)
- Stakeholder and Investor Relations
- Digital Transformation & Smart Cities
- Large-scale Project Delivery & P&L Management
- Cross-cultural Team Leadership
- Regulatory Compliance
- Talent Acquisition & Team Building

PROFESSIONAL EXPERIENCE

Executive Director, Growth & Strategy, Building + Cities, Surbana Jurong Group
Dec 2024 – Present

- Lead strategic growth and innovation for the Building & Cities business line with annual fee revenue of S\$600m, shaping vision and execution across 5 Business Sectors in Urban Development + Residential, Mixed Use and Commercial, Transport, Healthcare and Institution, Data Centre and Industrial
- Key member in the Operations team Transformation team Direct business expansion, M&A activities, and partnerships in key global markets
- Pivoting marketing teams from centralized discipline led go to market strategy to more specialized sector led market sector strategy

AWARDS

2014	BCA Green Mark Platinum Award for 3a Leedon Park BCA Green Mark Platinum Award for 3 Leedon Park
2013	BCA Green Mark Platinum Award for 17 Second Avenue
2012	BCA Green Mark Platinum Award for 68 Binjai Park BCA Green Mark Gold Plus Award for 16a Leedon Park

Executive Director, Urban Development & Residential (Asia), Building + Cities, Surbana Jurong Group

Jan 2024 – Present

- Oversee sector business portfolio fee revenue of S\$162m with GEBIT of S\$10.5m
- Lead global masterplan initiatives in the Urban Development portfolio, translating sustainable and transformative concepts into high-value, investor-focused built environments.
- Re-design Global Masterplan team framework and drive AI integration in planning and design practice to adapt to shifting market demands and keep ahead of competition.
- Establish market strategies

CEO, North Asia, Surbana Jurong Group

Mar 2021 – Dec 2023

- Led the North Asia business, transforming operations into a sustainability-driven, market-leading industrial and urban planning practice.
- Completed multiple net zero carbon Industrial parks planning projects, positioning Surbana Jurong as the top master planner in China, particularly in Economic positioning.
- Integrate and optimize Surbana Jurong's legacy business.
- Grow Surbana Jurong's Hong Kong business in infrastructure consultancy
- Crisis management of COVID related matters
- Manage integration of Surbana Jurong's multiple brands in North Asia across different cities

Director, SAA Architects (Member of Surbana Jurong Group)

Mar 2016 – Present

- Directed multidisciplinary teams in winning and delivering landmark projects: mixed-use, hospitality, transportation, residential, and master planning.
- Key landmark projects includes KL MRT line 2 10 underground stations, S750
- Built client relationships with public and private sector clients, including SGX-listed developers and global investors.
- Drive integration and business growth with Surbana Jurong's acquisition

Director, Designshop Pte Ltd

Jul 2005 – December 2016

- Key partner of boutique architecture firm, overseeing P&L, business development, project delivery, and compliance.
- Drove business growth through successful pitch and completion of high-value landed residential and conservation projects.
- Served as Qualified Person (QP) for numerous landed and commercial developments, including multiple Good Class Bungalows (GCBs), conservation shophouses, and high-end residential projects.
- Implemented robust ISO 9001 quality management system as Management Representative; led IT and server management, staff recruitment, and evaluation.
- Championed design innovation and sustainability, achieving BCA Green Mark Platinum Awards for landed homes—a first in Singapore.
- Managed client and authority relations, contract negotiation, and construction administration.

Architect, Jurong Consultants

Sep 2004 – June 2005

- Delivered urban design and master planning for industrial, commercial, and residential developments across UAE, China, South Africa, and the Maldives.
- Led design proposals for large-scale industrial, office, and residential projects, supporting international expansion and project wins.

Associate, MAPS Design Studio

July 2000 – August 2004

- Managed IT and server infrastructure, assisted in staff recruitment and Bangkok office set-up.
- Project architect for award-winning healthcare, residential, hospitality, and mixed-use projects in Singapore, Spain, China, Thailand, India, Indonesia.

SIGNATURE PROJECTS

- **Linggang, Lan Wan Urban Center, Shanghai, China (2022):** Concept masterplan and positioning for a 180Ha new urban center.
- **Obi Island New Township, Indonesia (2022):** Concept masterplan for a new township, driving regional growth.
- **Jinsha Jiang High Tech Park, Putuo, Shanghai, China (2021–):** Economic positioning, concept masterplan, and urban design for a high-tech industrial park.
- **Nanjing Jiangbei Science Techpark, China (2020–2021):** Masterplan (225Ha) and Architecture Design for Phase 1 (GFA: 450,000 sqm).
- **Hainan Bo'ao Lecheng Healthcare Incubation Hub, China (2022) :** GFA 64,500 sqm, healthcare innovation district.
- **Cha Cheong Sao SMART City, Thailand (2019):** Concept masterplan and urban design for a new smart city.
- **Jurong Lake District Masterplan, Singapore (2017):** S\$2m, 400Ha, sustainable and smart district.
- **JTC Bulim Phase 2, Singapore (2018):** S\$575m infrastructure works for next-generation industrial park.
- **JTC Bulim, Singapore (2016):** S\$568m, industrial campus, GFA 163,221 sqm.
- **Cross Island Line Eastern Leg – 6 Stations, Singapore (2017):** Mainline Package B, major infrastructure for urban mobility.
- **Klang Valley MRT Line 3, Malaysia:** Circle Line (16 stations), regional transport integration.
- **Xi'an Mixed Use Development, China (2016–17):** GFA 252,700 sqm, proposal for integrated urban district.
- **E1002 – Eastern Region Line, Singapore:** 4 MRT stations, S\$1b, GFA 74,907 sqm.
- **Klang Valley MRT Line 2, Malaysia (2016):** 10 underground stations, RM\$16b.
- **Dover/Ulu Pandan Public Housing, Singapore (2019):** S\$180m, 1,300 dwelling units; masterplanning and development for sustainable residential precinct.
- **Provincial Government of Phu Yen, Tuy Hoa, Vietnam (2005–07):** Urban design and development guidelines.
- **Al Hayle Industrial Zone, UAE (2005):** Urban design for 215-hectare free zone.
- **VCC Business Park, Shenzhen, China:** Masterplan and urban design.
- **Maldives (2005):** Masterplan review and audit for post-tsunami population relocation (Gan, Kholoufushi, Dhuuvafaru)