


INTEGRATED FACILITIES MANAGEMENT



PROFESSIONAL
MULTI-DISCIPLINARY
CUSTOMER CENTRIC

CBM-AFRINA INTEGRATED FACILITIES MANAGEMENT LLC

VISION To be the FM company of choice in Qatar, through enhancing the asset value of clients by embracing service excellence and innovation.

MISSION To provide excellent integrated facility management services to our clients. We strive, in our daily efforts, to provide prompt, reliable and value added services to satisfy the needs of our customers.



COMPANY BACKGROUND

CBM-Afrina LLC (CBM-Afrina)

CBM-Afrina, a joint venture between CBM and Afrina, was established in 2009 to deliver Integrated Facilities Management (IFM) services in Qatar. CBM-Afrina provides a wide range of both hard and soft Facilities Management (FM) services with its local partner.

CBM-Afrina prides itself with its end-to-end FM services designed to meet all requirements of any built and natural environment ranging from Engineering, Environmental, Security, Project Management, Managing Agent, Car Park Operations & Management, and Training.

As FM specialists, CBM-Afrina banks on its proactive and customised approach for any organisation in the private and public sector. The foundation of the firm's focal point is to have a thorough understanding of its clients' overall business needs. This is reflected in its hands-on approach by its senior management for each project to deliver accurate and practical solutions specifically designed for all its clients.

CBM-Afrina's policy is to form long-term relationships with its clients. Clear communication, experienced and responsive senior management and technical expertise is what sets CBM-Afrina apart from its competitors.

CBM-Afrina assures its clients with its customer care ethos, quality values and extensive resources. CBM-Afrina provides its customers not only with value, innovation and quality in its work but also a strong and committed partner in its asset management.

PARTNERS CBM Pte Ltd (CBM)

CBM is a leading FM service provider with a comprehensive range of expertise since its inception in 1971 in Singapore. Backed by an impeccable track record spanning more than 35 years, CBM is synonymous to value creation, quality excellence and customised solutions. Its suite of services encompasses Engineering, Environmental, Security, Project Management, Managing Agent, Car Park Operations and Management, Training and Facility Management Consultancy.

CBM is a wholly-owned subsidiary of property pioneer City Developments Limited – an international property and hotel conglomerate involved in real estate development and investment, hotel ownership and management, as well as the provision of hospitality solutions. With a global presence in over 20 countries spanning Asia, Europe, North America and Australasia, CDL has over 250 subsidiaries and associate companies together with 5 listed companies on notable stock exchanges.

Afrina Trading and Construction Company (Afrina)

Afrina was established to serve the booming construction industry of Qatar in early 2005. Its inception was a direct response to market demands in the Middle East region for capable contracting companies that can execute and deliver, innovative, cost-effective and high-quality projects on time.

Afrina provides design, estimation and surveying, value engineering and procurement services. Since its establishment, Afrina made a strategic joint venture with China's Jiangsu Hanjian Group Corp. Ltd. (JHGC), one of the top and most respected construction companies in China.

Afrina's qualified management and engineering staff bring with them years of expertise in design, estimation, quantity surveying, value engineering and procurement. It is backed by a proven track record which counts the Sabban Towers contract, a one billion Qatari riyal project in The Pearl, Qatar, amongst its accomplishments.



INTEGRATED FACILITIES MANAGEMENT (IFM)



CBM-Afrina offers IFM solutions for all its clients. Our integrated approach provides customer-focused and technically-sound advice tailored to meet the requirements and objectives of our clients. Our capability extends to the delivery of a complete and cost-effective IFM solution for all building maintenance and management needs.

Combining the local market expertise and knowledge of Afrina, and CBM's sound experience and illustrious track records, CBM-Afrina provides a complete suite of FM services to cater to the Middle East region.

Our complete service offering and years of experience are the cornerstones of our workmanship. Our end-to-end services include:

MANAGING AGENT

CBM-Afrina promises to enhance asset value and tenant services, while reducing operating costs. CBM-Afrina delivers first-class service to all developers, landlords and residents, from inception, handover, to after-care management.

General Management Services

- Property Management
- Ensure Compliance with Regulatory Requirements
- Professional Consultancy Services

Secretarial and Administration Services

- Management and Maintenance of Documents and Records
- Facilitation of Meetings
- Coordination with Professional Consultants and the Authorities

Maintenance and Inspection Services

- Maintenance Management
- Supervision and Certification of Works
- Audit and Inspection of Facilities

Financial and Accounting Services

- Budgeting and Management of Maintenance Funds
- Billing and Collection
- Financial Reporting

ENVIRONMENTAL

Our cleaning services adopt emerging technologies to deliver the best practice maintenance. CBM-Afrina's cleaning services, which utilise the latest cleaning equipment and environmentally-friendly products, are tailored to meet our customer's requirements and standards.

- Cleaning and Desilting
- External Façade Cleaning
- Office Cleaning
- Refuse Removal
- Specialised Floor Maintenance
- Carpet Shampooing and Maintenance
- Environmental and Pest Control
- Landscaping
- Supply of Cleaning Equipment and Chemicals

ENGINEERING

With the CBM Maintenance Management System (CBMMS), a customised software designed specifically to cater for FM requirements, CBM-Afrina provides clients with a proactive approach and comprehensive engineering service to identify and rectify problems and monitor building asset performance.

We provide a solid foundation of planned preventive and reactive maintenance through our highly-trained staff with a wide range of competencies. Our service is systematically planned to incur minimal disruption to our clients' core business activities.

- Repair and Replacement of M&E Equipment and Systems
- Air Conditioning Installation and Repair
- Mechanical Ventilation Installation and Repair
- Electrical Lighting and Power System Installation
- Standby Generators
- Fire Protection Systems
- Communication Systems
- Sanitary and Plumbing Services
- General Building Management and Maintenance Services

PROJECT MANAGEMENT

As part of our project management service, we take full responsibility for managing the planning and coordination of projects, from inception to completion, delivering the projects on time and within budgets.

- Interior Design
- Space Planning and Design
- Additional and Alteration
- Upgrading and Retrofitting
- Project Management and Monitoring
- Renovation and Reinstatement
- Car Park Resurfacing
- General Building Repair and Improvement

CAR PARK OPERATIONS AND MANAGEMENT

We provide well-designed parking solutions for better parking efficiency and traffic flow management. With our car park operations and management experience, we help our clients manage and use their car parks to their fullest potential.

- Conceptualisation, Design and Installation of Car Park Systems
- Installation and Commissioning of Car Park Systems
- Operation and Management of Car Parks
- Car Park Management Consultancy
- Central Monitoring Services

SECURITY

In-depth experience in security solutions has enabled CBM-Afrina to continually tailor and develop its service to meet each customer's individual requirements. Our security consultation service is tailored to address the most stringent levels of security for our clients' environment.

VALUE ADD

WORLD CLASS BENCHMARKED STANDARDS

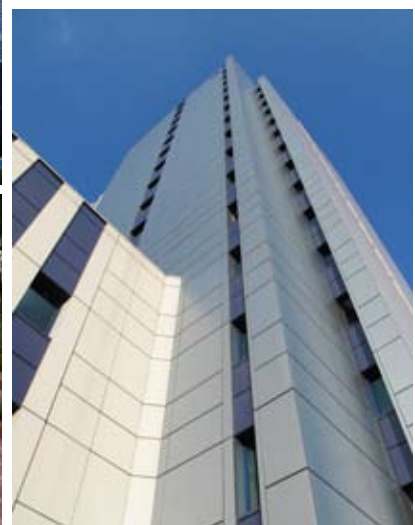
CBM-Afrina is dedicated to provide the highest standards in quality of workmanship. Understanding our clients' needs and value adding through our services are our main objectives.

CBM-Afrina recognises that clients expect not only in-depth technical expertise but also a consistency of service offering. The world-class accreditations of CBM and Afrina provide our clients with an assurance of such standards.

PROVEN TRACK RECORD

We have an established track record in the following industry sectors:

- Office
- Commercial
- Residential Towers, Condominiums and Villas
- Industrial
- Government
- Hospitality
- Hospitals and Healthcare-related Buildings



CBM-AFRINA MANAGEMENT TEAM



KHALDOUN ABOU SALEH *Director*

Khaldoun has 22 years of extensive leadership and general management in industries and general contracting services in the Middle East. As one of the Directors, he will oversee business partnership opportunities overseas. He is also the Managing Director of Afrina.

ABDUL HAMID AL ZAHRAWI *Director*

Abdul Hamid has 21 years of managerial experience in the commercial sector specialising in administration and financial management in the subsidiaries of Afrina. Appointed as Director, this expertise enables him to develop a wide overview of the Middle East for the expansion of the company.

ROY CHIANG *Director*

Roy has 29 years of leadership and general management experience in the maintenance of large complexes of buildings and other infrastructure. Appointed as one of the Directors, he will provide focus, direction and consistency of the core business. He is also the CEO/President of CBM Pte Ltd.

KEITH KOH *Director*

Keith has extensive experience in the Middle East and overseas contracting. He also brings with him many years of management experience. He holds the position as Director and will oversee the identification of business partnership opportunities overseas. He is also the Senior Vice President for Corporate Affairs of CBM Pte Ltd.

CBM-Afrina nurtures its highly skilled and qualified people to be the best in the industry to provide clients with a whole-life solution. CBM-Afrina's qualified professionals operate and provide high quality performance for any built property.

CBM-Afrina recognises that its staff is its biggest asset and, therefore, places great emphasis on its employment and career development to bring the best out of individuals and assist them in their work-life. Our approach is to ensure that our staff are constantly up-to-date with the latest skills and technology in the industry.



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