

INTEGRATED  
FACILITIES  
MANAGEMENT



**PROFESSIONAL**  
MULTI-DISCIPLINARY

CUSTOMER  
CENTRIC



**CBM-GISCO INTEGRATED FACILITIES MANAGEMENT LLC**  
Your Total FM Solutions Provider

---

# CBM-GISCO INTEGRATED FACILITIES MANAGEMENT LLC

---



CBM-GISCO prides itself with its full spectrum of Facilities Management services designed to meet all requirements of any built and natural environment.

**VISION** To be the FM company of choice in the UAE, 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-GISCO is a joint venture between CBM and GISCO. Formed in 2008, CBM-GISCO brings years of operational experience and local market expertise to its clients through the combined competencies of CBM and GISCO.

CBM-GISCO prides itself with its full spectrum of Facilities Management (FM) services designed to meet all requirements of any built and natural environment ranging from Managing Agent, Engineering, Environmental, Project Management, Car Park Operations and Management, and Security.

It aims to develop long-term relationships with its clients and through its integrated team of multi-disciplinary professionals, CBM-GISCO provides the most effective solutions and delivers greater value to its customers.

CBM-GISCO's unique approach is to design customised and flexible solutions that effectively integrate with its customers' core businesses.

**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 (CDL) – 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.

**Gulf Industrial Services Co. (GISCO)**

Established in 1978 in Abu Dhabi, UAE, GISCO's foremost objective is to be involved actively in the fast infrastructure developments in the UAE. GISCO undertakes turnkey projects from engineering to execution and commissioning, and has successfully completed a number of sophisticated projects in the Energy, Water, Electromechanical, Oil & Gas installations.

GISCO provides services to a segment in the construction industry which includes the Oil & Gas Installations, Petrochemical, Power Generation & Distribution, Pumping Station & Distribution, Pipeline Networks, Electrical Systems, Instrumentation & Control Systems, and associated Civil Works.



## INTEGRATED FACILITIES MANAGEMENT (IFM)



As part of our IFM approach, CBM-GISCO is a one-stop centre to manage and carry out all 'hard' and 'soft' FM Services. At CBM-GISCO, we aim to provide FM services efficiently and cost-effectively for our clients.

Our solutions are innovative and benchmarked with the best practices in the industry. We continuously improve on our services to maximise clients' asset values. Our IFM services cover:

### MANAGING AGENT

CBM-GISCO's multi-disciplinary professionals offer astute guidance to add value for our clients by helping them make the most of their properties assets.

#### 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

### ENGINEERING

Through its in-house Maintenance Management System (CBMMS), a customised software designed specifically to cater for FM requirements, CBM-GISCO provides technically effective solutions to meet the ever changing needs of the clients.

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>• Repair and Replacement of M&amp;E Equipment and Systems</li> <li>• Air Conditioning Installation and Repair</li> <li>• Mechanical Ventilation Installation and Repair</li> <li>• Electrical Lighting and Power System Installation</li> </ul> | <ul style="list-style-type: none"> <li>• Standby Generators</li> <li>• Fire Protection Systems</li> <li>• Communication Systems</li> <li>• Sanitary and Plumbing Services</li> <li>• General Building Management and Maintenance Services</li> </ul> |
|--|--|

### ENVIRONMENTAL

Utilising the latest equipment, our trained staff provides professional comprehensive cleaning services with care and attention to details.

- 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

### PROJECT MANAGEMENT

CBM-GISCO offers a turnkey service, taking full responsibility for managing the planning and coordination of projects from inception to completion, delivering the projects on time and within budgets.

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

### CAR PARK OPERATIONS AND MANAGEMENT

CBM-GISCO tailors its parking management service to provide optimum benefits for its clients.

- 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

At CBM-GISCO, we provide expert security consultation service to protect vulnerabilities within your environment. Our security consultancy service is tailored to address security needs for various industry sectors.



## VALUE ADD

### WORLD CLASS BENCHMARKED STANDARDS

At CBM-GISCO, the partner companies bring with them a suite of world-class certified standards to assure its clients of industry best practices and constantly improved solutions.

### PROVEN TRACK RECORD

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

- Commercial Office Developments
- Hospitals and Healthcare Related Buildings
- Computer & Data Centres including Disaster Recovery
- Laboratory Complexes
- Ministry of Defense Establishments and Government Buildings
- Telecoms and Call Centres
- Hotels and Hospitality
- Retail Malls
- Airports and General Logistics
- Industrial and Process Plants
- Universities and Schools
- Leisure Centres
- Residential Towers, Condominiums and Villas



## CBM-GISCO MANAGEMENT TEAM



### **WASSIM NAIM EL SHAMI** *Director*

Wassim has over 18 years experience in the Electromechanical Contracting and Services. He strategically manages the expansion of Gulf Industrial Services Co. (GISCO). As one of the Directors, Wassim will be responsible for the execution of the company's highly profitable projects in the Middle East. He is also the General Manager of GISCO.

### **ABDUL AZIZ HUSAIN AHMED** *Director*

Abdul Aziz has 15 solid years of managerial experience in the commercial sectors exceptionally handling real estate development and management, including financial instruments investments and several commercial activities. As one of the appointed Directors, this expertise enables him to develop a wide overview of the Middle East industry for the expansion of the company.

### **ROY CHIANG** *Director*

Roy has 29 years of leadership and general management experience in maintenance of large complexes of buildings and other infrastructures. 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 an extensive experience in the Middle East and overseas contracting. He brings 8 solid years of similar work 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.

---

Our staff plays an integral part in our core business and are dedicated to the long term care of our clients. CBM-GISCO invests significant resources in training and development to ensure that our staff are qualified, trained and experienced to undertake roles needed by the clients. Our staff takes full responsibility for service and quality management supported by the corporate services division.



**CBM-GISCO Integrated Facilities Management LLC.**

Address: P.O. Box: 46625 Abu Dhabi, United Arab Emirates

Tel. No.: (971)-2-6265750

Fax No.: (971)-2-6265710

Website: [www.cbm-gisco.com](http://www.cbm-gisco.com)

Email: [info@cbm-gisco.com](mailto:info@cbm-gisco.com)

Customer Service: [feedback@cbm-gisco.com](mailto:feedback@cbm-gisco.com)

**CBM Pte Ltd**

Singapore

45 Maxwell Road #01-12  
The URA Centre East Wing  
Singapore 069118

Tel: (65)-6513-0808

Fax: (65)-6223-5925

Email: [feedback@cbm.com.sg](mailto:feedback@cbm.com.sg)

Website: [www.cbm.com.sg](http://www.cbm.com.sg)

**Gulf Industrial Services Co. (GISCO)**

Abu Dhabi

P.O. Box 46625 Abu Dhabi,  
United Arab Emirates

Tel : (971)-2-6265750

Fax : (971)-2-6265710

Email: [gisco@giscoauh.ae](mailto:gisco@giscoauh.ae)

Website: [www.gisco-uae.com](http://www.gisco-uae.com)