



Job Title: Operation Auditor (*Construction/Property Development*)

Location: Cahya Mata Sarawak HQ, Kuching, Sarawak

Department: Group Internal Audit

Reports To: Deputy Chief Internal Auditor

Type: Full-time

Job Summary:

The primary purpose of the role is to support the Group Internal Audit in conducting independent and objective evaluations of the Group's internal controls, risk management and governance

Key Responsibilities:

- Conduct risk-based audits of construction and property operations in accordance with IIA GIAS, IA Manual, Group Policies & industry standards
- Evaluate construction workflows, project management practices, property development processes & site operations
- Review operational KPIs, project performance indicators, cost management, variation orders, compliance & resource utilisation
- Identify opportunities for process improvements, cost optimisation & enhanced operational effectiveness
- Prepare clear & concise & timely audit working papers & reports for CIA and GAC
- Perform other duties as assigned by superiors

Qualifications:

- Bachelor's degree in Business Management/Civil Engineering/Quantity Surveying or a related field
- **7–10 years (for Audit Manager role) or 5-7 years (for Auditor role)** of relevant experience in audit or construction / property operational roles
- Strong understanding of construction and property operations, project governance, cost control, contract management and internal controls
- Experience reviewing large-scale construction or property development projects
- Strong analytical skills with high attention to detail; data analysis skills are an advantage
- Professional certifications (e.g. PMP, CCPM) and membership with recognised professional bodies are an added advantage
- Knowledge of performance improvement methodologies, industry standards and local regulatory requirements is an added advantage