



**CHULIA**  
MIDDLE EAST

# COMPANY profile

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Delivering Performance That Lasts



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From the Desk of Managing Director  
(Dr. Shahfie Ahmad)

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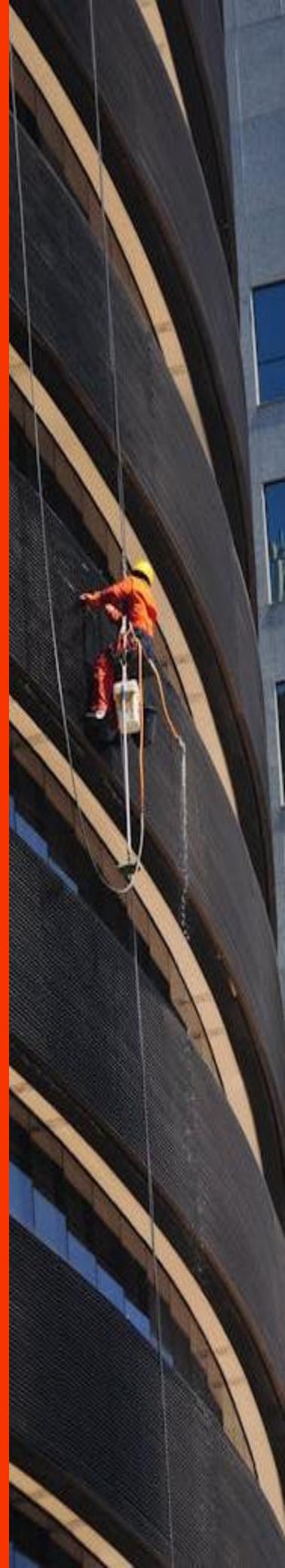
Various IFM Portfolios Under Our Belt

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## **Smart Facilities Management**

CMMS & IoT Platform

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Delivering Performance That Lasts

03

# WELCOME MESSAGE



At **Chulia Middle East Technical Services LLC (CME)**, we believe that the true measure of a facility lies in how well it supports people, operations and long-term business performance. When facilities are managed with precision and foresight, assets retain their value, systems perform reliably and organizations are empowered to focus on what matters most.

Established in January 2015, CME was formed to bring proven engineering expertise, structured facilities management practices and international standards into the rapidly evolving built environment of the United Arab Emirates. From the outset, our journey was strengthened through a strategic partnership with the Khalifa Juma Al Nabooda Group, one of the UAE's most respected local conglomerates. This collaboration, which spanned from 2015 to 2023, played a pivotal role in shaping CME's operational discipline, market credibility and understanding of regional expectations.

Over the years, CME has evolved from a technical services provider into a technology-enabled facilities management organization, delivering high-performance solutions for commercial buildings, automotive facilities, corporate offices, industrial assets and specialized developments. Our approach is built on strong engineering fundamentals, regulatory compliance and a commitment to delivering consistent, measurable outcomes.

Today, facilities are no longer static assets. They are intelligent environments driven by data, automation and real-time insights. At CME, we embrace this transformation through Smart FM, CMMS platforms, IoT-based monitoring and analytics-driven maintenance strategies. Our focus extends beyond routine maintenance to preserving asset value, enhancing reliability, improving energy efficiency and enabling predictive decision-making throughout the asset lifecycle. As we continue our growth across the UAE and the wider Middle East, we remain guided by a clear principle; every facility entrusted to us deserves disciplined care, technical integrity and forward-looking management. Trust is earned through performance, quality is demonstrated through data and results must always speak for themselves.

Welcome to **Chulia Middle East Technical Services**.

Your facilities, our responsibility.

**DR SHAHFIE AHMAD**  
Managing Director

## VISION

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

## 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.”

## OUR JOURNEY

Year	Milestone
2015	Strategic partnership with Khalifa Juma Al Nabooda Group to form Al Nabooda Chulia Facilities Management Co. LLC in Dubai, United Arab Emirates, as the Middle East technical and facilities management arm of the Chulia Group.
2016	Expansion into Integrated Facilities Management with capabilities covering MEP maintenance, HVAC systems, electrical infrastructure, building services, Soft Services (Cleaning, Security, Landscaping etc.) supporting high-performance and compliance-driven operations.
2019	Introduction of Chulia's own WARIS Platform, a Computerized Maintenance Management System and Remote Building Monitoring solution to enhance its Facilities Management capabilities and towards digitization of its operations.
2020	Achieved ISO 9001:2015 (Quality Management System) certification, together with ISO 45001 (Occupational Health & Safety Management System) and ISO 14001 (Environmental Management System), reinforcing CME's commitment to quality, safety and environmental stewardship.
2023	Acquisition of Khalifa Juma Al Nabooda Group's shareholding, followed by corporate re-branding into Chulia Middle East Technical Services LLC. CME is now fully Malaysian-owned, strengthening governance alignment and regional expansion strategy.
2025	Smart FM transformation — enhancement of CME's digital facilities management ecosystem through the incorporation of the SeaWorks CMMS & IoT Platform, enabling real-time asset monitoring, predictive maintenance, AI-driven analytics, energy optimization and data-led decision-making.

## Environmental - Sustainability - Governance

**Chulia Facilities Management** is committed to operating responsibly, transparently and sustainably across all aspects of our business. We recognize that the built environment plays a significant role in environmental impact and resource consumption, and as a forward-looking FM organization, we integrate sustainability into the way we maintain assets, serve clients and manage operations.

We strive to reduce energy consumption and carbon footprint through **smart monitoring, preventive maintenance, resource efficiency and data-driven decision making**, while promoting solutions that extend asset life and reduce waste. Our service delivery is guided by environmentally responsible practices, adherence to regulatory requirements, and continual improvement in line with global sustainability principles.

We uphold strong governance through **integrity, accountability, ethical conduct and compliance with statutory and industry standards**, including ISO-based frameworks and FM best practices. Our responsibility extends to our employees, clients, partners and communities -- ensuring safe working conditions, fair business practices, transparent communication and long-term environmental stewardship.

As a custodian of built assets, we believe that sustainability is not an option -- it is our duty. Chulia FM is committed to building greener, more resilient and more efficient facilities for the future, where performance and responsibility go hand in hand.

# MANAGEMENT TEAM



**FAZLY IZWAN A JALIL**  
Chief Technical Officer



**AIMAN JAMALIS**  
Manager, Operations

**NAZMI AMRI**  
Manager, Operations



**SHAHINA SHIHAB**  
Manager, Contracts  
& Commercial

**SARATH SASIKUMAR**  
Manager, Portfolio



**JITHIN JOHN**  
Assistant Manager,  
Finance

**LEA MARIE ANDAM**  
Assistant Manager,  
HR & Admin



## Trade License



GOVERNMENT OF DUBAI



## رخصة تجارية

## Commercial License

## تفاصيل الرخصة / License Details

License No.	727283			رقم الرخصة
Company Name	CHULIA MIDDLE EAST TECHNICAL SERVICES L.L.C			اسم الشركة
Trade Name	CHULIA MIDDLE EAST TECHNICAL SERVICES L.L.C			الإسم التجاري
Legal Type	Limited Liability Company(LLC)			الشكل القانوني
Expiry Date	16/02/2025	تاريخ الإنتهاء	Issue Date	17/02/2015
D&B D-U-N-S ®	0	الرقم العالمي	Main License No.	727283
Register No.	2186201	رقم السجل التجاري	DCCI No.	247538

## الاطراف / License Members

Name / No.	رقم الشخص/No.	الإسم	Nationality / الجنسية	Role / الصفة	الشخص / Share
1098441	محمد نظمي بن عمرى	MUHAMMAD NAZMI BIN AMRI	ماليزيا / Malaysia	مدير / Manager	

## نشاط الرخصة التجارية / License Activities

خدمات تنظيف المباني والمساكن | صيانة المباني | تركيب أنظمة التكييف والتهوية وتثبيت الهواء وصيانتها | أعمال الاصباغ والدهانات | تركيب الأسقف المعلقة والقوابع الخفيفة | مقاولات انشاء خطوط تغذية الكهرباء واصانتها | أعمال تركيب المعدات الكهروميكانيكية وصيانتها | خدمات التطهير والتغيم | صيانة الحواضن السباحة | أعمال التجارة و تركيب الأربضيات الخفيفة | مقاولات انشاء شنكات ومحطات الصرف الصحي واصانتها | أعمال ترميم الابنية الاتية | تركيب الخيل والمطافئ | تركيب الجهزيات والاجزاء المعدنية

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 | Historical Sites Restoration | Tents & Sheds Installation | Metal Parts & Erections Contracting

## العنوان / Address

Phone No	971-50-1996056	تلفون	P.O. Box	صندوق بريد
Fax No	971-50-1996056	fax	Parcel ID	رقم القطعة
Mobile No	971-50-1996056	هاتف متحرك	Mhamad.hamdy@gmail.com	البريد الإلكتروني / Email

مكتب رقم 002 ملك ناصر احمد سعيد محمد العوضي  
دبرة - القرهود

## الملحوظات / Remarks

إصدار تراخيص المشاريع مرتبطة بالاحتياطات الواردة في شهادة سجل المراقبة الصادرة من الهيئة - الإطلاع على السجل من خلال الرابط: [deqsmart.dmt.gov.ae](http://deqsmart.dmt.gov.ae)

Print Date 30/05/2024 20:09 Receipt No. 15788866 رقم الإيصال



يمكنك الآن تجديد رخصتك التجارية من خلال الرسائل النصية القصيرة، أرسل رقم الرخصة إلى 6969 (Dua/اتصالات) للحصول على الدفع.

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وثيقة الكترونية معتمدة وصادرة بدون توقيع من دائرة الاقتصاد والسياحة في دبي. لمراجعة صحة البيانات الواردة في الرخصة يرجى مسح رمز الاستجابة السريعة  
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## Registered Activities



GOVERNMENT OF DUBAI



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

### أنشطة السجل / Register Activities

- صيانة أحواض السباحة
- أعمال الحجارة و تركيب الأرضيات الخشبية
- مقاولات إنشاء شبكات و محطات الصرف الصحي واصلاحها
- خدمات تنظيف المباني والمساكن
- أعمال الاصباغ والدهانات
- صيانة المباني
- مقاولات إنشاء خلطوط نقل الكهرباء واصلاحها
- تركيب الأنفاق المعلقة و القواطع الخفيفة
- خدمات التطهير والتغطيم
- أعمال تركيب المعدات الكهروميكانيكية وصيانتها
- تركيب أنظمة التكييف والتقوية وتنقية الهواء وصيانتها
- تركيب الخيل والمقطنات
- تركيب التجهيزات والاجراء المعدنية
- أعمال تركيب الإبتنية الأرضية

Print Date	30/05/2024	20:09	نطاعه الطباعة	Receipt No.	15788866	رقم الإيصال
			يمكنك الآن تجديد رخصتك التجارية من خلال الرسائل النصية التصويرية، أرسل رقم الرخصة إلى 6969 (دو/إتصالات) للحصول على الدفع.	Get FREE access to Zoho One for the first year احصل على زوهو ون مجانيًا لسنة الأولى		<a href="https://Zoho.com/onet">Zoho.com/onet</a>

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## ISO Certification

### CERTIFICATE OF REGISTRATION



PEERS QUALITY  
ASSURANCE LTD

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: 05/11/2026

Certificate approved by:

Chris Byrom - Operations 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](http://www.pqal.co.uk)

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## ISO Certification

# CERTIFICATE OF REGISTRATION



PEERS QUALITY  
ASSURANCE LTD

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: 05/11/2026

Certificate approved by:

Chris Byrom - Operations Director

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## ISO Certification

# CERTIFICATE OF REGISTRATION



PEERS QUALITY  
ASSURANCE LTD

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**

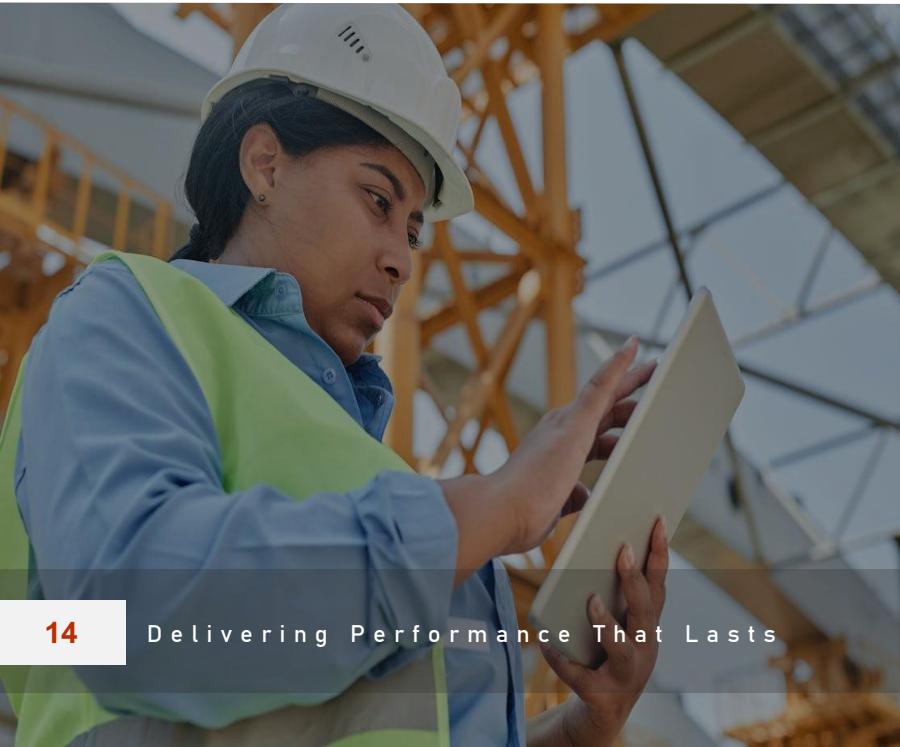
Certificate Number: UAE/5/2706266992  
Date of Initial Assessment: 30/10/2021  
Date of Registration: 05/11/2020  
Date Re-Issued: 05/11/2023  
Date of Expiry: 05/11/2026

Certificate approved by:

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# HARD SERVICES



Heat, Ventilation &  
Air Conditioning System (HVAC)



Mechanical & Pump System



Water Tank & Plumbing System



Electrical Services



Fire Fighting/Fire Alarm System



Civil & Architectural System



Lift & Escalator System



Fit Out Works



Equipment Installation Works

# SOFT SERVICES



Janitorial / Cleaning Services



Security Guard Services



Pest Control Services



Landscape Services



Waste Management Services



Grease Trap & High Pressure  
Drain Cleaning



Swimming Pool Maintenance



Façade Cleaning



Office Steward Services

# SPECIALIZED SERVICES



CCTV System



Precision AC (CCU) System



LPG System



Water Proofing Works



FM200 Fire Suppression System



Uninterruptible Power Supply System (UPS)



Building Condition Survey



Drone Inspection & Survey



Thermal Imaging Analysis

# OUR PORTFOLIO





**Al Ghazal Complex** is a mixed-use commercial and retail development located along Al Wasl Street, Dubai, UAE. The complex comprises retail outlets, office spaces, and supporting amenities, with an estimated built-up area of approximately 600,000 square feet. **CHULIA** provided full MEP, cleaning and security services for the complex under a facilities management contract from 2015 to 2018. The property is privately owned by HH Sheikha Sheikha bint Saeed Al Maktoum.



**Sky Gardens** is a high-rise mixed-use development comprising residential, commercial and retail components, located along Park Avenue, DIFC, Dubai, UAE. The tower has an estimated built-up area of approximately 500,000 square feet. **CHULIA** provided Integrated Facilities Management (IFM) services from 2017 to 2020.



**Al Bada C** Building is a mid-rise mixed-use residential and commercial property located along Kuwait Street, Dubai, UAE. The building comprises residential units with ground-floor retail and supporting amenities, with an estimated built-up area of approximately 120,000 square feet. The property is owned by Real Estate Services. **CHULIA** provided full MEP, cleaning and security services from 2017 – 2023.



**Amlak Property** is a residential property portfolio comprising multiple apartment developments across Dubai, including Al Waha, Remraam and Discovery Gardens. **CHULIA** provided AMC-based MEP services from 2018 to 2019, covering 59 units at Al Waha, 47 units at Remraam and 28 units at Discovery Gardens for API (Amlak Property Investment).



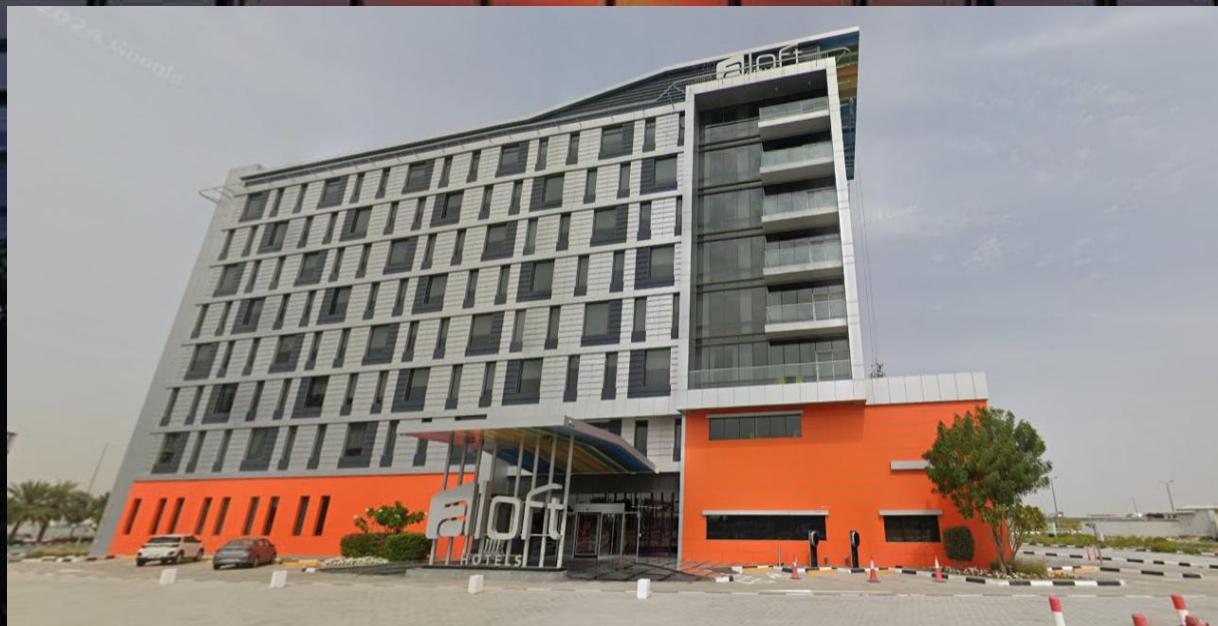
**Al Wasl Properties** – Buildings PR-1075, PR-1076 & PR-1077 comprise a large-scale residential apartment development in Dubai, UAE, featuring multi-storey residential blocks with shared amenities and common facilities. **CHULIA** delivered Integrated Facilities Management (IFM) services for the properties under contract from 2017 to 2018.



CBD4 Building, Plot No. P-37, is a mid-rise residential apartment building located at Al Warsan, International City, Dubai, UAE. The property has an estimated built-up area of approximately 180,000 square feet. **CHULIA** provided annual maintenance services for cleaning, security, swimming pool operations, pest control and water tank cleaning from 2017 to 2022. The building is owned by **Real Estate Services**.



**Dubai Foundation for Women & Children (DFWAC)** is a NGO (back by government) social care and protection facility located at Al Aweer, Dubai, UAE. The facility comprises administrative buildings, residential facilities and support amenities, with an estimated gross built-up area of approximately 350,000 square feet. **CHULIA** provided full Integrated Facilities Management (IFM) services for the facility from 2015 to 2024.



**Aloft Hotel** in Dubai Industrial City (near Al Maktoum International Airport) is a modern mid-rise hospitality development catering to business and transit travellers. The hotel comprises approximately 145 guest rooms with an estimated built-up area of about 220,000 square feet. **CHULIA** managed the MEP and Fire Fighting / Fire Alarm (FF/FA) contract for the property from 2018 to 2019.



The Volkswagen Showroom at Sheikh Zayed Road, Dubai, is a prominent automotive retail and aftersales facility owned by **Al Nabooda Automobiles**, serving as one of the brand's key flagship locations in the UAE. The facility comprises vehicle display halls, customer lounges, service reception areas, workshops and supporting back-of-house functions, with an estimated built-up area of approximately 150,000 square feet. **CHULIA** has been appointed to manage the full Integrated Facilities Management (IFM) contract since 2015, delivering comprehensive services including cleaning, pest control, security guard services and overall facility operations. The contract remains active through 2027, demonstrating sustained trust and long-term partnership.



The Porsche Showroom at Sheikh Zayed Road, Dubai (owned by **Al Nabooda Automobiles**), is a premium automotive retail and aftersales facility showcasing Porsche's sales, service and customer experience operations, with an estimated built-up area of approximately 120,000 square feet. **CHULIA** was appointed to manage the Integrated Facilities Management (IFM) services, supporting operational excellence and asset reliability since 2015 till present.



**The Al Nabooda Automobiles** Body & Paint Facility at Dubai Industrial City is a large-scale automotive repair and refinishing complex supporting high-volume aftersales operations. The facility comprises specialized body repair workshops, paint booths, service bays and support areas, with an estimated gross built-up area of approximately 250,000 square feet. **CHULIA** supported facilities operations to ensure asset reliability and compliance since 2015 till present.



**The Al Nabooda Automobiles** Facility in Sharjah is a multi-brand automotive retail and aftersales complex accommodating Volkswagen, Porsche and Audi showrooms, workshops, spare parts facilities and customer service areas. The integrated development supports vehicle sales, maintenance, diagnostics and premium customer experience functions, with an estimated gross floor area of approximately 180,000 square feet. **CHULIA** supported facilities operations to ensure reliable building performance, compliance and uninterrupted automotive operations across this high-traffic, brand-critical facility since 2015.



**The Al Nabooda Automobiles** Facility in Fujairah is a multi-brand automotive showroom and aftersales complex representing Volkswagen, Porsche and Audi. The facility integrates vehicle display areas, service workshops, parts storage and customer support spaces, supporting full automotive operations, with an estimated gross floor area of approximately 95,000 square feet. **CHULIA** supported facility operations to ensure consistent performance and service continuity since 2015.



The Audi Showroom at Sheikh Zayed Road, Dubai, is a flagship automotive retail and aftersales facility operated by **Al Nabooda Automobiles**. The modern showroom integrates vehicle display areas, customer lounges and service support functions, with an estimated gross built-up area of approximately 140,000 square feet. **CHULIA** has been the Facilities Management operator since 2015, supporting premium brand standards and high customer traffic.



**The Audi Workshop** at Al Quoz, Dubai, is a dedicated aftersales and service facility providing repair, maintenance and diagnostic services for all Audi vehicles. The facility comprises service bays, workshops and support areas, with an estimated gross built-up area of approximately 110,000 square feet. **CHULIA** has been the Facilities Management operator since 2015, supporting operational reliability and brand standards.



**The Porsche Workshop** at Al Quoz, Dubai, is a specialized aftersales facility dedicated to the repair, maintenance and diagnostics of Porsche vehicles. The workshop comprises service bays, technical areas and supporting back-of-house facilities, with an estimated gross built-up area of approximately 130,000 square feet. **CHULIA** has been the Facilities Management operator since 2015, supporting operational reliability and premium brand standards.



**The Volkswagen Service Centre and Showroom** at Rashidiya, Dubai, is a combined automotive sales and aftersales facility supporting vehicle display, maintenance, diagnostics and customer service operations. The facility comprises showroom areas, service workshops and support spaces, with an estimated gross built-up area of approximately 120,000 square feet. **CHULIA** has been the Facilities Management operator since 2015, supporting operational reliability and brand standards.



**The McLaren Showroom and Performance Tuning Facility** at Sheikh Zayed Road, Dubai, is a high-end automotive destination dedicated to luxury supercar sales, bespoke performance upgrades, and customer experience excellence. The facility features premium vehicle display areas, advanced tuning workshops, technical service bays, and exclusive client lounges. The development has an estimated gross built-up area of approximately 90,000 square feet. **CHULIA** has been the Facilities Management operator since 2023.



**Brands For Less (BFL)** Mall & outlets, Dubai comprise a network of large-format off-price retail outlets serving high daily footfall across multiple locations in the Emirate. The stores accommodate retail halls, back-of-house areas, storage and customer support facilities. **CHULIA** has been appointed as the Facilities Management operator for nine (9) BFL outlets across Dubai from 2022 to 2025, managing an estimated combined gross floor area of approximately 450,000 square feet, supporting operational continuity, asset reliability and retail performance.



**Al Salam Community School**, Al Qusais, Dubai, is a modern educational campus providing primary learning facilities, including classrooms, laboratories, sports areas and administrative spaces. The school has an estimated gross floor area of approximately 200,000 square feet. **CHULIA** has been the Facilities Management operator since 2022 to present, supporting safe, reliable and compliant school operations.



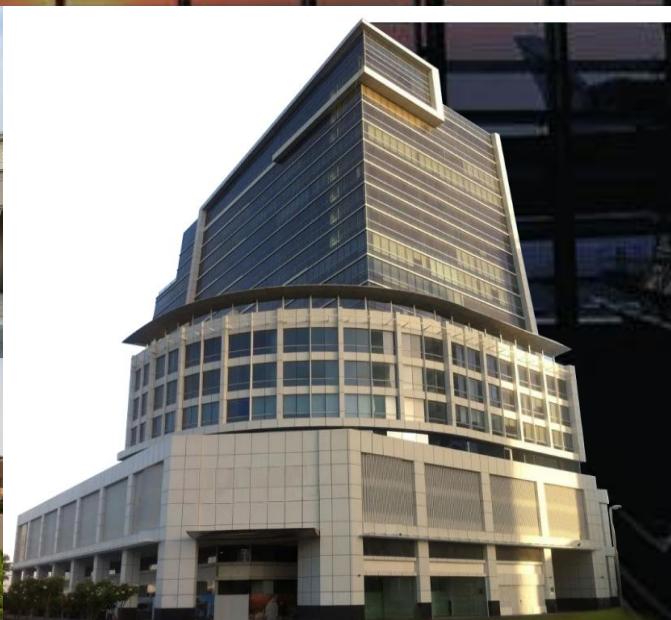
**The Canadian University** Dubai at City Walk, Dubai, is a modern higher-education campus comprising academic facilities, lecture halls, laboratories, administrative offices and student support areas. The campus has an estimated gross floor area of approximately 180,000 square feet. **CHULIA** has been providing full Integrated Facilities Management (IFM) services for the university from 2023 to 2025, ensuring safe, reliable and compliant campus operations.



**Green Coast Real Estate (GCRE)**, Dubai, is one of a major local property investment and leasing portfolio, focusing on mid-rise residential developments. **CHULIA** has been appointed as the Facilities Management operator from 2021 to present and currently manages more than six (6) residential and commercial compounds (more than 500,000 sq ft. of built-up area) owned by GCRE, supporting safe, reliable and compliant operations.



These residential and commercial buildings owned by **KHJ Property Management**, Dubai, form part of the company's diversified real estate portfolio, comprising mixed-use developments with retail, office and residential components. **CHULIA** has been appointed as the Facilities Management operator since 2021 to present, managing more than five (5) compounds with a combined estimated gross built-up area exceeding 600,000 square feet, ensuring reliable, compliant and efficient building operations.



**CHULIA** acts as the exclusive technical support and fit-out contractor for **Selcon Technical Services** LLC, a UAE-based construction and infrastructure specialist involved in building, road and civil works projects. Under this collaboration, **CHULIA** has delivered fit-out and technical works for compound villas at Dubai Silicon Oasis, building road works at Al Aweer, and infrastructure projects in Al Qusais, providing engineering coordination, execution support and quality assurance across multiple project types.

Unifying Assets, Intelligent & Operations

**SMART FM**



# Computerized Maintenance Management System [CMMS]

## Why CMMS is a MUST ??

### Without CMMS

Manual scheduling & reactive repairs

Paperwork, missing records, delayed reporting

No asset life visibility

Spare part shortages & untracked cost

KPI measurement impossible

High operating cost due to reactive work

### With CMMS (Seaworks)

Planned, predictive & automated maintenance

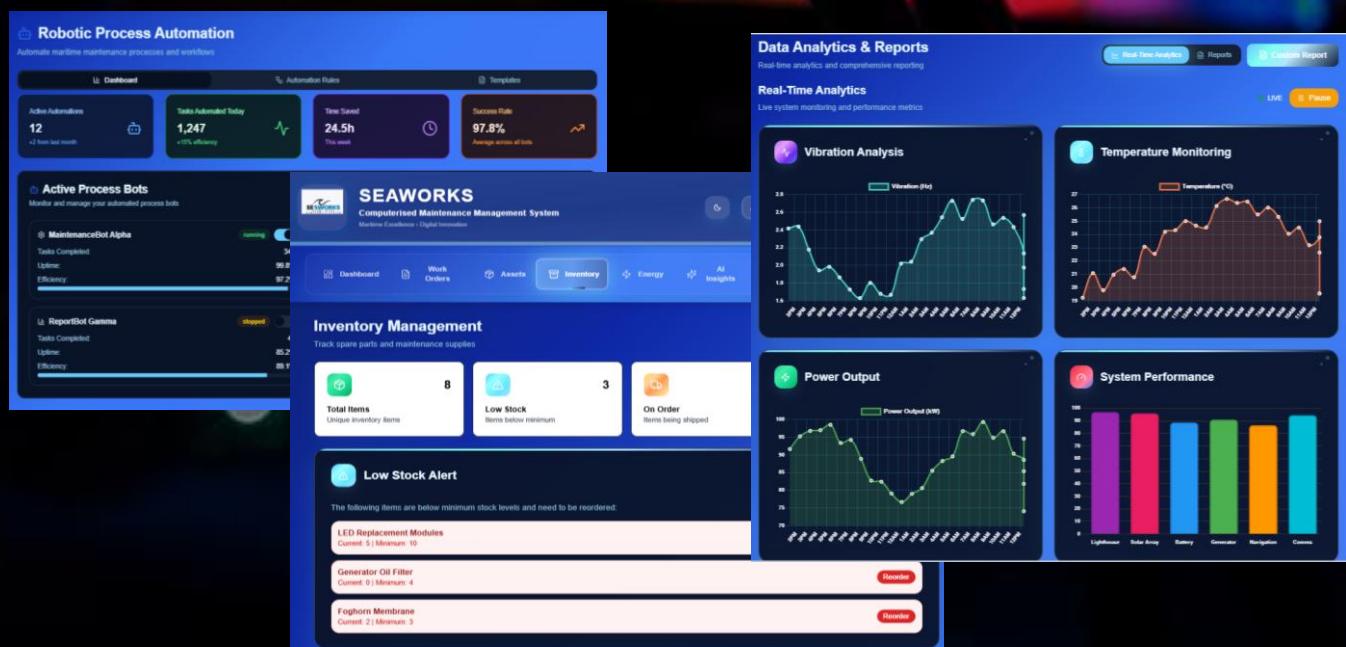
Mobile app updates + digital work verification

Full lifecycle + condition-based history

Inventory forecast + auto reorder notifications

Live dashboard + performance reports

Lower cost through proactive planning



# Computerized Maintenance Management System [CMMS]



**Sensor**



**LORA**

**IoT** IOT PLATFORM



CMMS Module	Key Features	Benefits to Operations
Interactive Dashboard	Real-time view of assets, work orders, alarms, IoT readings, energy use	Helps management make instant decisions with live data
Work Order Management	Auto-scheduling, corrective & preventive tasks, mobile sign-off, job closure	Faster maintenance turnaround, zero paperwork delays
Asset Management	Digital asset registry, lifecycle tracking, condition-based history, QR/RFID tagging	Increased equipment lifespan, transparent performance tracking
Inventory & Spare Parts	Stock-level monitoring, auto-reorder, supplier directory, usage logs	Reduces downtime due to parts shortage, cost control
Facility Systems Control	HVAC, electrical, plumbing, lift & fire systems monitoring	Ensures facility uptime & regulatory compliance
AI & Predictive Analytics	Failure prediction, anomaly detection, machine learning optimization	Moves maintenance from reactive → predictive model

The screenshot displays the SEAWORKS CMMS software interface. The top navigation bar includes links for Dashboard, Work Orders, Assets, Inventory, Energy, AI Insights, RPA, Reports, and Settings. The main dashboard features several cards: 'Predictive Maintenance' showing vibration and current levels; 'Preventive Maintenance' showing monthly and quarterly tasks; 'Corrective Maintenance' showing engine oil levels; and 'Active Work Orders' listing tasks like 'LED Array Failure - Main Lighthouse' and 'Battery Voltage Drop - Backup System'. A detailed view of a work order for 'Solar Panel Cleaning' is shown on the right, including assignment details (Assigned to: Alex Wilson, Asset: Solar Array B, Created: 12/10/2024, Due Date: 12/17/2024, Priority: MEDIUM), work instructions, and required tools. The overall interface is dark-themed with blue and white highlights.

# Computerized Maintenance Management System [CMMS]



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**IoT** IOT PLATFORM

**SEA-BOT**  
ROBOTIC PROCESS AUTOMATION

CMMS Module	Key Features	Benefits to Operations
RPA Automation Engine	Auto-reporting, work order assignment, approval routing	Cuts manual workload, boosts technician productivity
Energy & Sustainability	Smart metering, carbon tracking, utility analytics (GBI/LEED)	Drives energy saving & supports green building certification
Reports & KPI Analytics	Scheduled reports, benchmarking, trend forecasting	Improves decision-making via historical performance
User & Role Control	Multi-tenant security, audit trails, MFA, digital signature	Ensures governance, traceability & controlled access
Mobile CMMS App	QR scanning, photo evidence, GPS check-in, offline sync	Enables technicians to work anywhere, anytime

The screenshot displays the SEAWORKS CMMS software interface. The top navigation bar includes links for Dashboard, Work Orders, Assets, Inventory, Energy, Insights, RPA, Reports, and Settings. The main dashboard features three main maintenance modules: Predictive Maintenance, Preventive Maintenance, and Corrective Maintenance. The Predictive Maintenance section shows vibration and temperature data with live graphs. The Preventive Maintenance section displays scheduled tasks for the month. The Corrective Maintenance section shows an alert for engine oil. Below these are sections for Work Orders and Active Work Orders, listing tasks like Solar Panel Cleaning and LED Array Failure. A large modal window is open for a specific work order, showing detailed information such as Work Order Details (WO-2024-487, Medium Priority, Completed), Assignment Details (Assigned to Alex Wilson, Asset Solar Array B, Category Renewable Energy, Due Date 12/17/2024), Work Instructions (Follow safety protocols before beginning work, Document all findings and actions taken, Test system functionality after completion, Update work order status upon completion), and Required Tools & Parts (Tools and parts list will be populated based on work order type and asset requirements). Buttons for Start Work, Post Work Order, Close, and View Details are visible at the bottom of the modal.

## Why Building Remote Monitoring is a MUST ??

Benefit Area	How IoT Helps	Value to Client
Asset Protection	Predict failures before breakdown	Extends lifespan + reduces repair cost
Energy Efficiency	Detect waste, optimize HVAC & load use	Up to 20-30% energy reduction potential
Reliability & Uptime	Real-time monitoring with instant alerts	Less downtime — continuous operation
HSE + Compliance	Fire, water leakage, corrosion alerts	Prevent accidents + avoid legal issues
Data-Driven Decisions	Trend analytics, reporting, benchmarking	Faster decisions backed by evidence
Sustainable Operations	Carbon tracking, utilisation analytics	Supports ESG, GBI, Green FM initiatives

# Remote Building Monitoring (IoT Platform)



**Sensor**



**LORA**

**IoT** **IoT PLATFORM**



IoT Category	Available Sensors	Function & Output	Value to FM
Environment & Comfort	Temp, Humidity, CO <sub>2</sub> , IAQ	Measures indoor comfort quality & ventilation status	Supports energy-comfort balance
HVAC & Mechanical Health	Vibration, Motor Heat, ΔT	Detects stress, imbalance & bearing failure	Prevents breakdown before it happens
Electrical & Power Quality	Smart Meter, Volt, Current, kWh, PF	Tracks energy use, load profile, harmonic quality	Energy saving + avoids electrical hazards
Water & Plumbing	Pressure, Flow, Leakage	Detects wastage, pump faults & pipe bursts	Reduces water consumption + damage risk
Fire & Safety Monitoring	Smoke, Heat, Extinguisher Pressure	Real-time emergency alerts & compliance	Faster emergency response & legal compliance
Structural / Civil Monitoring	Corrosion, Crack & Moisture Sensors	Detects rust, concrete fatigue & seepage	Supports long-term building integrity
Lift / Escalator / Asset Sensors	Vibration, Door Cycle, Motor Load	Tracks wear and movement patterns	Increase uptime for critical mobility equipment

The dashboard is divided into several sections:

- Sensors:** Displays real-time data for Temperature, Humidity, Wind Speed, Particle Count, Current, and Voltage.
- Smart Maintenance Monitoring System:** Shows a map of a coastal region with various monitoring points and a summary of the system's status.
- Structural Health:** Provides a detailed view of structural health monitoring for lighthouses, including a list of locations and their status.
- Dashboard:** Offers a summary of system overview, energy usage, network status, security status, and maintenance status.

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