



ABH GLOBAL MANAGEMENT &
SERVICES SDN BHD

COMPANY PROFILE

ABH GLOBAL MANAGEMENT & SERVICES SDN BHD
(1097823-A)

No 38 – 2, Jalan Pekaka 8/4,
Kota Damansara,
47810 Petaling Jaya
Selangor Darul Ehsan

CORPORATE PROFILE

ABH Global Management & Services Sdn Bhd was established in 2014 and is managed by a team of experienced entrepreneurs in property development and project management, with a combined experience of over 50 years in the field. We are the pride of local talents, offering both local and international experiences, as well as up-to-date industry knowledge in project and property management.

Our vision is to integrate experience and embrace innovation with forward thinking for growth. **"Fostering the Tradition of Value Creation"**

Our strength lies in providing comprehensive construction, real estate, and asset assessments under one roof. Leveraging our years of experience in managing complex development and projects, along with extensive knowledge in construction, property development, and exceptional business acumen in the asset management industry, we offer a hassle-free consultancy service that addresses all concerns.

We strongly believe in the value of people and foster transparency.

COMPANY INFORMATION

Name : ABH Global Management & Services Sdn Bhd

Incorporation Date : 16 Jun 2014

Registration No : SSM: 201401021737 (1097823-A)
CIDB: G4 (0120250624-WP157011)
MOF: eP-1006I03TJ

Mailing Address : No 38-2, Jalan Pekaka 8/4,
Kota Damansara,
47810 Petaling Jaya,
Selangor Darul Ehsan

Field of Registered : 1. Civil Engineering and Construction
2. Building and Interior Works
3. Project Management Consultancy
4. Building Management and Services
5. Building Assessment
6. Real Estate Operational Activities

Bank : RHB Bank

Account No : 21251800004753

Contacts : +603 6735 0675 / 012-2102309

Email : abhgms@gmail.com

REGISTRATION



SURUHANJAYA SYARIKAT MALAYSIA
COMPANIES COMMISSION OF MALAYSIA



BORANG 9
AKTA SYARIKAT 1965

[Seksyen 16(4)]

No. Syarikat - MyCoID

| | |
|---------|---|
| 1097823 | A |
|---------|---|

PERAKUAN PEMERBADANAN SYARIKAT SENDIRIAN

Dengan ini diperakui bahawa

ABH GLOBAL MANAGEMENT & SERVICES SDN. BHD.

telah diperbadankan di bawah Akta Syarikat 1965, pada dan mulai dari 16 haribulan Jun 2014, dan bahawa syarikat ini adalah sebuah syarikat berhad menurut syer dan bahawa syarikat ini adalah sebuah syarikat sendirian.

Dibuat di bawah tandatangan dan meterai saya di Kuala Lumpur pada 16 haribulan Jun 2014.



DATO' MOHD NAIM DARUWISH
PENDAFTAR SYARIKAT
MALAYSIA

REGISTRATION



PERAKUAN PENDAFTARAN

Adalah dengan ini diperakui bahawa kontraktor yang dinyatakan di bawah ini telah berdaftar dengan Lembaga mengikut Bahagian VI Akta Lembaga Pembangunan Industri Pembinaan Malaysia 1994. Pendaftaran ini adalah tertakluk kepada syarat-syarat yang telah ditetapkan bersama perakuan ini.

No. Pendaftaran : 0120250624-WP157011
Nama Kontraktor : ABH GLOBAL MANAGEMENT & SERVICES SDN. BHD.
Alamat Berdaftar : 1-30, JALAN PANDAN PRIMA 2, DATARAN PANDAN PRIMA
55100 KUALA LUMPUR
WILAYAH PERSEKUTUAN KUALA LUMPUR
Daerah : KUALA LUMPUR
Tarikh Mula Berdaftar : 25/06/2025

| <u>GRED</u> | <u>KATEGORI</u> | <u>PENGKHUSUSAN</u> |
|-------------|-----------------|---------------------|
| G4 | B | B04 |
| G4 | CE | CE21 |
| G4 | ME | M15 |

Tarikh Mula Berkuatkuasa : 25/06/2025

Tarikh Habis Tempoh Perakuan : 24/06/2027

STATUS: BARU

A handwritten signature in black ink, appearing to be "J. M. S.", written over a small dot.

Ketua Eksekutif
Lembaga Pembangunan Industri Pembinaan Malaysia
Tarikh: 25/06/2025



REGISTRATION



SIJIL PEROLEHAN KERJA KERAJAAN

Adalah disahkan syarikat/Firma ini adalah berdaftar dengan Lembaga Pembangunan Industri Pembinaan Malaysia dan tertakluk kepada syarat-syarat termaktub bersama sijil ini.

No. Pendaftaran : 0120250624-WP157011
Nama Kontraktor : ABH GLOBAL MANAGEMENT & SERVICES SDN. BHD.
Alamat Berdaftar : 1-30, JALAN PANDAN PRIMA 2, DATARAN PANDAN PRIMA
55100 KUALA LUMPUR
WILAYAH PERSEKUTUAN KUALA LUMPUR
Daerah : KUALA LUMPUR
Tarikh Mula Berdaftar : 24/06/2025

| <u>GRED</u> | <u>KATEGORI</u> | |
|--------------------|------------------------|-------------------------------|
| G4 | B | (Pembinaan Bangunan) |
| G4 | CE | (Pembinaan Kejuruteraan Awam) |
| G4 | ME | (Mekanikal dan Elektrikal) |

PEGAWAI SYARIKAT YANG DITAUHIAHKAN

BADRUL HISHAM BIN IBRAHIM

NO. K/P

680115085107

Tarikh Mula Berkuatkuasa : 07/07/2025
Tarikh Habis Tempoh Perakuan : 24/06/2027

A handwritten signature in black ink, appearing to be "Jus", written over a horizontal line.

Ketua Eksekutif

Lembaga Pembangunan Industri Pembinaan Malaysia

Tarikh: 07/07/2025



REGISTRATION



Certificate of Achievement

This is to Certify that

ABH GLOBAL MANAGEMENT & SERVICES SDN. BHD.

0120250624-WP157011

Grade Registered : G4

has been evaluated according to the SCORE criterias set by the Board and

has achieved the rating of



(3 Star)

for the year

2025

(Valid until 01/07/2027)

Good management and technical capabilities, compliance to best practices and good project management.

A handwritten signature in black ink, likely belonging to the Ketua Eksekutif (Executive Chairman).

Ketua Eksekutif

Lembaga Pembangunan Industri Pembinaan Malaysia

02/07/2025



SC144249

REGISTRATION



KEMENTERIAN KEWANGAN MALAYSIA SIJIL AKUAN PENDAFTARAN SYARIKAT

N O . SIJIL : K10068371473795868
N O . RUJUKAN PENDAFTARAN : 357-0002380240
TEMPOH SAH LAKU : 14/03/2024 - 13/03/2027

Bahawa dengan ini diperakui syarikat :

ABH GLOBAL MANAGEMENT & SERVICES SDN. BHD. (1097823-A)
NO.15, JALAN SUARASA 6/2,
BANDAR TUN HUSSEIN ONN
ULU LANGAT
43200 CHERAS
SELANGOR, MALAYSIA

Telah berdaftar dengan Kementerian Kewangan Malaysia dalam bidang bekalan/perkhidmatan di bawah sektor, bidang dan sub-bidang seperti di Lampiran A. Kelulusan ini adalah tertakluk kepada syarat-syarat seperti yang dinyatakan di Lampiran B. Individu yang diberi kuasa oleh syarikat bagi urusan perolehan Kerajaan adalah seperti berikut :

| | | |
|--|--------------|----------|
| ENCIK BADRUL HISHAM BIN IBRAHIM | 680115085107 | PENGARAH |
| ENCIK MUHAMMAD NIYAZ BIN BADRUL HISHAM | 000113101175 | PENGURUS |

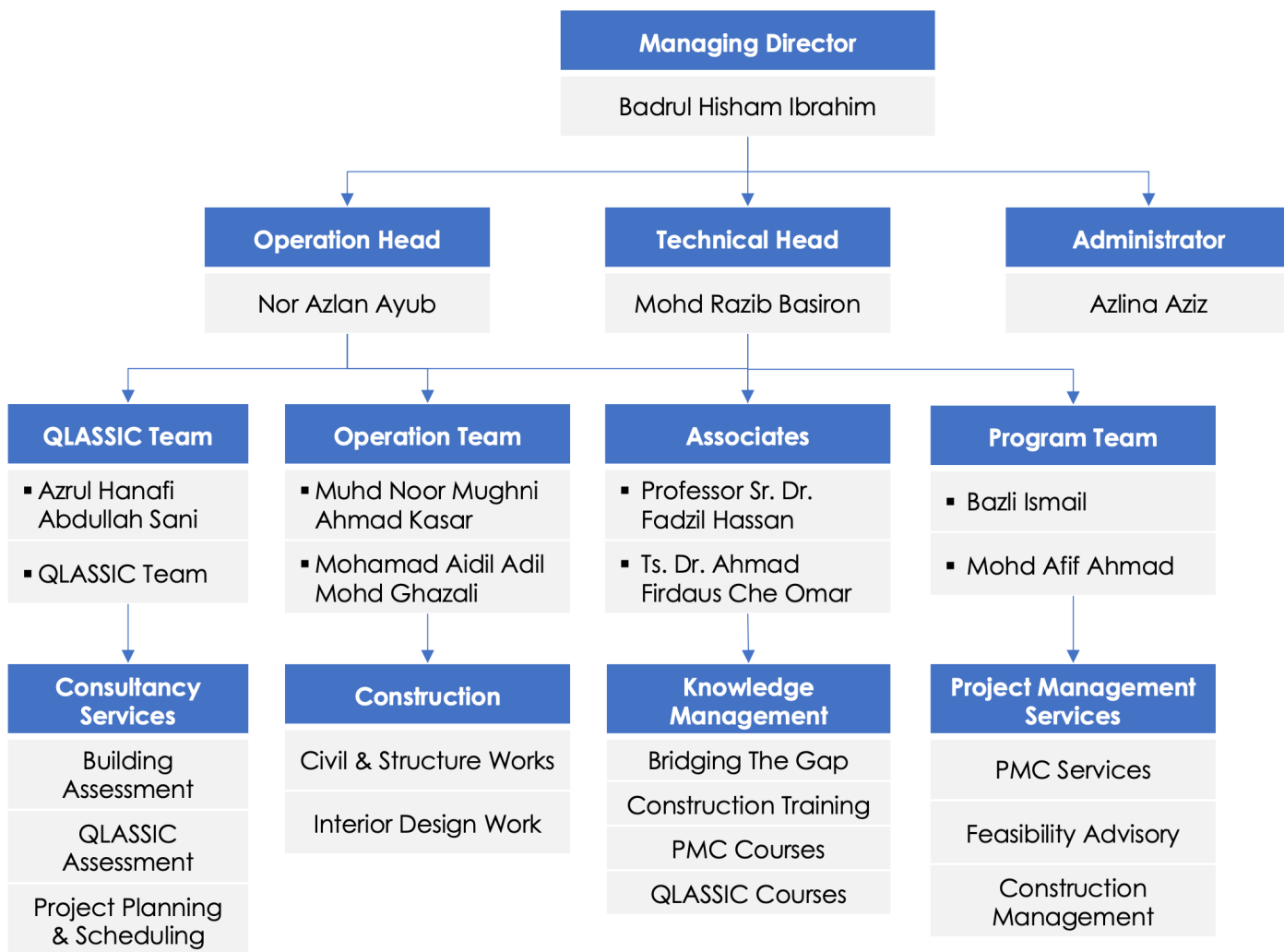
t.t

DATO' INDERA AB RAHIM BIN AB RAHMAN
Bahagian Perolehan Kerajaan
b.p. Ketua Setiausaha Perbendaharaan
Kementerian Kewangan Malaysia

Tarikh Berdaftar Dengan Kementerian Kewangan Malaysia : 14/03/2024

(Sijil ini adalah cetakan komputer dan tidak memerlukan tandatangan)

ORGANIZATION STRCUTURE



OUR PEOPLE



BADRUL HISHAM BIN IBRAHIM

Accumulated more than 30 years of working experience in project development, civil infrastructure, and real estate assignments. Graduated from **California State University** with **BSc. In Civil Engineering (1989-1992)** and **a Degree in Applied Sciences** from **State University of New York (1987-1989)**.

Started a career with a construction firm before joining consultancy services and property-related industry specializing in project and development management with geographical experience and presence across Malaysia, Africa, the Middle East, Indonesia, and Russia.

Years in a senior management capacity, engaging with stakeholders of diverse assignments to deliver project planning and monitoring and serving as Technical Advisor to Low Carbon Cities Framework and Assessment System Publication under KeTTHA.

KEY EXPERIENCE

Entrepreneur

Badrul works in consultancy and construction industry, land development, building and infrastructure assessment, and civil and structural works.

General Manager

Formulating strategy and managing humanitarian operations for MERCY Malaysia and its presence in 11 countries with yearly programs valued between **RM50 million** and **RM30 million**.

Project Director

1. COVID-19 Hospital Surge Capacity Support Programs and COVID-19 Immunization Programs, managing **RM16.2 million** donation fund.
2. Auto City Complex Renovation Works, project value **RM45 million**.
3. Managing **a USD 55 million** donation fund from the Saudi Government for the Tsunami Relief Project in Banda Aceh, Indonesia.

Construction and Consultancy Roles

1. Managing stakeholders in Iskandar Medini Development, Johor
2. Master Plan review, authority liaison, monitoring and managing design, procurement, and construction for Jabal Omar Development, Makkah, KSA.
3. Managing Infrastructure Master Planning and enabling works for projects in Khartoum, Sudan
4. 11km underground structure to house utility services, project value **RM250 million**, Putrajaya.

OUR PEOPLE



MOHD RAZIB BASIRON

With 20 years of working experience in architectural and urban design/planning, project development, strategy management, and construction, a comprehensive skill set for multiple projects.

He began his career with an architectural firm and later joined other construction industry disciplines before specializing in architectural, interior design, urban planning, project management, and development.

He possesses sound technical knowledge and a rounded skill set, enabling him to be hands-on when fieldwork matters. Through his professional practices, academic years, and entrepreneurship career, he has pocketed vast exposure locally and globally.

KEY EXPERIENCE

Entrepreneur

1. Completing **RM2.4 million** fast-track GWM Assembly Plant and Office projects with a tight budget.
2. Prepare Master Plan and Site Planning for Private Livestock Quarantine Complex, Jeli, Kelantan Darul Naim, valued at **RM 1.5 million**.
3. Prepare design and tender documents for Military Hospital, Terendak Camp, Melaka, valued at **RM 320 million**.

Senior Designer and Projects Architect

Assigned at various architectural firms from defining development vision and concept until construction day-to-day and project handing over and transferred to **PLOT 1 Reem Island Abu Dhabi 7 Star MOVENPICK 46-Story Hotel Tower, 24-Storey Hotel Apartment, 6-Storey Podium Equipped With Hotel Facilities, Spa & Wellness Center, 5 Avant-Garde Boutique Restaurants, And A Grand Ballroom, Value Of Aed2.3 Billion**. Under his leadership, he has completed over 35 projects with values ranging from tents for thousands to hundreds of millions of Ringgit.

Technical Volunteer

He dedicated his time and knowledge to a good cause by volunteering as a technical advisor for **MERCY Malaysia**. His work includes site assessment and negotiating with funders to secure resources needed to rebuild shelters and infrastructure. Geographically, his presence is either in Malaysia or most parts of disaster areas in Southeast Asia and Asia, such as Bangladesh, Pakistan, Myanmar, and Nepal.

OUR PEOPLE



BAZLI ISMAIL

A certified Project Management Professional with 39 year of experience in delivering and managing projects of multiple complex projects in nature and complicated contractual arrangements of multi million project value.

Graduated in 1986 from University of Toledo in BSc. Electrical Engineering. After a few years gained experience in the manufacturing and telecommunication industry, in 1996 he joined consulting firm involved in **RM560 million** hospital projects and until today he has been an instrumental as Project Director in delivering hospital and healthcare related projects.

He possesses astute and adaptable value with sound knowledge about projects/companies' risks, regulatory requirements and best practices which help projects/companies optimize internal systems, personnel management and financial strategies.

KEY EXPERIENCE

Senior Position

1. Completion of 600 beds for Women & Child Hospital Kuala Lumpur, contract value of **RM848 million**.
2. Refurbishment works of 18-hole Korangi Golf Course & Club, Karachi, Pakistan with contract value **USD18 million**.
3. Development of Lake Sanctuary in Islamabad Pakistan, contract value of **USD36 million**.
4. Completion of **RM565 million**, additional 630 beds Hospital Alor Setar, Kedah.
5. Completion of 704 beds Hospital Pandan in Johor, for a contract value of **RM551 million**.
6. Managing medical supply equipment for Hospital Shah Alam Selangor for 300 beds with contract value of **RM482 million**.
7. Responsible as QA/QC and Safety matters for construction works for 960 beds Hospital Selayang with contract value of **RM530 million**.

OUR PEOPLE



NOR AZLAN AYUB

Serving the industry for the past 28 years, Nor Azlan Ayub is an asset to the company. He possesses valuable expertise and has acquired good knowledge in project management planning and construction processes.

He is a certified International Project Manager and Certified Planning Engineer. He is also a qualified **QLASSIC Assessor** and possesses a competency qualification from CIDB to perform **QLASSIC Training for Architectural Forensics**.

KEY EXPERIENCE

Entrepreneur

Under the purview of CIDB, Azlan has been instrumental in pursuing and developing full implementation and enforcement of the Quality Assessment System in Construction. The CLASSIC helps to alleviate the construction industry and evaluates the quality of construction work in Malaysia.

Project Manager

Responsible for costing / planning of PMCR and developing and updating the Construction Schedule using PRIMAVERA / MS PROJECT to generate a Project Measurement System for Progress Tracking and Billing purposes.

Review and monitor work on CAPEX progress, including cost and benefit studies, budget challenges, design and technical studies, technical evaluation, project execution and commissioning, preparation of technical and commercial documentation, and handover work stages.

Planning Engineer

Plan and develop project scope management covering

1. Collect project requirements and define project scope
2. Develop Work Breakdown Structure (WBS)
3. Plan and Develop Project Schedule Management
4. Define Project Activities and Sequence Project Activities
5. Estimate Activity Resource and Activity Duration
6. Develop a Master Schedule (Master Work Program)
7. Monitoring and Controlling Process
8. Prepare and update the project Master Schedule
9. Monitoring closely on the schedule and site progress work
10. Liaison with management about project planning
11. Conducting EOT analyses and preparing reports

OUR PEOPLE

MUHD NOOR MUGHNI AHMAD KASAR



Graduated from Staffordshire University in Electronic Engineering and possesses 8 yrs. of experience in onshore and offshore including oil & gas field development and brown field projects for engineering, satellite communication, networking, management, procurement, construction, logistics, installation and commissioning.

Highly effective management professional emphasizing innovation and creativity in solving complex problems. Energetic and results-focused with success in developing and leading diverse teams to achieve outstanding results. Motivated with solid experience managing all levels of large-scale projects, including budgeting and administration.

KEY EXPERIENCE

Construction Manager

Key scope undertaken in construction covers

1. Contract and Risk Management
2. Project Planning and Scheduling
3. Budget Management
4. Resource Management
5. Quality and Safety Management
6. Stakeholder Communication and Engagement

Operation and Project Manager

Responsible for operation and planning logistics supports for offshore installation underwater works. Project involved are:

1. Installation and Testing of Calm Buoy and Pipeline End Manifold (PLEM)'s Valves for Single Point Mooring (SPM) @ PPMSB
2. Pipeline and Jacket Inspection @ KPOC Field
3. Jacket Inspection @ Post KSB Talisman, Repsol
4. Pipeline and Jacket Inspection @ BSP, Brunei
5. Riser Stub Inspection @ JX Nippon

OUR PEOPLE



SR. AZRUL HANAFI ABDULLAH SANI

Obtained his Diploma from Politeknik Ungku Omar before perusing his Degree in Quantity Surveyor and graduated from **University Teknologi Mara (2006-2008)**.

Possessed **QLASSIC Assessor** under **CIDB (No PPQ:146 / 17)** and has a competency qualification from CIDB to perform **QLASSIC Training for Architectural Forensic**. Azrul has been serving local authorities and the government of Malaysia Work Department (JKR) for more than 16 years.

His exposures at the agencies and years in asset management and building maintenance assignments have developed his depth of knowledge and good acumen in offering asset assessment in a wide-spectrum coverage of systematic asset management.

KEY EXPERIENCE

Senior Architecture Assistance

Responsible for leading and preparing a full building assessment and dilapidation report converging as-built drawing, building "health" performance, and identifying maintenance works and their budgets.

Architecture Officer

1. Managing One-Stop-Center (OSC) under Majlis Perbandaran Langkawi
2. As a key person to review and advise defect claims by purchasers to the Malaysia Housing Tribunal by carrying out building assessments, identifying the extent of damages, and proposing repair works.

OUR QCLASSIC TEAM



**QCLASSIC MANAGEMENT
MANAGER**
Zainuddin bin Ali
Diploma In Civil Engineering
Certified QCLASSIC Trainer - CQT 024/18
Certified QCLASSIC Assessor - CQA 007/10



**DEFECT MANAGEMENT
MANAGER**
Sr. Muhammad Amin bin Ariffin
Bachelor of Building Surveying (Hons)
Certified QCLASSIC Assessor - CQA 212/20



**VP MANAGEMENT
MANAGER**
Muhammad Izzat Bin Nor Bahrin
Master of Science Facilities Management
Bachelor of Building Surveying (Hons)



**ADMIN & TRAINING
EXECUTIVE**
Nur Fatin Atiqah binti Mohd Rizuan
Diploma In Business Management (DVM)



QC INSPECTOR
Muhammad Solehin bin Abu Seman
Diploma in Construction Technology



QC INSPECTOR
Nur Atirah Farhana binti Zamren
Diploma in Construction Technology



QC INSPECTOR
Muhammad Hafizuddin Bin Ishak
Diploma In Business Management



QC INSPECTOR
Mohd Fadhirol Muqhist bin Ahmad Razak
Diploma in Administrative Management



CONSTRUCTION QUALITY

Construction Quality Training

- QCLASSIC Awareness Training
- QCLASSIC Awareness & Practical Training
- QCLASSIC Assessor Training



BUILDING SURVEY WORK

Building Survey Work

- Building Condition Assessment (BCA)
- Building Performance Assessment (BPA)
- Quality Assessment in Construction
- Building Forensic



UAV

UAV

- UAV Photo Geometry
- UAV for Building Inspection
- UAV for Site Monitoring



ARCHITECTURE WORK

Architecture Work

- Consultant for Architecture Work
- Consultant Interior Design
- Consultant for Building Control
- Architecture Forensic

NOTABLE PROJECT

**Eastern
Rehab
Center**



**Refurbishment
Building**



**Residential
Tower**



**Northern
Rehab
Center**



Public
Housing



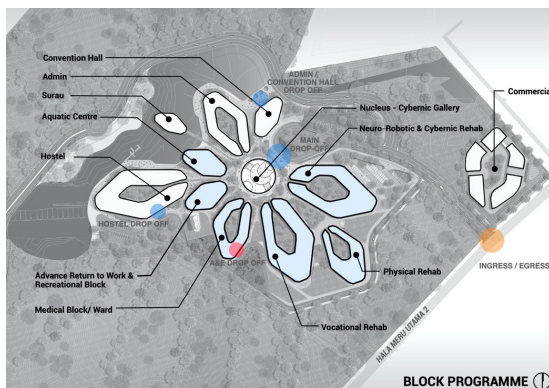
**Community
Center**



COMPLETED PROJECT MANAGEMENT SCOPE



OVERALL MASTERPLAN



REHABILITATION COMPLEX

Project Owner : **PERKESO**

Gross Built up Area : **929,909 sq.ft**

Development Value : **RM 645.0 million**

ABH Global Management & Services was appointed as a sub-consultant under Maya Bistari Sdn Bhd for **Project Management Consultant (PMC)** role for a One-stop Rehabilitation and Vocational Training Centre equipped with an Advanced Work Injury, Trauma, and Occupational Disease Hospital using robotic and advanced technologies.

Development Components:

- Administration
- Staff Cafeteria
- Accommodation
- Vocational Rehab
- Medical Rehab
- i. Speech / Audio Therapy
- ii. Hydrotherapy
- iii. Gymnasium
- iv. Physiotherapy
- v. Occupational Therapy
- vi. Allied Health
- Support
- i. Maintenance
- ii. Taska
- iii. Chiller Plant /
- iv. TNB
- v. Pump House
- vi. Refusal Centre
- vii. Water Tank
- viii. Guard House

COMPLETED PROJECT MANAGEMENT SCOPE



PETUNJUK :

| GUNA TANAH | KELUASAN | | | |
|----------------------------------|-------------------|---------------------|--------------|--------------|
| | MP | KP | EKAR | % |
| BANGUNAN | | | | |
| BANGUNAN UTAMA | 28,171.23 | 303,232.57 | 6.96 | 9.94 |
| BANGUNAN PENGINAPAN | 2,218.92 | 23,884.25 | 0.55 | 0.78 |
| BANGUNAN SOKONGAN | 8,604.83 | 92,621.60 | 2.13 | 3.04 |
| PEMBANGUNAN AKAN DATANG | 27,790.88 | 299,138.48 | 6.86 | 9.81 |
| JUMLAH KECIL | 66,785.85 | 718,876.90 | 16.50 | 23.57 |
| INFRASTRUKTUR DAN UTILITI | | | | |
| SSU STESEN SUIS UTAMA (SSU) | 600.00 | 6,458.35 | 0.15 | 0.21 |
| PE 1 PENCAWANG ELEKTRIK (PE 1) | 333.71 | 3,592.01 | 0.08 | 0.12 |
| PE 2 PENCAWANG ELEKTRIK (PE 2) | 225.00 | 2,421.88 | 0.06 | 0.08 |
| MT MENARA TELEKOMUNIKASI | 196.00 | 2,109.75 | 0.05 | 0.07 |
| KS KEBUK SAMPAH | 600.00 | 6,458.35 | 0.15 | 0.21 |
| CHILLER | 3,876.95 | 41,731.14 | 0.96 | 1.37 |
| TA 1 TANGKI AIR 1 | 2,168.41 | 23,340.53 | 0.54 | 0.77 |
| STP LOJI RAWATAN KUMBAHAN | 2,333.60 | 25,118.70 | 0.58 | 0.82 |
| TA 2 TANGKI AIR 2 | 275.02 | 2,960.25 | 0.07 | 0.10 |
| OSD 1 KOLAM TADAHAN AIR (OSD 1) | 4,730.12 | 50,914.53 | 1.17 | 1.67 |
| OSD 2 KOLAM TADAHAN AIR (OSD 2) | 6,629.66 | 71,361.07 | 1.64 | 2.34 |
| JUMLAH KECIL | 21,968.46 | 236,466.56 | 5.43 | 7.75 |
| AKSESIBILITI | | | | |
| JALAN TURAPAN | 82,089.25 | 883,601.27 | 20.28 | 28.97 |
| TEMPAT LETAK KENDERAAN | 9,587.04 | 9,587.04 | 2.37 | 3.38 |
| LALUAN PEJALAN KAKI | 3,462.30 | 3,462.30 | 0.86 | 1.22 |
| JUMLAH KECIL | 95,138.59 | 95,138.59 | 23.50 | 33.57 |
| KAWASAN HIJAU | | | | |
| KAWASAN LAPANG BERFUNGSI | 14,040.08 | 151,126.11 | 3.47 | 4.95 |
| KOLAM | 3,339.43 | 35,945.28 | 0.82 | 1.18 |
| SUNGAI | 2,910.26 | 31,325.78 | 0.72 | 1.03 |
| KAWASAN HIJAU LAIN | 79,187.33 | 852,365.29 | 19.56 | 27.94 |
| JUMLAH KECIL | 99,477.09 | 1,070,762.46 | 24.57 | 35.11 |
| JUMLAH KESELURUHAN | 238,370.00 | 3,050,169.14 | 70.00 | 100 |

REHABILITATION COMPLEX

Project Owner : **PERKESO**

Gross Built up Area : **3.05 million sq.ft**

Development Value : **RM 615.0 million**

Construction Awarded : **RM 572.0 million**

Project Duration : **30 months**

ABH Global Management & Services was appointed as a **Project Management Consultant (PMC)** for a comprehensive Rehabilitation and Vocational Training Centre. The center is equipped with an Advanced Work Injury, Trauma, and Occupational Disease Hospital operated by robotic and advanced technologies.

The purpose of Return to Work and societal reintegration is to integrate the whole life cycle rehabilitation concept (From Womb to Tomb).

- Advanced Work Injury and Trauma with Occupational Disease Intervention to improve the health and well-being of the national workforce.
- National Neuro Robotics & Cybernic Centre, Research Development Center focus on Health and Innovations.

COMPLETED PROJECT MANAGEMENT SCOPE

EGYPT AFFORDABLE HOUSING

PROPOSAL TO DESIGN, BUILD & FINANCE AFFORDABLE HOUSING PROJECT - EGYPT

العرض المقدم لمشروع تصميم وإنشاء وتمويل مشروع الإسكان الميسر – جمهورية مصر العربية

a proposal by



ACASYS INTERNATIONAL S.A.E
17 NOVEMBER 2017

VOLUME 1

EGYPT AFFORDABLE HOUSING

Project Owner : **MINISTRY OF HOUSING EGYPT**
Estimated Construction Cost : **USD 2,900 billion**
Land Area : **200 hectares**
Total Nos. of Apartments : **48,000 units**

Nos. of Block : **2,000 Blocks**
Unit per Block : **24 units**
Block Plinth Area : **500 sq.m**
Project Duration : **48 months**

ABH Global Management & Services signed agreement with ACASYS Development Corporation as a **Project Management Consultant (PMC)** to be assigned in Cairo to secure Egyptian Government Affordable Housing Project and provide technical assistance to ACASYS International PSC.

Project Brief: Egypt has been suffering from a crippling housing issues, under Abdel-Fattah al-Sisi's leadership various initiatives have been explored and some effective measures are identified to solve long overdue housing crisis. Steps taken by the government look promising to overcome need for better housing neighborhood and expect to create jobs to locals which shall help in lessening high unemployment rate Egypt has been suffering from a crippling housing issues, under Abdel-Fattah al-Sisi's leadership various initiatives have been explored and some effective measures are identified to solve long overdue housing crisis. Steps taken by the government look promising to overcome need for better housing neighborhood and expect to create jobs to locals which shall help in lessening high unemployment rate.

COMPLETED PROJECT MANAGEMENT SCOPE



SME BANK

Project Owner : **SME Bank**

Small Medium Enterprise Development Bank Malaysia Berhad ("SME Bank") is a one-stop financing and business development center dedicated to accelerating the growth of Malaysian SMEs.

Scope of Works

ABH Global Management & Services undertook a role as **Project Management Consultant (PMC)** for the complete office refurbishment and M&E backbone upgrading at Menara SME Bank and will undertake to provide comprehensive Project Management Services throughout the five (5) stages of project implementation:

1. Project Initiation Stage
2. Project Planning Stage
3. Project Execution Stage
4. Project Monitoring & Control
5. Project Closing Stage

COMPLETED PROJECT MANAGEMENT SCOPE



BANDAR UNIVERSITI PAGO, JOHOR

PPT Synergy Group Berhad as the Main Infrastructure Contractor appointed ABH Global Management & Services to undertake a role as a **Project Management Consultant (PMC)** for 4,000 acres of infrastructure works. The development is the first township in Malaysia of such nature where it integrated normal township development with a higher education hub comprising four reputable public institutions set in a super campus equipped with shared facilities. Bandar Universiti Pagoh promotes education as a catalyst supported by quality residential offerings and a growing retail market. Suited next to the North-South Highway and midway between Klang Valley and Iskandar Johor, the development is located for all purposes and is assessable to become a new destination.



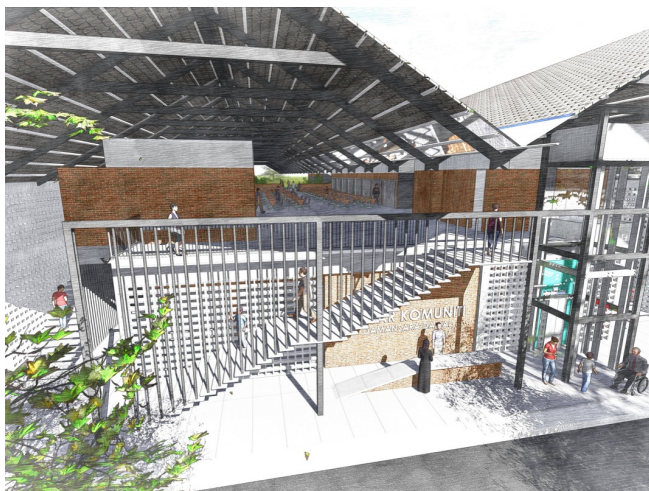
COMPLETED PROJECT MANAGEMENT SCOPE

DAMANSARA DAMAI WET MARKET

The architect appointed ABH Global Management & Services to take the **Project Management Consultant (PMC)** role for the wet market and community center development on the 1.2 acres of land in Damansara Damai. The development comprises halal and non-halal sections to cater to the needs of the growing population in the area. There are 35 halal lots and 15 lots for non-halal daily needs. Twenty-six stalls will serve the food court area with a nearly 5,000 sq.ft dining space, including an area for an indoor playing ground and central washing bays.



**Damansara Wet Market
opened on March 2022**



COMPLETED DEVELOPMENT MANAGEMENT SCOPE



WINDOWS ON THE PARK, SHAH ALAM

ABH Global Management & Services was appointed by APUDG, the lead consultant awarded by ENCORP, as a **Development Manager** to develop 2.6 acres of land located within Shah Alam City Centre next to Shah Alam Lake. The development comprises a 32-storey Serviced Apartment building with 484 residential and commercial units to change Shah Alam's skyline.

Highly accessible and suited to a prime location, the project has an estimated **GDV of RM 230 million and is** targeted to be launched in 2016 Q3. However, after a year of obtaining development approval from authorities, the Government of Malaysia acquired the land for an MRT Line from Bandar Utama to Setia Johan, Klang.

COMPLETED FEASIBILITY SCOPE



PDRM AFFORDABLE HOUSING

Rapid development at KLIA in Sepang and its surrounding vicinity, a new opening of KLIA 2 and Mitsui Factory Outlet, the ongoing re-zoning exercises, and the scarcity of land see more property players moving to this area to seek opportunity.

The opening up of land, whether residential or commercial, requires good support of public amenities, especially issues related to safety and security. Demand for police officers has increased tremendously; a total of 3,000 officers are to be stationed in Sepang.

Finding accommodation is a big issue for the serviceman income group bracket in supporting the growth. Renting rates are beyond their affordability, and buying an accommodation is far from their reach. The initiated PFI between the developer and the government as project funder and project owner, respectively, is expected to overcome the shortage.

Based on a swap land arrangement, ABH Global Management & Services is responsible for turning the 10 acres of government land into a government housing complex for police officers with complete amenities and facilities, including outdoor and indoor sports courts, shop units, surau, parks, and dedicated parking for each unit. The balance of the 30 acres of land is to cater for public housing, with commercial units to be opened for the public to purchase. The estimated GDV is **RM 550.0 million**, and the GDC is **RM 500.0 million**. The project is pending approval from the UKAS and PDRM.

COMPLETED CONSTRUCTION MANAGEMENT SCOPE



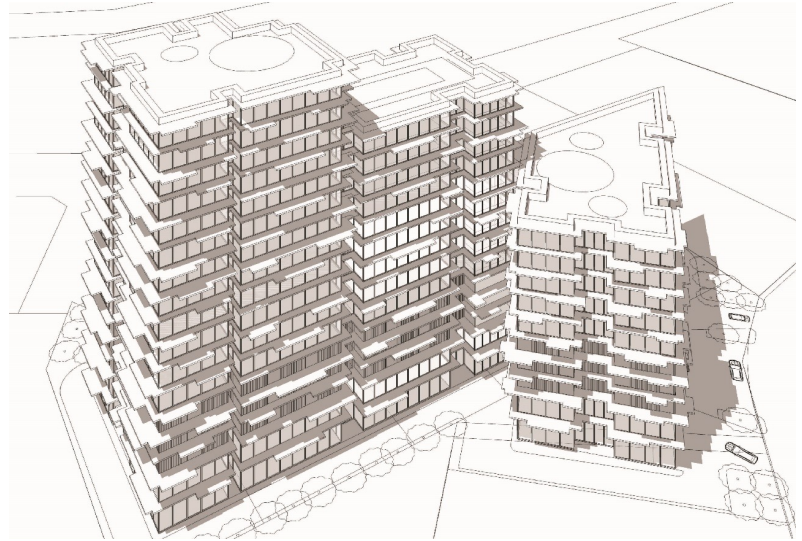
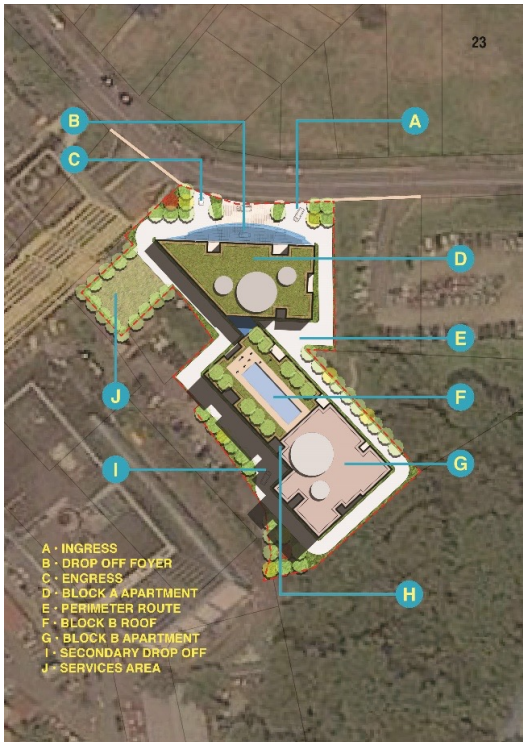
RESIDENTIAL UNITS, Kuala Kangsar Perak.

The growing demand for a planned housing neighborhood has enticed BDB Land, Kedah State Property Arm, to purchase a piece of land at Bukit Chandan Kuala Kangsar. The cost of living is relatively still affordable and sandwiched between two major cities, Ipoh and Taiping, Kuala Kangsar are affordable.

Obtaining building plan approval in February 2017 for the development of 60 units of 2-storey terrace, 20 units of semi-D and four units of Bungalow.



COMPLETED CONCEPT DEVELOPMENT SCOPE

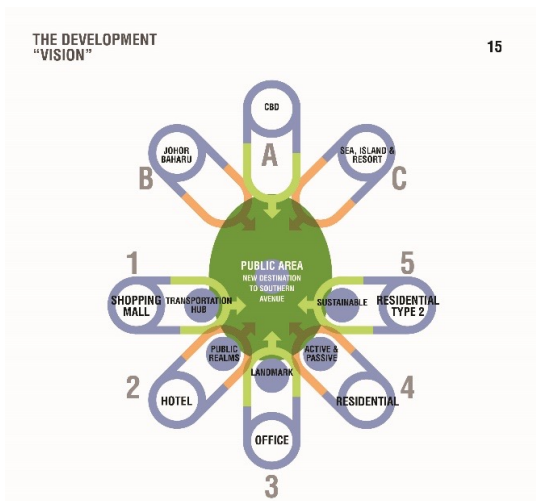


THE SOUTHERN AVENUE, JOHOR

We envision the 'SOUTHERN AVENUE' masterplan as a model community that captures the spirit of the place and the people, where nature, entertainment, culture, the arts, and the working lifestyle are inseparable from everyday life.

Further, the proposed site is considered centrally and strategically located within Johore Bahru city, surrounded by prominent commercial and institutional landmarks.

Tourism has become a major economic catalyst. The primary intent of this proposal is to niche into hospitality service. The overall intent is to develop a state-of-the-art service apartment with niche-selected retail to cater to market needs.



COMPLETED CONCEPT PAPER



THE ALOR STAR U R B A N VISION HOUSING



GOAL & OBJECTIVE

The main objective of this project is to respond to the current issue by establish sustainable and continous programme thru innovative platform. This will generate a core catalyst by facilitate the frame work as it capable to be carry through in a long period.

In addition to the golas and aspiration listed in terms of reference document, we also aim:

- TO INCREASE THE MALAY RESERVE LAND IN MAJOR CITY
- ESTABLISH THE BUMIPUTRA PROPERTY STAKE IN ALL MAJOR CITY
- AS IN BUMIPUTRA INFILL IN MAJOR CITY
- UPLIFT THE BUMIPUTRA LIFESTYLE
- TO PROMOTE CITY LIVING
- INCREASE THE DIVERSITY AND ENHANCE THE VIABILITY IN LOCAL CITY IN SOCIO ECONOMY
- TO DEVELOP A DOMESTIC DOMECTIC ENTREPENURSHIP & BUSINESS COLLABORATION
- TO ELABORATE THE EFFICIENCY OF DOMESTIC INFRASTRUCTURE

WHY ALOR STAR

1 VIABLE LIVING EXPENSES
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2 TRANSIT ORIENTATE
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3 AFFORDABLE PROPERTIES COST
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4 DEVELOPED INFRA
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5 AGRO URBAN STRENGTH
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sm,cnsa,cnam,nsa,mcn,mndas,cnas,dcn

S

SMALL

\$

• SMALL SCALE
PROPERTY
DEVELOPMENT PROJECT
WITHIN A SHORT
PERIOD EXECUTION AND
DELIVERABLES

• FLEXIBLE MODE
AND COMPACT LIVING
CONVERTABLE

• INVOLVE INDIVIDUAL
AND SINGLE PROPERTY
OF BUILDING STOCK

• RENOVATION &
REFURBISHMENT WORK
BASED ON CONEXT
DEMAND AND NEEDS

M

MEDIUM

\$\$

• MEDIUM SCALE
DEVELOPMENT WITHIN
A SHORT PERIOD
EXECUTION AND
DELIVERABLES

• INVOLVE GROUP OF
BUILDING STOCK OR
SMALL SITE

• A DUAL PROGRAMME
WHICH ARE POP OUT
RETAIL & COMPACT
LIVING

• SPECIFIC IN CERTAIN
ZONE
TOWARDS A NICHE
DOMESTIC SOCIO
ECONOMY

X

EXTRA

\$\$\$

• A NEW SITE OR TABULA
RASA WITH A MEDIUM
PERIOD PLANNING,
DEVELOPMENT AND
EXECTION

• DEVELOPMENT WHICH
NICHE ON HOUSING
PROGRAMME ONLY

• CORREPOND WITH
EXISTING ACTIVITIES AND
CONTEXT

• MEDIUM DENSITY AS
A SUPPORTIVE SOCIO
ECONOMY ARTERY

XL

EXTRA LARGE

\$\$\$\$\$

• A NEW SITE OR TABULA
RASA WITH A LONG
PERIOD PLANNING,
DEVELOPMENT AND
EXECTION

• MIX DEVELOPMENT &
PROGRAMME

• INVOLVED MAJOR
INFRA WORKS AND
REVAMP

• SUSTAINABLE BY
ITSELF

COMPLETED CONSTRUCTION WORKS

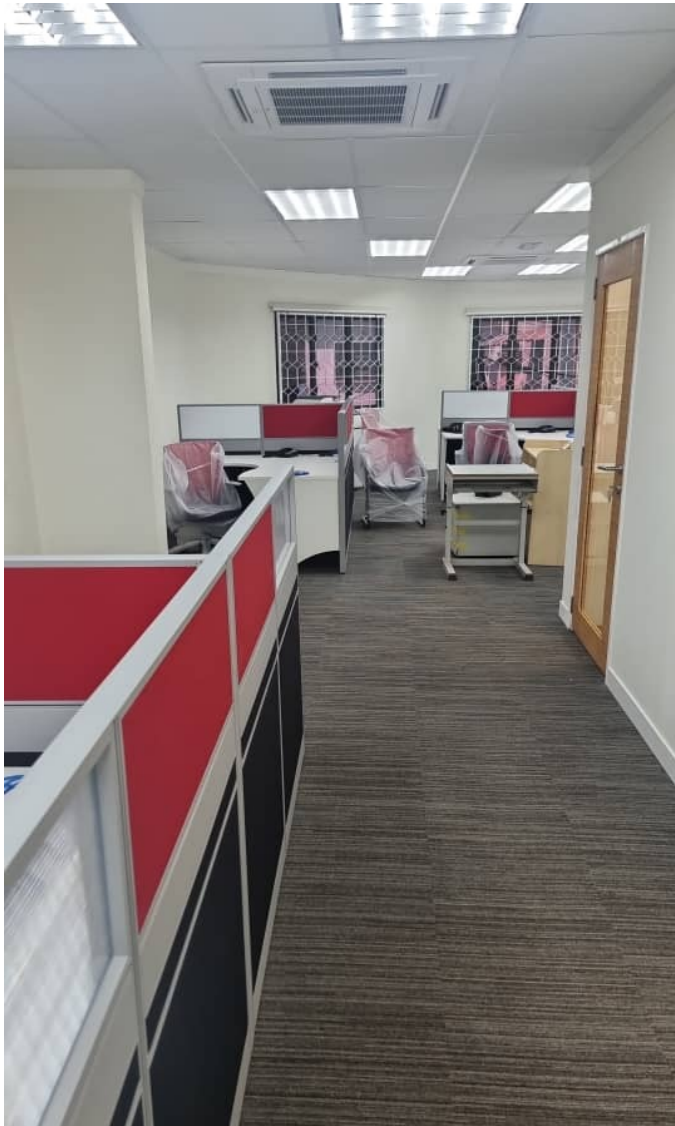


THE SAUJANA HOTEL & RESORT

ABH Global Management & Services was appointed to renovate a ballroom and four meeting rooms and replace toilet fittings at The Saujana Hotel & Resort in Kuala Lumpur.

The project duration is one month, and the day-to-day operation runs uninterrupted. The challenge is to provide “windows” to allow other work trades to access the site and complete their work before the subsequent trade comes in and completes theirs.

COMPLETED CONSTRUCTION WORKS



AGRO BANK, Kepala Batas, Penang

ABH Global Management & Services was appointed to undertake ID and renovation works for AGRO Bank Branch Kepala Batas, Penang.

The project duration is 4-month with the day-to-day operation running uninterrupted.

ON-GOING CONSTRUCTION WORKS



Single-Storey Bungalow on 0.85 acres of land

ABH Global Management & Services was appointed as the development manager cum contractor to get land approval and complete the construction works.

Land matters took a year and half to be resolved before obtaining relevant authorities' approval. The construction duration is 4 months with a total cost of RM300,000.00



OUR PROUD PROJECT OWNER AND CLIENT



THE SAUJANA HOTEL

KUALA LUMPUR

APUDG



QLASSIC SERVICES

SMART PARTNERSHIP



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AMAZING CLIENTS

