



CHULIA
MIDDLE EAST

Corporate Profile

Presentation



REDEFINING INDUSTRY STANDARDS THROUGH PRECISION, INNOVATION AND A COMMITMENT

About CHULIA

Chulia Middle East stands as a leading force in the realm of facilities management, seamlessly connecting technical excellence from Malaysia to Dubai. We have been in the UAE market since 2015 and specialize in refining business infrastructures with precision, ensuring our commitment to superior standards. From healthcare and education to automotive and beyond, our tailored facility solutions redefine industry benchmarks, contributing to the success of every enterprise we serve.

At the heart of our innovative mastery lies a dedication to predictive maintenance, proactively shaping the future reliability of facilities. We leverage Smart IoT Solutions, Software-Driven Facilities Management Systems and Energy Management Systems to elevate maintenance and business operations.





Mission & VISION

MISSION

To provide comprehensive, sustainable, and cost-effective facilities management services, leveraging our expertise and cutting-edge technology to enhance the value and performance of our clients' assets.

VISION

To become the foremost choice for facility management solutions in the Middle East, known for innovation, sustainability, and unwavering commitment to our clients.

Our JOURNEY

1995



Incorporation of Chulia Malaysia

2011



Integrated FM Solution for Govt. Contracts

2012



FM Incl. Energy Mngt. Contract for Govt. [Malaysia]

2013



BEMS Contract for Military Hospitals [Mindef Malaysia]

2015



Dubai Joint Venture [Al Nabooda FM Co. LLC]



2016



- Frost & Sullivan Award [Malaysia]
- Chulia [Cambodia]

2017



- Frost & Sullivan Award
- Chulia [Cambodia]
- Dubai Smart City Award

2018



FM Digitization Program with UKM Bangi

2020



Indonesia Joint Venture [Muhammadiyah]

2021



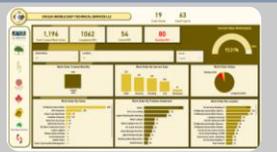
Qatar Joint Venture

2023



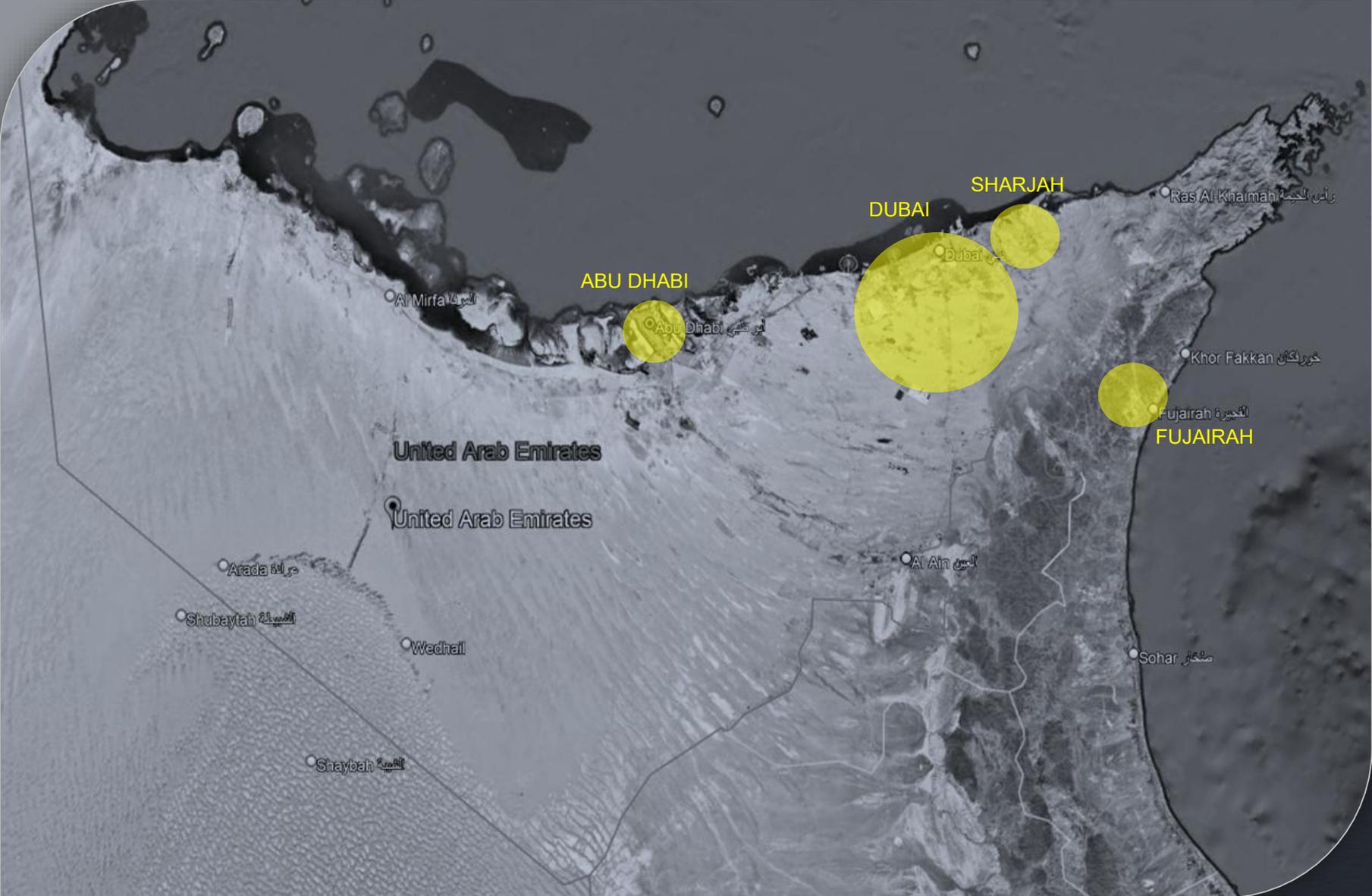
Corporate Re-Branding [Chulia Middle East]

2024



CME's Own CAFM System

CHULIA In UAE



Our LEGACY

Extending our influence across the globe, we bring decades of experience and a dedicated team to deliver unparalleled Facilities Management services for an inspiring legacy.

4

Countries of Global Presence

Extending our influence across four countries by exporting FM expertise and instilling robust FM business principles and an ethical code of conduct to foster enduring business partnerships.

> 25

Years of Learning & Experience

Garnering invaluable engineering insights and knowledge over the last 25 years, contributing to continuous growth and development.

> 500

500 FM Contracts

Solidifying our role as a dependable FM extension arm with over 500 contracts signed since 1995, supporting clients as they refocus on their core business.

> 700

Committed Staff

Upholding the company's brand and core values through a team of more than 700 dedicated professionals since our inception.

Organization Structure



License Certification



دبي
للاقتصاد والسياحة
Economy and Tourism

رخصة تجارية Commercial License

تفاصيل الرخصة / License Details	
رقم الرخصة License No.	727283
اسم الشركة Company Name	شوليا ميديا إيست للخدمات الفنية ش.ذ.م.ج CHULIA MIDDLE EAST TECHNICAL SERVICES LLC
الاسم التجاري Business Name	شوليا ميديا إيست للخدمات الفنية ش.ذ.م.ج CHULIA MIDDLE EAST TECHNICAL SERVICES LLC
فئة الرخصة License Category	دائرة التنمية الاقتصادية Dep. of Economic Development
الشكل القانوني Legal Type	ذات مسؤولية محدودة Limited Liability Company (LLC)
تاريخ الإصدار Expiry Date	16/02/2026 تاريخ الانتهاء Issue Date
رقم الرخصة D&B D-U-N-S ® No	727283 Main License No.
رقم التسجيل Register No.	2186201 رقم التسجيل التجاري DCCI No.
رقم الرخصة	247538 DCCI No.

الأطراف / License Members				
رقم الشخص / No.	الإسم / Name	الجنسية / Nationality	الصفة / Role	الحصص / Share
1427927	شافعي بن أحمد	ماليزيا / Malaysia	مدير / Manager	
	SHAHFIE BIN AHMAD			
1777134	فضلي ازوان بن جليل	ماليزيا / Malaysia	مدير / Manager	
	FAZLY IZWAN BIN A JALIL			

نشاط الرخصة التجارية / License Activities

خدمات تنظيف المباني والمساحن | صيانة المباني | تركيب أنظمة التكييف والتهوية وتنقية الهواء وصيانتها | أعمال الصباغ والدهانات | تركيب الأسقف المعلقة والقواطع الخفيفة | مقاولات إنشاء خطوط نقل الكهرباء واصلاحها | أعمال تركيب المعدات الكهروميكانيكية وصيانتها | خدمات التطهير والتعقيم | صيانة أحواض السباحة | أعمال النجارة وتركيب الأرضيات الخشبية | مقاولات إنشاء شبكات ومحطات الصرف الصحي واصلاحها | تركيب الخيام والمظلات | تركيب التجهيزات والأجزاء المعدنية | أعمال ترميم الابنية الأثرية

Building Cleaning Services | Building Maintenance | Air-Conditioning, Ventilations & Air Filtration Systems Installation & Maintenance | Painting Contracting | False Ceiling & Light Partitions Installation | Electric Power Lines Contracting | Electromechanical Equipment Installation and Maintenance | Disinfection & Sterilization Services | Swimming Pools Maintenance | Carpentry & wood Flooring Works | Sewage & Drainage Contracting | Tents & Sheds Installation | Metal Part & Erections Contracting | Historical Sites Restoration

Print Date 12/03/2025 11:02 تاريخ الطباعة

Receipt No. رقم الإيصال

يمكنك الآن تجديد رخصتك التجارية من خلال الرسائل النصية القصيرة. أرسل رقم الرخصة إلى 6969 (دو) / Get FREE access to Zoho One for the first year. احصل على زوهو ون مجاناً لمدة السنة الأولى. Zoho.com/let

Now you can renew your trade license by sending a text message (SMS). Send your trade license number to 6969 (DUBAI) to receive an e-document voucher. وثيقة إلكترونية معتمدة وصاندة بدون توقيع من دائرة الاقتصاد والسياحة في دبي. الرجاء صحة البيانات الواردة في الرخصة برخي مسح رمز الاستجابة السريعة. This is a certified e-document issued without signature by the department of Economy and Tourism. Kindly scan the QR Code to verify the certificate.



دبي
للاقتصاد والسياحة
Economy and Tourism

أنشطة السجل / Register Activities

خدمات إدارة منشآت
صيانة أحواض السباحة
أعمال النجارة وتركيب الأرضيات الخشبية
تركيب شبكات الاتابيب والتتمديدات التخصصية
مقاولات إنشاء شبكات ومحطات الصرف الصحي واصلاحها
خدمات تنظيف المباني والمساحن
أعمال الصباغ والدهانات
صيانة المباني
مقاولات إنشاء خطوط نقل الكهرباء واصلاحها
تركيب الأسقف المعلقة والقواطع الخفيفة
خدمات التطهير والتعقيم
أعمال تركيب المعدات الكهروميكانيكية وصيانتها
تركيب أنظمة التكييف والتهوية وتنقية الهواء وصيانتها
تركيب الخيام والمظلات
تركيب التجهيزات والأجزاء المعدنية
أعمال ترميم الابنية الأثرية

Facilities Management Services
Swimming Pools Maintenance
Carpentry & wood Flooring Works
Specialized Piping & Related Fittings Contracting
Sewage & Drainage Contracting
Building Cleaning Services
Painting Contracting
Building Maintenance
Electric Power Lines Contracting
False Ceiling & Light Partitions Installation
Disinfection & Sterilization Services
Electromechanical Installation and Maintenance
Air-Conditioning, Ventilations & Air Filtration Systems Installation & Maintenance
Tents & Sheds Installation
Metal Parts & Erections Contracting
Historical Sites Restoration

Print Date 12/03/2025 11:02 تاريخ الطباعة

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SN2025/0000088162



المونك.
* ترهين اتوبيع المحررات / الاتان والموجودات الاحري للطرف الثاني والنونك.
* اجراءات المحاسبة والبدل والمفاضة والنسوية والتسليم والاستلام والصلح والأداء والإسقاط والنارل بعوض أو بغير عوض.
* أن يحلان كل أو أي من هذه السلطات إلى أي شخص اخر.
* يكون للمديران المسؤولية الكاملة عن أعمال الشركة وأدائها.
* يكون للمديران كافة الصلاحيات الضرورية لإدارة الشركة
على التوقيع نيابة عنها والقيام بجميع الأعمال التي تقتضيها اعراضها.
* على المدير الالتزام الكامل بقوانين دولة الامارات العربية المتحدة وخاصة وزارة العمل ولا يستخدم أي عامل ليس على كماله الشركة أو أن يترك العمال أو الموظفين الذين على كماله الشركة للعمل في شركة اخرى بدون عقد مصدق بين الشركة ويكون المدير مسؤول مسؤولاً كاملة اذا لم يلتزم بهذه القوانين أمام الجهات الحكومية.
نالتا " نلت احكام هذه الاعاقفة على الأطراف وتفقها ووقفا أمام السيد كاتب العدل.

Appendix to Amend the Contract of a Limited Liability Company
On the day Friday, dated 28 / 02 / 2025, an agreement was made between:
Mr. Shahfie Bin Ahmad .1
Nationality: Malaysian
ID : 784196916678509
Date of Birth: 15/04/1969
Address: Dubai, UAE
(Hereinafter referred to as the first party)
CHULIA FACILITIES MANAGEMENT SDN BHD .2
Nationality: Malaysia
License Number: 343748-T
Address: Wisma Chulia, No. 5 & 7, Jalan Tasik, Selatan 3,
Bandar Tasik Selatan, Kuala Lumpur, Malaysia
Represented by Mr. Shahfie Bin Ahmad under the power of attorney issued by Chulia Facilities Management Snd Bhd with certification number 14889283 at the Embassy of the United Arab Emirates in Malaysia
(Hereinafter referred to as the second party)

Preamble:
- A limited liability company had previously been established between the first and second parties above under the trade name CHULIA MIDDLE EAST TECHNICAL SERVICES LLC - Limited Liability ", based on the incorporation contract issued by the (Dubai) Economic Department on 17/02/2015 with number 727283, - referred to hereinafter as (the Company) which was granted its commercial license by the Dubai Economy and Tourism under the same trade name.
- Whereas the parties desire to change the company's manager, Mr. Muhammad Nazmi Bin Rmri, and add a new manager The parties above acknowledge their eligibility to contract and have agreed to the following:
First: The aforementioned preamble is an integral part of this contract.
Second:
The following managers (singly / jointly) shall take over the management of the company with all necessary powers:
Shahfie Bin Ahmad .1
Nationality: Malaysia
ID: 784196916678509
Date of Birth: 15/04/1969
Address: Dubai, UAE
Mr. Fazly Izwan Bin A Jalil .2
Nationality: Malaysian
ID: 784197457356725
Date of Birth: 13/04/1974
Address: Dubai, UAE
- The company manager shall have all executive authorities to manage the company in all administrative, financial, and commercial aspects.

License Certification

CERTIFICATE OF REGISTRATION



This is to certify that
CHULIA MIDDLE EAST TECHNICAL SERVICES L.L.C

Of
P.O. Box 111379, Dubai, United Arab Emirates

Operates an **Environmental Management System** which has been assessed as conforming to:

ISO 14001:2015

For the Scope of Activities:

Integrated Facilities Management Services for Hard/Technical services which includes HVAC (Heat Ventilation Air Conditioning), ACMV (Air Conditioning Mechanical Ventilation), Mechanical, Electrical, Plumbing System Maintenance, Minor Civil Works and General Building Maintenance, Soft /Support Services, Specialized and Value add Services for Real Estate, Community Management, Owners Association, Property Management, Residential and Commercial Buildings, Healthcare Sector, Manufacturing Sector, Government Sector, Financial Institution, Automotive Sectors, Education Sectors such as School and Universities, Factories and Warehouse Sectors

Certificate Number: **UAE/5/2706266992**
Date of Initial Assessment: **30/10/2021**
Date of Registration: **05/11/2020**
Date Re-Issued: **05/11/2023**
Date of Expiry: **05/11/2025**

Certificate approved by:

Chris McMillan - Managing Director
Peers Quality Assurance Limited

This Certificate remains the property of
Peers Quality Assurance Limited
Suite 3, Rossway Business Centre
Wharf Approach
Aldridge
WS9 8BX England
www.pqal.co.uk

For verification of this certificate, please contact the PQAL UK Office



CERTIFICATE OF REGISTRATION



This is to certify that
CHULIA MIDDLE EAST TECHNICAL SERVICES L.L.C

Of
P.O. Box 111379, Dubai, United Arab Emirates

Operates a **Health & Safety Management System** which has been assessed as conforming to:

ISO 45001:2018

For the Scope of Activities:

Integrated Facilities Management Services for Hard/Technical services which includes HVAC (Heat Ventilation Air Conditioning), ACMV (Air Conditioning Mechanical Ventilation), Mechanical, Electrical, Plumbing System Maintenance, Minor Civil Works and General Building Maintenance, Soft /Support Services, Specialized and Value add Services for Real Estate, Community Management, Owners Association, Property Management, Residential and Commercial Buildings, Healthcare Sector, Manufacturing Sector, Government Sector, Financial Institution, Automotive Sectors, Education Sectors such as School and Universities, Factories and Warehouse Sectors

Certificate Number: **UAE/5/3544675376**
Date of Initial Assessment: **31/10/2021**
Date of Registration: **05/11/2020**
Date Re-Issued: **05/11/2023**
Date of Expiry: **05/11/2025**

Certificate approved by:

Chris McMillan - Managing Director
Peers Quality Assurance Limited

This Certificate remains the property of
Peers Quality Assurance Limited
Suite 3, Rossway Business Centre
Wharf Approach
Aldridge
WS9 8BX England
www.pqal.co.uk

For verification of this certificate, please contact the PQAL UK Office



CERTIFICATE OF REGISTRATION



This is to certify that
CHULIA MIDDLE EAST TECHNICAL SERVICES L.L.C

Of
P.O. Box 111379, Dubai, United Arab Emirates

Operates a **Quality Management System** which has been assessed as conforming to:

ISO 9001:2015

For the Scope of Activities:

Integrated Facilities Management Services for Hard/Technical services which includes HVAC (Heat Ventilation Air Conditioning), ACMV (Air Conditioning Mechanical Ventilation), Mechanical, Electrical, Plumbing System Maintenance, Minor Civil Works and General Building Maintenance, Soft /Support Services, Specialized and Value add Services for Real Estate, Community Management, Owners Association, Property Management, Residential and Commercial Buildings, Healthcare Sector, Manufacturing Sector, Government Sector, Financial Institution, Automotive Sectors, Education Sectors such as School and Universities, Factories and Warehouse Sectors

Certificate Number: **UAE/5/2895768887**
Date of Initial Assessment: **28/10/2021**
Date of Registration: **05/11/2020**
Date Re-Issued: **05/11/2023**
Date of Expiry: **05/11/2025**

Certificate approved by:

Chris McMillan - Managing Director
Peers Quality Assurance Limited

This Certificate remains the property of
Peers Quality Assurance Limited
Suite 3, Rossway Business Centre
Wharf Approach
Aldridge
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Our Services

Maintenance & Refurbishment Works



Air Conditioning / HVAC System



Building Mechanical System



Plumbing & Domestic Water System



Fit Out Works



Electrical System



MEP Refurbishment Works



Robotic Duct Cleaning



Civil & Carpentry Works



Swimming Pools Works

HARD FM SERVICES

Our Services

Maintenance & Support Services



Housekeeping Services



Security Services



Landscaping Services



Pest Control Services



Waste Management Services



Concierge & Office Boy Services



Food & Catering Services



Heritage Building Maintenance

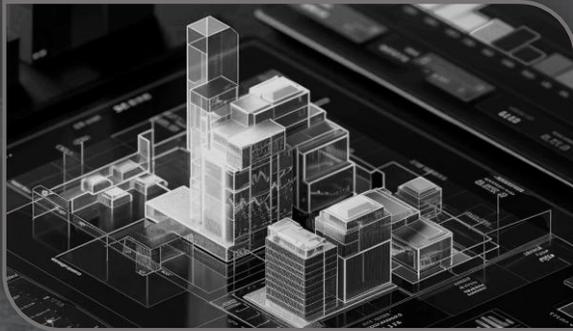


Façade Cleaning Services

SOFT FM SERVICES

Our Services

Specialized FM Services



Building Management System



Fire Fighting System



BMU System



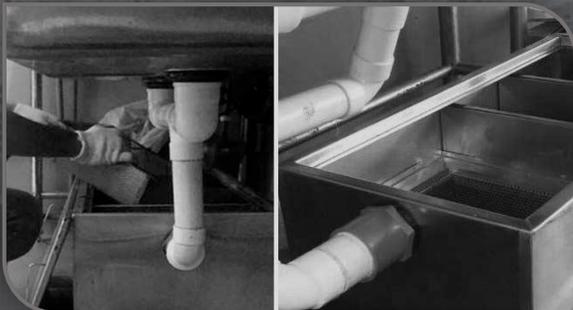
Waterproofing Works



Automatic Door & Gate Barrier



Access Control System



Grease Trap Maintenance



Water Tank Services



Generator Maintenance

SPECIALIZED SERVICES

Consultancy Services

Building Condition Assessment



Thermal Imaging/NDT Inspection



Drone Inspection & Mapping Survey



CONSULTATION

Industry We Serve



Automotive



Healthcare



Residential



Educational Facilities



Government Facilities



Shopping Mall & Commercial Space

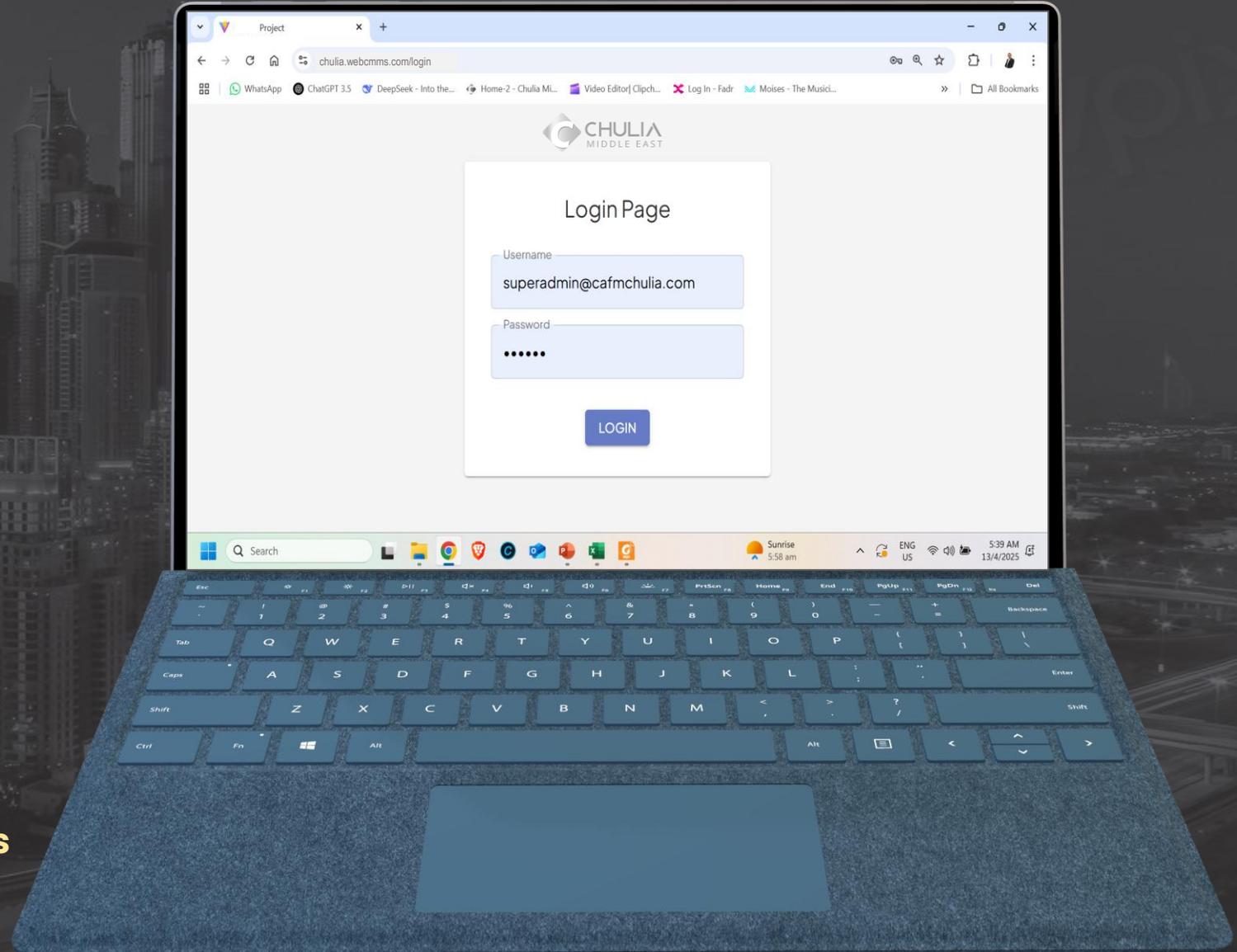
CHULIA

Maintenance Management & Reporting System

Chulia's very own Computerized Maintenance Management System [CMMS] developed internally by our IT team

Key Features

- ✓ **Cloud-Based & Mobile-First Design**
- ✓ **Work Order Automation & Tracking**
- ✓ **User-Friendly Interface**
- ✓ **Seamless Integration Capabilities**
- ✓ **Asset & Inventory Management**
- ✓ **Work Order Automation & Tracking**
- ✓ **Advanced Reporting & Analytics**
- ✓ **Security & Data Protection**
- ✓ **Sustainability & Energy Efficiency Insights**
- ✓ **Scalability & Multi-Site Support**
- ✓ **AI-Powered Maintenance Intelligence**




Dashboard

- Dashboard
- Client
- Location
- Work Order

Work Order

[ADD NEW WORK ORDER](#)

[EXPORT TO CSV](#)

ID	Status	Client Name	Location	Job Name	Type	Priority	Service	Created Date	Actions
CUD-001-032	Closed	Canadian University	CANADIAN UNIVERSITY	Ceiling Rectification near SOM CCTV Room	Corrective	P1	Civil	April 04, 2025	DETAILS DELETE
CUD-001-031	Closed	Canadian University	CANADIAN UNIVERSITY	HUB Biology lab paint touch up required	Corrective	P1	Civil	April 04, 2025	DETAILS DELETE
CUD-001-030	Closed	Canadian University	CANADIAN UNIVERSITY	Hub ff female wash room led light 5 nos replace	Corrective	P1	Electrical	April 04, 2025	DETAILS DELETE
CUD-001-029	Closed	Canadian University	CANADIAN UNIVERSITY	Hub ff male wash room silicon needs to be fixed properly	Corrective	P1	Civil	April 04, 2025	DETAILS DELETE
CUD-001-028	Closed	Canadian University	CANADIAN UNIVERSITY	Hub ff office no 12 new led light not working	Corrective	P1	Electrical	April 04, 2025	DETAILS DELETE


Dashboard

- Dashboard
- Client
- Location
- Work Order

Dashboard

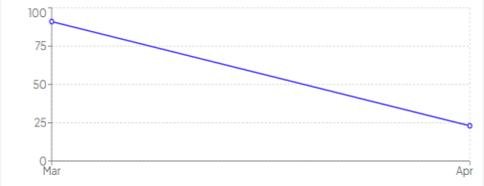
All Clients

Open WO
55

Completed WO
59

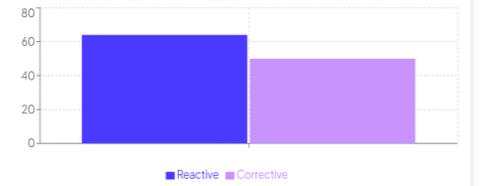
Total WO
114

Work Order Count



Month	Count
Mar	100
Apr	25

Reactive vs Corrective



Category	Count
Reactive	65
Corrective	50


Dashboard

- Dashboard
- Client
- Location
- Work Order

Client

[ADD NEW CLIENT](#)

No	Client Name	Client Code	Supervisors	Actions
1	Canadian University	CUD	Akhil Prasannan	EDIT DELETE
2	Al Salam Community School	ASCS	Shehin Salim	EDIT DELETE
3	KHI Properties	KHI	Shehin Salim	EDIT DELETE
4	Al Nabooda Automobiles	ANA	Susanth Basha	EDIT DELETE


Dashboard

- Dashboard
- Client
- Location
- Work Order

Location

[ADD NEW LOCATION](#)

No	Location Name	Client Name	Client Based ID	Location	Actions
1	Canadian University	Canadian University	001	MAPS	EDIT DELETE
2	Al Salam Community School	Al Salam Community School	001	MAPS	EDIT DELETE
3	Audi Terminal	Al Nabooda Automobiles	003	MAPS	EDIT DELETE
4	Porsche Service Centre	Al Nabooda Automobiles	004	MAPS	EDIT DELETE
5	Volkswagen Service Centre	Al Nabooda Automobiles	005	MAPS	EDIT DELETE
6	McLaren	Al Nabooda Automobiles	006	MAPS	EDIT DELETE
7	ANA Sharjah	Al Nabooda Automobiles	007	MAPS	EDIT DELETE

9

- 🏠 Dashboard
- 👤 Client
- 📍 Location
- 📁 Work Order

Information

<p>Work Order ID ASCS-001-074</p> <p>Client Al Salam Community School</p> <p>Location AL SALAM COMMUNITY SCHOOL</p> <p>Service Civil</p> <p>Issue Others</p> <p>Asset ---</p> <p>Due Date March 19, 2025</p>	<p>Job Benches need to repair</p> <p>Type Reactive</p> <p>Location Details Primary reception outside</p> <p>Priority P1</p> <p>Is Claimable No</p> <p>Created Date March 20, 2025</p>
--	---

Current Status

📄
Un-assigned

👤
Assigned

🔄
In Progress

✅
Completed

🔒
Closed

Activity Log

No	Time	Action
1	April 04, 2025 at 14:28:43	User Akhil Prasannan created this work order
2	April 04, 2025 at 14:28:54	User Akhil Prasannan assigned Vishnu as Technician for this work order
3	April 04, 2025 at 14:29:01	User Akhil Prasannan assigned Asim as Technician for this work order
4	April 04, 2025 at 14:29:03	User Akhil Prasannan updated work order status from "Un-assigned" to "Assigned"
5	April 04, 2025 at 14:29:14	User Akhil Prasannan uploaded images
6	April 04, 2025 at 14:29:22	User Akhil Prasannan updated work order status from "Assigned" to "In Progress"
7	April 04, 2025 at 14:29:31	User Akhil Prasannan uploaded images
8	April 04, 2025 at 14:29:47	User Akhil Prasannan updated work order completion with resolution: Belt Replaced, and material used: Belt 2 nos
9	April 04, 2025 at 14:29:52	User Akhil Prasannan updated work order status from "In Progress" to "Completed"
10	April 04, 2025 at 14:29:54	User Akhil Prasannan updated work order status from "Completed" to "Closed"

Work Order Report

Work Order Information

ID:	CUD-001-019
Name:	Som building ff exam class room ac blower motor belt replaced
Client:	Canadian University
Location:	Canadian University
Location Details:	Som building ff class room area
Type:	Corrective
Service:	Mechanical
Priority:	P1 - Critical
Completion Date:	4/4/2025
Asset:	Blower
Is Claimable:	No

Assignment

Supervisors:

- Akhil Prasannan

Technicians:

- Vishnu
- Asim

Resolution Details

Resolution:

Belt Replaced

Material Used:

Belt 2 nos

Documentation

Initial Images:

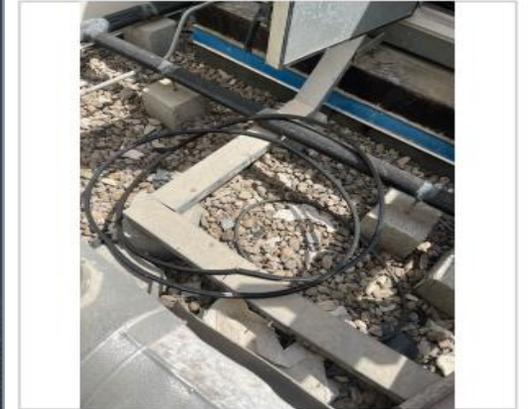


Image 1

After Images:

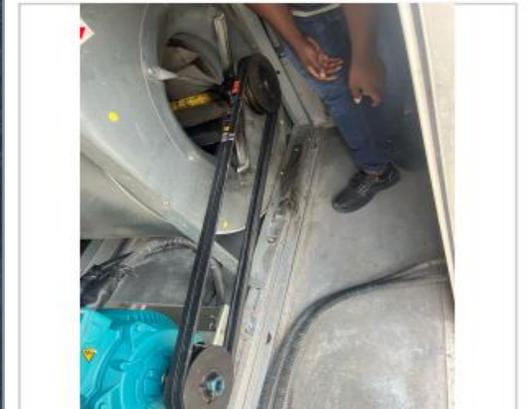


Image 1

CHULIA

Maintenance Management & Reporting System

Dashboard

Client

Location

Work Order

Work Order

ADD NEW WORK ORDER

FILTERS

EXPORT TO CSV

ID	Status	Client Name	Location	Job Name	Type	Priority	Service	Created Date	Actions
CUD-001-032	Closed	Canadian University	CANADIAN UNIVERSITY	Ceiling Rectification near SOM CCTV Room	Corrective	P1	Civil	April 04, 2025	DETAILS DELETE
CUD-001-031	Closed	Canadian University	CANADIAN UNIVERSITY	HUB Biology lab paint touch-up required	Corrective	P1	Civil	April 04, 2025	DETAILS DELETE
CUD-001-030	Closed	Canadian University	CANADIAN UNIVERSITY	Hub #f female wash room led light 5 nos replace	Corrective	P1	Electrical	April 04, 2025	DETAILS DELETE
CUD-001-029	Closed	Canadian University	CANADIAN UNIVERSITY	Hub #f male wash room silicon needs to be fixed properly	Corrective	P1	Civil	April 04, 2025	DETAILS DELETE



work_orders_1744610679173 - Excel

Fazly Izwan

File Home Insert Page Layout Formulas Data Review View Developer Help Acrobat Tell me what you want to do

Clipboard Font Alignment Number Styles Cells Editing Add-ins Adobe Acrobat

	A	B	C	D	E	F	G	H
1	ID	Status	Priority	Location	Client	Service	Type	Created
2	CUD-001-032	Closed	P1	Canadian University	Canadian University	Civil	Corrective	4/4/2025
3	CUD-001-031	Closed	P1	Canadian University	Canadian University	Civil	Corrective	4/4/2025
4	CUD-001-030	Closed	P1	Canadian University	Canadian University	Electrical	Corrective	4/4/2025
5	CUD-001-029	Closed	P1	Canadian University	Canadian University	Civil	Corrective	4/4/2025
6	CUD-001-028	Closed	P1	Canadian University	Canadian University	Electrical	Corrective	4/4/2025
7	CUD-001-027	Closed	P1	Canadian University	Canadian University	Mechanical	Corrective	4/4/2025
8	CUD-001-026	Closed	P1	Canadian University	Canadian University	Civil	Corrective	4/4/2025
9	CUD-001-025	Closed	P1	Canadian University	Canadian University	HVAC	Corrective	4/4/2025
10	CUD-001-024	Closed	P1	Canadian University	Canadian University	Mechanical	Corrective	4/4/2025
11	CUD-001-023	Closed	P1	Canadian University	Canadian University	Electrical	Corrective	4/4/2025
12	CUD-001-022	Closed	P1	Canadian University	Canadian University	Civil	Corrective	4/4/2025
13	CUD-001-020	Closed	P1	Canadian University	Canadian University	Civil	Corrective	4/4/2025
14	CUD-001-019	Closed	P1	Canadian University	Canadian University	Mechanical	Corrective	4/4/2025
15	CUD-001-018	Closed	P1	Canadian University	Canadian University	Electrical	Corrective	4/4/2025
16	CUD-001-017	Closed	P1	Canadian University	Canadian University	Electrical	Corrective	4/4/2025
17	CUD-001-016	Closed	P1	Canadian University	Canadian University	Civil	Corrective	4/4/2025
18	CUD-001-015	Closed	P1	Canadian University	Canadian University	HVAC	Corrective	4/4/2025
19	CUD-001-014	Closed	P1	Canadian University	Canadian University	Plumbing	Corrective	4/4/2025
20	CUD-001-013	Closed	P1	Canadian University	Canadian University	Plumbing	Corrective	4/4/2025
21	CUD-001-012	Closed	P1	Canadian University	Canadian University	Plumbing	Reactive	4/4/2025

work_orders_1744610679173

Work Order

ADD NEW WORK ORDER

FILTERS

EXPORT TO CSV

Status: All

Client: All

Location: All

Service: All

Type: All

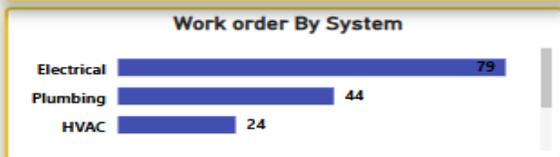
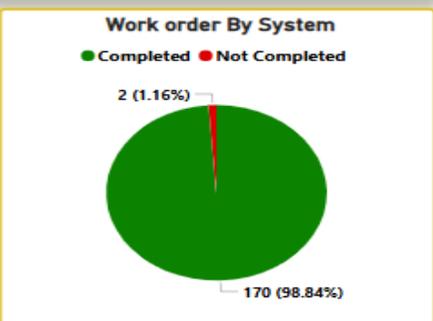
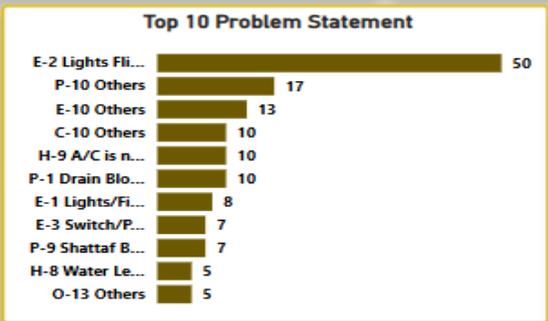
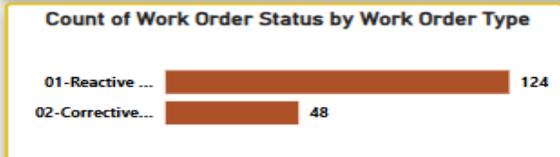
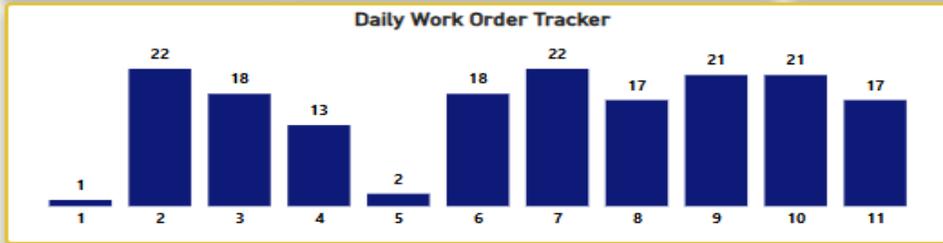
Priority: All



AL NABOODA AUTOMOBILES - SITE PERFORMANCE



Month:
 Project Location:
 Work Order Status:



Work Order Date	Work Order Type	Project Location	Sub Location	Work Order System	Work Order Problem Statement
Tuesday, April 01, 2025	01-Reactive Maintenance	Audi, Porsche & Volkswagen Showroom	Car washing area LED light	Electrical	E-2 Lights Flickering/Not Working
Wednesday, April 02, 2025	01-Reactive Maintenance	Al Nabooda Staff Accom.	3rd floor T01	Plumbing	P-9 Shattaf Broken
Wednesday, April 02, 2025	01-Reactive Maintenance	Al Nabooda Staff Accom.	3rd floor T 19	Plumbing	P-10 Others
Wednesday, April 02, 2025	02-Corrective Maintenance	ANA Body Paint Shop & Test Facility	Audi Reception Estimation area	Plumbing	P-8 Mixer Faulty/Malfunction
Wednesday, April 02, 2025	01-Reactive Maintenance	ANA Body Paint Shop & Test Facility	PDI Locker&Shower Room	Electrical	E-2 Lights Flickering/Not Working
Wednesday, April 02, 2025	01-Reactive Maintenance	ANA Body Paint Shop & Test Facility	Protech Work shop	Plumbing	P-8 Mixer Faulty/Malfunction
Wednesday, April 02, 2025	02-Corrective Maintenance	Audi Service Centre/Workshop	R floor	Plumbing	P-5 Low Water Pressure
Wednesday, April 02, 2025	01-Reactive Maintenance	Audi Terminal	B1 parking area light changing	Electrical	E-2 Lights Flickering/Not Working
Wednesday, April 02, 2025	01-Reactive Maintenance	Audi, Porsche & Volkswagen Showroom	Accomodatoin toilet	Electrical	E-2 Lights Flickering/Not Working
Wednesday, April 02, 2025	01-Reactive Maintenance	Audi, Porsche & Volkswagen Showroom	Audi Volkswagen work shop M Floor warranty office	HVAC	H-9 A/C is not cooling
Wednesday, April 02, 2025	01-Reactive Maintenance	Audi, Porsche & Volkswagen Showroom	Car washing area	Electrical	E-2 Lights Flickering/Not Working
Wednesday, April 02, 2025	01-Reactive Maintenance	Audi, Porsche & Volkswagen Showroom	Daining Hall Area staff locker room AC	HVAC	H-5 A/C Condenser Fan Motor Fault
Wednesday, April 02, 2025	02-Corrective Maintenance	Audi, Porsche & Volkswagen Showroom	VW show room area	Civil	O-13 Others

CHULIA

Smart Facilities Management

SMS hanif Site Dashboard Logout

Live Air Conditioner 1 Online

2F:C2:00:0A

Last Seen: 10/5/22, 1:15:59 AM

Power Factor: 0.00

Current Average: 0.00A

Voltage A-N	Voltage B-N	Voltage C-N
241.24V	0.00V	0.00V

Live T/H Sensor 2 Online

21:C2:00:6F

Last Seen: 10/5/22, 1:18:34 AM

Run Time:

Battery Voltage: 2320.00mV

Humidity	Temperature	Approx.Temp
75.57%	26.10°C	25.60°C

Live Air Conditioner 2 X

Live T/H Sensor 1 Online

23:C2:00:13

Last Seen: 10/5/22, 1:18:34 AM

Run Time: 23 d 17 h 39 m

Battery Voltage: 2039.00mV

Humidity	Temperature	Approx.Temp
75.15%	26.64°C	26.14°C



ThingsSentral : PROCESA GREEN HOUSE MONITOR & CONTROL Project Dashboard Sensor Data

G1 GREEN HOUSE MONITOR & CONTROL PROJECT

SMART GREEN HOUSE OPTIMIZING PERFORMANCE

Green House, FKAB UKM

GREEN HOUSE HOT!

40 TEMPERATUR...

COOLING SYSTEM

OFF

GREEN HOUSE TOO WET!

90 HUMIDITY

VENTILATION SYSTEM

OFF

GREEN HOUSE TOO BRIG!

600 LIGHT INTE...

SHADING SYSTEM

OFF

GREEN HOUSE TEMPERATURE

GREEN HOUSE HUMIDITY

GREEN HOUSE LIGHT INTENSITY



Power Quality Monitoring



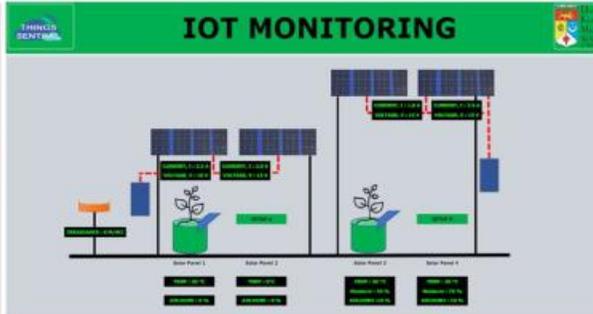
Vertical Farming



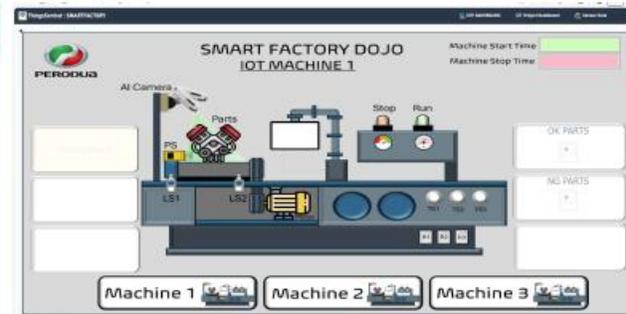
Outdoor Vertical Farming



Shop temperature & humidity monitoring



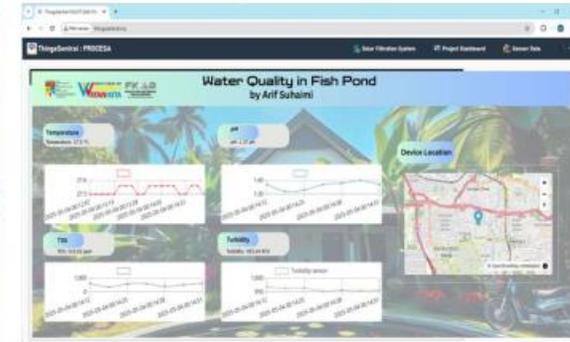
Smart farming monitoring & control



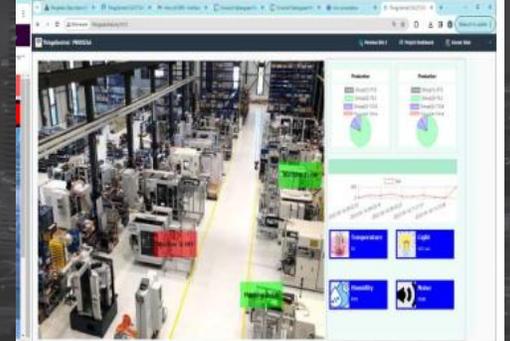
Smart Factory



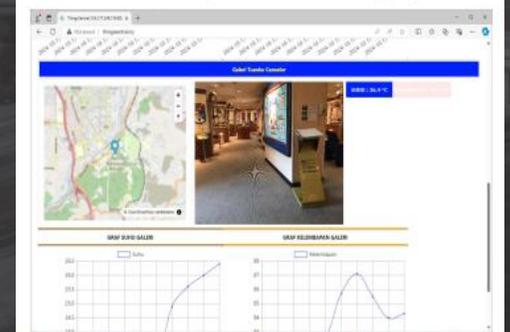
Smart Home System



ThingsSentral Widgets For Designing Dashboard



Manufacturing Line Monitoring system



Library Temperature & Humidity Monitoring



Remote Terminal Unit



Gateways & RTU



Nodes



IoT Devices for Remote Building Monitoring



ThingsSentral IoT Platform



CAISER Gateway

Sensor Nodes

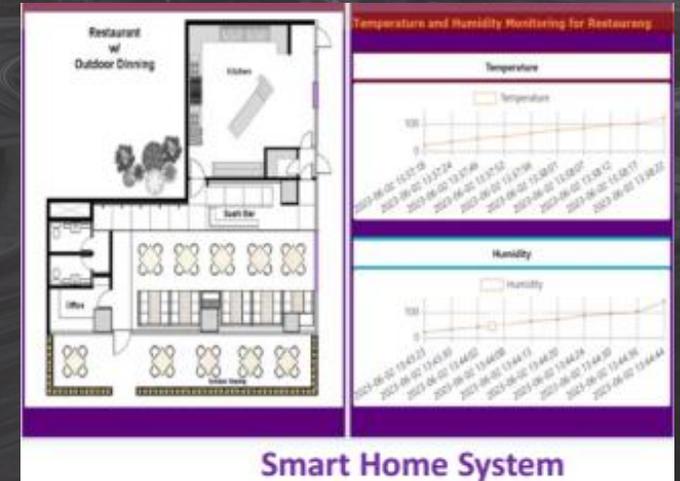


Temperature & Humidity

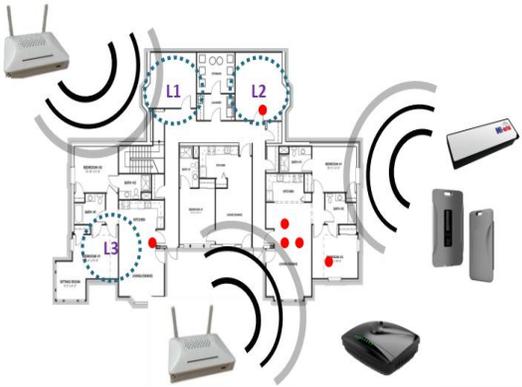
Light Intensity

Door State

Proximity

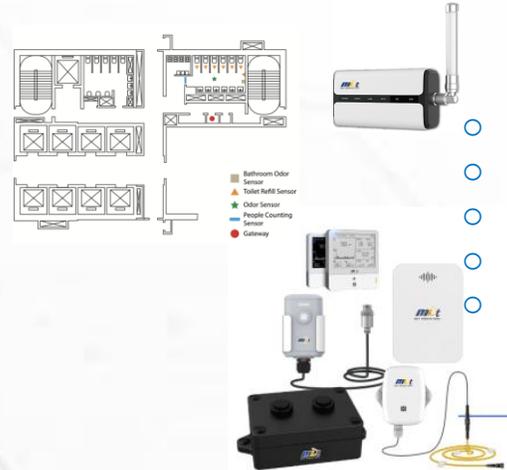


Technology & Innovation



Connectivity

- Enabled through cutting edge connectivity
- High Bandwidth & Channel Bonding
- Low Latency
- Improved Reliability



Smart Building

- Water flow/level
- Air pressure, humidity
- Temperature
- Ambiance
- BLISS-lighting sensor

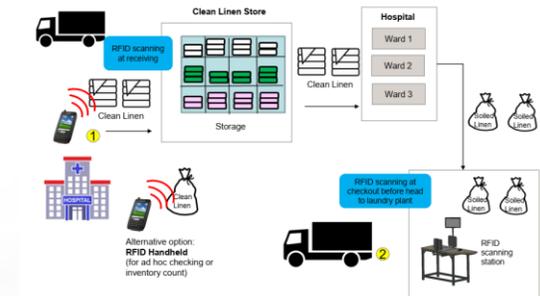
WeCare

- Health monitoring
- Location tracking
- Social distancing
- Geofencing



People Management

- Location Monitoring,
- Automated attendance system
- On-site presence & detection
- Identification



Linen Management

- Wash cycle monitoring
- Linen level monitoring (clean/unclean)



Project Portfolio



Client : Al Nabooda Automobiles LLC
Location : VW Showroom, SZR
Service : MEP & Specialize Services
Area : Approx 150,000 ft2



Client : Al Nabooda Automobiles LLC
Location : Porsche Showroom, SZR
Service : MEP & Specialize Services
Area : Approx 100,000 ft2



Client : Al Nabooda Automobiles LLC
Location : Test Facility, Body & Paint Shop, DIP
Service : MEP, Housekeeping & Specialize Services
Area : Approx 1,300,000 ft2



Client : Al Nabooda Automobiles LLC
Location : VW, Audi & Porsche Facilities, Sharjah
Service : MEP & Specialize Services
Area : Approx 390,000 ft2



Client : Al Nabooda Automobiles LLC
Location : VW, Audi & Porsche Facilities, Fujairah
Service : MEP & Specialize Services
Area : Approx 300,000 ft2



Client : Al Nabooda Automobiles LLC
Location : Audi Terminal, SZR
Service : MEP & Specialize Services
Area : Approx 55,000 ft2

Project Portfolio



Client : Al Nabooda Automobiles LLC
Location : Audi Workshop, Al Quoz
Service : MEP & Specialize Services
Area : Approx 100,000 ft2



Client : Al Nabooda Automobiles LLC
Location : Porsche Workshop, Al Quoz
Service : MEP & Specialize Services
Area : Approx 115,000 ft2



Client : Al Nabooda Automobiles LLC
Location : VW Service Centre & Showroom, Rashidiya
Service : MEP & Specialize Services
Area : Approx 220,000 ft2



Client : Al Nabooda Automobiles LLC
Location : Performance Tuning (McLaren), SZR
Service : MEP & Specialize Services
Area : Approx 90,000 ft2



Client : Brand For Less
Location : BFL Mall Motor City
Service : MEP & Specialize Services
Area : Approx 80,000 ft2



Client : Al Salam Community School
Location : ASCS, Al Qusais 2
Service : MEP & Specialize Services
Area : Approx 215,000 ft2

Project Portfolio



Client : Dubai Education LLC
Location : Canadian University, Dubai Citywalk
Service : MEP & Specialize Services
Area : Approx 250,000 ft2



Client : American University
Location : American University in Emirates, Academic City
Service : MEP Services
Area : Approx 110,000 ft2



Client : Green Coast Real Estate LLC
Location : Naif Building 1, Naif
Service : MEP Services
Area : Approx 90,000 ft2



Client : Green Coast Real Estate LLC
Location : Port Saeed Building, Port Saeed
Service : MEP Services
Area : Approx 100,000 ft2



Client : KHJ Properties LLC
Location : Dar Al Aman Building 34 A, Sharjah
Service : MEP Services
Area : Approx 170,000 ft2



Client : KHJ Properties LLC
Location : Dar Al Aman Building 34 B, Sharjah
Service : MEP Services
Area : Approx 170,000 ft2

Project Portfolio



Client : KHJ Properties LLC
Location : Dar Al Aman Building 24, Hor Al Anz East
Service : MEP Services
Area : Approx 200,000 ft²



Client : KHJ Properties LLC
Location : Dar Al Aman Building 11, Al Muraqqabat
Service : MEP Services
Area : Approx 85,000 ft²



Client : KHJ Properties LLC
Location : Dar Al Aman Building 6, Naif
Service : MEP Services
Area : Approx 57,500 ft²



Client : Arabian Scandinavian Insurance Co.
Location : Ascana Building 2
Service : MEP Services
Area : Approx 160,000 ft²



Client : Green Coast Real Estate
Location : Dagaya Building 1, Al Sabkha
Service : MEP Services
Area : Approx 20,000 ft²



Client : Green Coast Real Estate
Location : Dagaya Building 2, Al Sabkha
Service : MEP Services
Area : Approx 130,000 ft²

Project Portfolio



Client : Green Coast Real Estate
Location : Garhoud 16 Villas, Al Garhoud
Service : MEP Services
Area : Approx 60,000 ft2



Client : Green Coast Real Estate
Location : Rashidiya 22 Villas, Al Rashidiya
Service : MEP Services
Area : Approx 70,000 ft2



Client : Green Coast Real Estate
Location : Khabeisi Showroom, Al Khabeisi
Service : MEP Services
Area : Approx 35,500 ft2



Client : Brand For Less
Location : BFL Yoto Warehouse, Jabal Ali Industrial
Service : MEP Services
Area : Approx 330,000 ft2



Client : Khalifa Juma Al Nabooda
Location : KJAN Building, SZR
Service : Cleaning Services
Area : Approx 20,000 ft2



Client : Brand For Less
Location : 7 Outlets in Dubai
Service : MEP & Cleaning Services
Area : N/A

The Future Ahead

Integration + Intelligence + Sustainability + User Experience + Lifecycle Thinking

1. Integration at the Core (IFM)

All services (hard, soft, and specialized) are managed through a single point of control—ensuring cost-efficiency, unified reporting, and streamlined communication. It also promotes strategic partnerships with FM providers instead of fragmented vendor models.

2. Data & Technology-Driven Operations

IoT sensors monitor HVAC, lighting, air quality, and occupancy. AI and machine learning drive predictive maintenance, while digital twins offer virtual building models for planning. CAFM/IWMS software integrates all FM tasks, assets, and performance into centralized systems.

3. Sustainability & ESG Alignment

Facilities management supports Net Zero goals through energy optimization, green procurement, waste reduction, and sustainable maintenance. ESG reporting tools are embedded into FM systems for compliance and transparency.

4. Human-Centric Design & Workplace Wellness

Modern FM prioritizes occupant wellness with smart air, light, and space design. Facilities support hybrid work environments, ergonomic layouts, and biophilic elements to enhance user experience and productivity.

5. Lifecycle and Asset Intelligence

FM now focuses on predictive and prescriptive maintenance using asset intelligence. Performance is tracked throughout the asset lifecycle to maximize value and reduce downtime.

6. KPIs and Real-Time Dashboards

Smart dashboards provide real-time views into operations, energy use, compliance, and costs. This enables data-driven decision-making and long-term strategy development.

