



**K E M O S**  
F A C I L I T I E S  
M A N A G E M E N T



**COMPANY PROFILE**  
“STRUCTURED FOR SUCCESS”

[WWW.KEMOS.AE](http://WWW.KEMOS.AE)

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## ABOUT US

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KEMOS is a leading facilities management company, situated in the heart of Dubai, UAE, with a strong reputation for delivering an outstanding service in Integrated Facilities Management and Technical Services UAE wide.

An Emirati owned company, formed in 2008, from humble beginnings, KEMOS has gone from strength to strength growing a wide range of facilities management services to suit the ever-evolving and diverse client base.

## FOUNDER'S MESSAGE

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The idea for KEMOS Facilities Management came about in 2008 during my quest to provide reliable and efficient facility management services in the UAE. I truly believe that every business should be focused on what will benefit the customer and this is why I am personally committed perfecting our services and encouraging innovation within the team and our clients. It's that attention to a personalised service that has grown KEMOS from a small organisation to a national corporation. We manage facilities and premises UAE wide, yet I still make it my mission to provide unparalleled customer service to our supporting patrons.

KEMOS Facilities Management stands firm in its values. Integrity, honesty, excellence and mutual respect drive us forward and will continue to define our organization. Through our rapid success, we've been able to continually increase our team in number and expertise and serve more customers since our humble beginnings. It makes me proud how versatile our capabilities are; our team can serve small, medium and large sized projects in the UAE.

Finally, I'd like to personally thank you for taking the time to explore KEMOS's services and all that we stand for. We're proud of our achievements but what keeps us going is our overwhelmingly positive client feedback.

Mr Mohammed Al-Khayat  
**Chairman - KEMOS Facilities Management.**





## OUR VISION:

Our Vision is to become the Integrated Facility Management company of choice in the region; structured for success, we maintain, manage, reduce cost and allocate resources efficiently for your Assets with a sustainable approach.

## OUR MISSION:

- Consolidation, centralisation and maintenance of facilities to reduce costs.
- Provide plans for end-to-end service delivery by providing on-demand solutions for our clients.
- Provide a premier service that is structured for success.
- Solutions for Commercial, Retail and Residential projects and timely, accurate and effective communication to all stakeholders.
- An innovative team of highly trained and skilled professionals who's motto is "Safety First."
- An environmentally aware and responsible team you can entrust for today and the future
- To provide a tailor-made solution for small to large scale projects

## OUR VALUES:

Our people are at the frontline of our priority and together we created values that are built to outperform in our role in the Facilities Management Industry.

 <p>EXCELLENCE &amp; RELIABILITY</p>	 <p>ACCOUNTABILITY &amp; AGILITY</p>	 <p>INTEGRITY</p>	 <p>SOCIAL RESPONSIBILITY</p>	 <p>PEOPLE CENTERED</p>
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## WHY KEMOS FACILITIES MANAGEMENT?

We are thankful for the many sectors, businesses and organisations who trust and rely on us to provide them with our wide range of facility management services that are integral to their success.

- We do and always aim to provide the technical and maintenance options that support your day to day business.
- We have a reliable and robust team operating throughout the UAE.
- Our innovative and unique Service Delivery Strategy means all of our clients get a 100% personalised and tailor-made service to meet their needs.
- Our no-obligation value-add services are what keeps our client retention very high.
- We provide round the clock, fast and efficient hard and soft services with the highest standards.
- Efficient and dedicated responsive communication systems back all of KEMOS's services.
- With our service experience, we focus on delivering scalable, innovative, and value for money solutions in single, multiple and integrated models.
- KEMOS is a 'Safe Contractors' and is ISO and OHSAS certified and our practices and insurances, enable us to work in the most challenging environments.
- We plan and look for every opportunity to prolong the lifeline of your property or investment.

## OUR TEAM

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Our management team is our core team and where innovation and solutions to improving our technical services is managed and encouraged.

Mr Mohammed Al Khayat – Chairman

Mr Ranvijay Singh – CEO

We have a strong team of experienced professionals with extensive skills in facilities management. As a passionate team, our quality of work shows our commitment to meeting and exceeding the expectations for every project we are involved in big or small. We have a winning combination of expertise, technical and industry knowledge, passion for excellence and commitment, which shines through in everything we do.

- Project Manager
- Facility Engineers
- Foreman
- Skilled Technicians MEP, HVAC
- Civil Works
- Housekeeping Attendant
- Concierge
- Stewards
- Parking attendants
- Laundry attendants

### Our Certifications:



## SECTORS WE SERVE:

### Residential & Communities

We offer flexibility in solutions to maintain your premise and provide tailor-made contracts and a promise for a high-quality standard of work.



### Commercial/Retail

A full facilities management service include technical, staffing, fire safety, lifts, facade cleaning, pest control services, parking systems, as well as general housekeeping.



### Education

Within the education sector, our facilities management services include general maintenance, housekeeping services, planned preventative maintenance, HK, security staffing, fire and safety risk assessments as well as energy management.



### Leisure & Hospitality

Our clients within the leisure and hospitality sectors require a range of soft services, hard services, housekeeping, staffing, specialized services.



## OUR SERVICES

### HARD SERVICES

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#### MECHANICAL SERVICES

We carry out general maintenance, preventive maintenance, installation of mechanical assets, attending to reactive complaints & troubleshooting.



#### ELECTRICAL SERVICES

KEMOS specializes in risk audit through to preventative electrical maintenance for your premise. We maintain distribution boards, control panels and low voltage (LV) panels, capacitor banks as well as lighting systems.



#### PLUMBING SERVICES

We can adapt to suit the needs of our clients, including upgrades and repairs, as well as installations. We are the first port of call for the plumbing needs of our clients, delivering an exceptional standard of service.



#### HVAC

We provide a wide range of services, including the management of fresh air handling units (FAHU), Air handling units (AHU), Fan cooling units (FCU) and chillers and heat exchangers. Our HVAC services are available to both residential and commercial properties.





## SOFT SERVICES

### Housekeeping Services

With advanced experience and knowledge in deep cleaning residential and commercial spaces, we will work with you to deliver to your expectations. If you need our cleaning services regularly, we can adapt to suit your individual needs.



### Premise Deep Cleaning

Our cleaning staff will be happy to provide a cleaning service, both big or small, commercial or residential. We understand the importance of delivering a quality cleaning service, and we can also respond to immediate adhoc cleaning requirements or ongoing contractual ones.



## CIVIL SERVICES

### Building and Turnkey Projects

We can provide complete fitouts and refurbishments, all types of flooring work, bathroom fitouts, kitchen fitouts, carpentry and joinery, decorative and simple ceiling works, blockwork, tiling, painting and more.



### Manpower Supply

We at KEMOS are prepared to provide staff to work on your projects our team capacity caters to small to large sized projects. We have highly experienced and trained staff available to cover a range of roles



## COLLABORATED SERVICES

### Waste Management Solutions

We can take care of all waste management issues, ensuring that these activities are carried out by municipality-approved contractors in full compliance with local legislation. We ensure that waste collection areas are kept clean, and that waste is collected and disposed of on a frequent basis to avoid any hazard or disturbance to tenants and the community.



### Pest Control Solutions

If you have pest control issues, we can provide you with experienced, highly trained teams, who will be happy to provide you with a full pest control solutions service through our qualified partners.



### WATER FEATURE MAINTENANCE

The cleaning and maintenance services of water features includes general maintenance, cleaning, and filtration system maintenance for your water features and swimming pools.



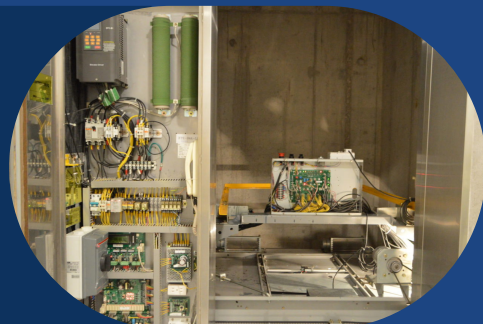
### Fire Fighting and Fire Fighting Maintenance

As part of our specialised collaborative services provided by our partners, we offer a range of services including firefighting maintenance and a fire fighting service.



### Lifts and Elevator Maintenance

To ensure your building is maintained correctly, we can also deliver a lift and elevator maintenance service with our collaborative service through our expert partners. The team of engineers will ensure your lifts and elevators are working to an optimum level throughout the year.



## SUSTAINABILITY

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### Safety and Quality Assurance

Our strength is in our people and their skills, and that is why training is at the core of our success. Our management conducts audits for skills and safety knowledge within the team while instilling the responsibility for sustainability in each of our team members.

We take pride in having a robust health and safety policy, state of the art machinery, tools and equipment. We also set reasonable yet challenging KPI's with a scoring system to ensure an exceptional quality of technical services for our clients and a happy and healthy team.

OUR BUSINESS AIM OF DELIVERING BUILDINGS OF EXCELLENT QUALITY AND VALUE TO OUR CLIENTS ALIGNS WITH OUR SUSTAINABILITY PRIORITIES.

- We deliver staff training and development
- Our accident rates are low and we aim to become the Health and Safety leaders in the industry.
- We care for our clients and the environment; we look for opportunity to reduce water and energy at every property.

## SOME OF OUR CLIENTS

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- Ahmed Abdullah Al Moosa Real Estate
- Al Moosa Owner Association Management Services
- Al Mudeer Owner Association Management Services
- Al Showaib Real Estate
- Asteco Property Management
- Concordia Integrated facilities Management
- HOAM
- ICICI Bank
- Invest Group Overseas
- Arady Developments
- JLL
- Kingfield Owner Association Management Services
- Marriott
- Millennium Place, Marina.
- Select Group
- Strata Global Group
- Strategic Ventures Investments
- Stratum Owners Association Management Services

## CLIENT CASE STUDIES

### Client 1

<b>Building Type</b>	Residential (Community)
<b>No. of Floors</b>	Each Building G + 4 Floors + Roof Top
<b>Scope of work</b>	Complete FM Services including Reception manning, MEP, Cleaning, Security & Managing Specialized Service Providers
<b>No. of Years</b>	1 year

### Client 2

<b>Building Type</b>	Residential
<b>No. of Floors</b>	P1, GF, P2, M, P3, 1, P4, 1D, 9 Floors& Roof Top
<b>Scope of work</b>	MEP, Cleaning & Managing Specialized Service Providers
<b>No. of Years</b>	Over 2 years

### Client 3

<b>Building Type</b>	Residential
<b>No. of Floors</b>	Tower 1 & 4, G+29 Floors & Roof Top
<b>Scope of work</b>	MEP, Cleaning & Managing Specialized Service Provider
<b>No. of Years</b>	Over 2 years

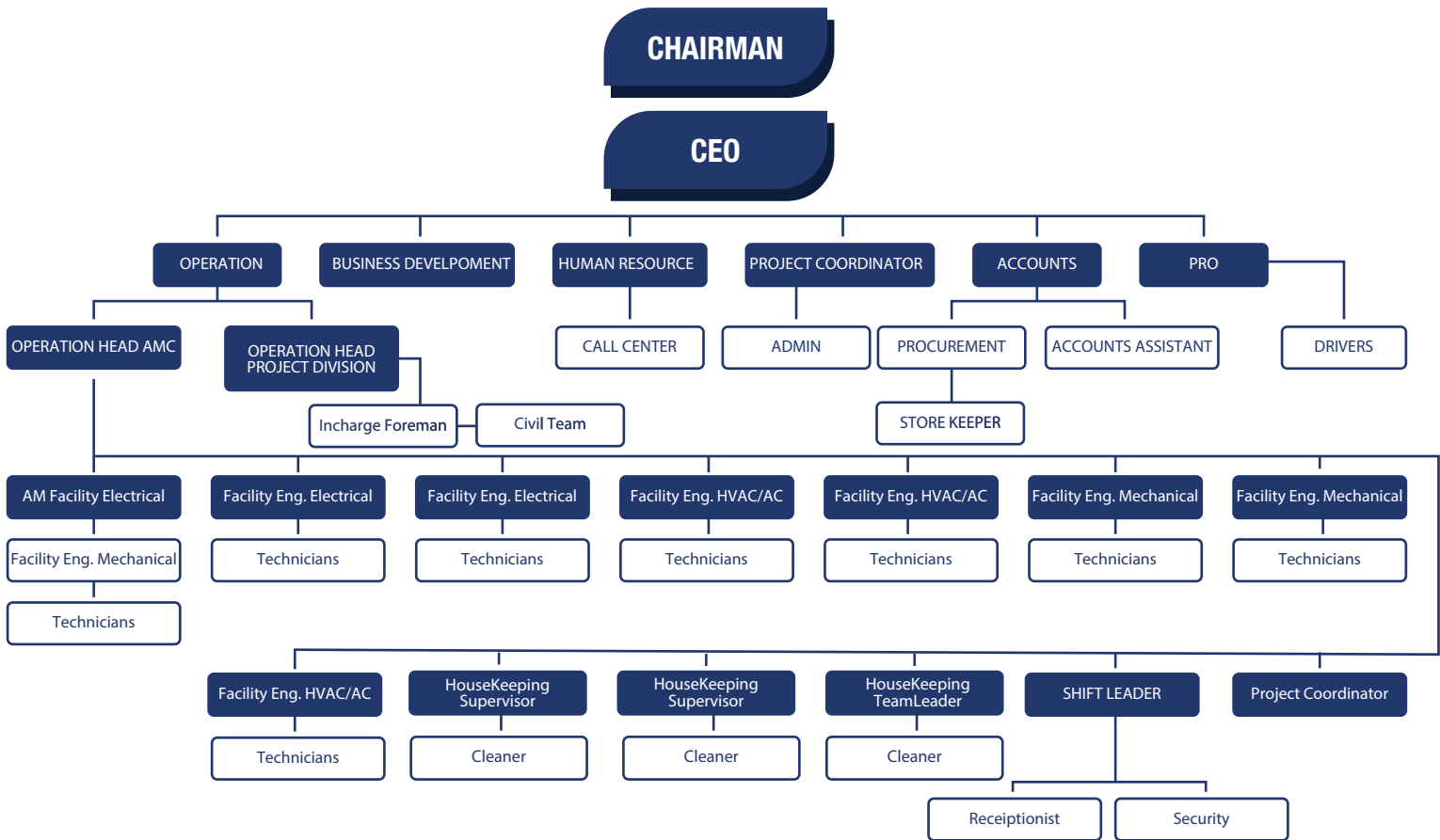
### Client 4

<b>Building Type</b>	Residential & Commercial
<b>No. of Floors</b>	B1, B2, B3, G, 32Levels, S1, S2, Roof floors & 5 Retail Shops
<b>Scope of work</b>	MEP
<b>No. of Years</b>	Over 8 years

### Client 5

<b>Building Type</b>	Residential
<b>No. of Floors</b>	B1, B2, B3, G, 32 Levels, S1, S2, Roof floors & 5 Retail Shops
<b>Scope of work</b>	MEP & Cleaning
<b>No. of Years</b>	Over 4 years

## KEMOS FACILITIES MANAGEMENT ORGANISATIONAL CHART





رخصة مهنية  
Professional License

تفاصيل الرخصة / License Details

License No.	879143	رقم الرخصة
Trade Name	KEMOS FACILITIES MANAGEMENT SERVICES	الإسم التجاري
Legal Type	Sole Establishment	الشكل القانوني
Expiry Date	12/02/2021	تاريخ الإصدار
D&B D-U-N-S @ N	0	رقم الرخصة الام
Register No.	رقم السجل التجاري	عضوية الغرفة
Issue Date	13/02/2020	تاريخ الإصدار
Main License No	879143	رقم الرخصة الام
DCCI No.		عضوية الغرفة

الاطراف / License Members

Share / الحصة	Role / الصفة	Nationality / الجنسية	Name / الاسم	No./ رقم الشخص
	Est. Owner / مالك مؤسسة	United Arab Emirates / الامارات	محمد عبدالله ابراهيم الخياط	281181
			MOHAMMED ABDULLA IBRAHIM AL KHAYAT	

نشاط الرخصة التجارية / License Activities

Facilities Management Services خدمات ادارة منشآت

العنوان / Address

Phone No	تليفون	P.O. Box	صندوق بريد
Fax No	فاكس	Parcel ID	رقم القطعة
Mobile No	هاتف متحرك		مكتب 1207 ملك كيموس للخدمات الفنية - بر دبي - الخليج التجاري

الملاحظات / Remarks

Print Date 13/02/2020 13:09 تاريخ الطباعة Receipt No. 13467450 رقم الإيصال

يمكنك الآن تجديد رخصتك التجارية من خلال الرسائل النصية القصيرة، أرسل رقم الرخصة إلى 6969 (دو/اتصالات) للحصول على اذن الدفع.  
Now you can renew your trade license by sending a text message (SMS). Send your trade license number to 6969 (Du/ Etisalat) to receive payment voucher.

وثيقة إلكترونية معتمدة وصادرة بدون توقيع من دائرة التنمية الاقتصادية. لمراجعة صحة البيانات الواردة في الرخصة برجاء زيارة الموقع [www.dubaided.gov.ae](http://www.dubaided.gov.ae)  
Approved electronic document issued without signature by the Department of Economic Development. To verify the license kindly visit [www.dubaided.gov.ae](http://www.dubaided.gov.ae)



## رخصة تجارية Commercial License

### تفاصيل الرخصة / License Details

License No.	614881	رقم الرخصة
Company Name	KEMOS TECHNICAL SERVICES L.L.C	اسم الشركة
Trade Name	KEMOS TECHNICAL SERVICES L.L.C	الإسم التجاري
Legal Type	Limited Liability Company(LLC)	الشكل القانوني
Expiry Date	09/08/2020	تاريخ الإنتهاء
D&B D-U-N-S® No	851158076	الرقم العالمي
Register No.	1033226	رقم السجل التجاري
		تاريخ الإصدار
		رقم الرخصة الام
		عضوية الغرفة

### الاطراف / License Members

Share / الحصة	Role / الصفة	Nationality / الجنسية	Name / الإسم	No./ رقم الشخص
	Manager / مدير	United Arab Emirates / الامارات	محمد عبدالله ابراهيم الخياط	281181
			MOHAMMED ABDULLA IBRAHIM AL KHAYAT	

### نشاط الرخصة التجارية / License Activities

تركيب انظمة التكييف والتهوية وتنقية الهواء وصيانتها | اعمال تركيب المعدات الكهروميكانيكية وصيانتها | خدمات تنظيف المباني والمسكن | اصلاح التمديدات والتركيبات الصحية وتمديدات المياه | اصلاح التمديدات والتركيبات الكهربائية | تركيب أحواض السباحة | صيانة أحواض السباحة | اعمال تنفيذ التصميم الداخلي | اعمال البلاستر | تركيب الأسقف المعلقة و القواطع الخفيفة | اعمال النجارة وتركيب الارضيات | اعمال الاصباغ والدهانات | اعمال تبيط الارضيات والحوائط | اعمال التمديدات والتركيبات الصحية | صيانة المباني

Air-Conditioning, Ventilations & Air Filtration Systems Installation & Maintenance | Electromechanical Equipment Installation and Maintenance | Building Cleaning Services | Sanitary Installation & Pipes Repairing | Electrical Fittings & Fixtures Services | Swimming Pools Installation | Swimming Pools Maintenance | Interior Decoration | Plaster Works | False Ceiling & Light Partitions Installation | Carpentry & Flooring Contracting | Painting Contracting | Floor and wall Tiling Works | Plumbing & Sanitary Contracting | Building Maintenance

### العنوان / Address

Phone No	971-4-3302696	تليفون	P.O. Box	391814	صندوق بريد
Fax No	971-4-3302696	فاكس	Parcel ID	346-611	رقم القطعة
Mobile No	971-55-2231986	هاتف متحرك			مكتب 1207 ملك كيموس للخدمات الفنية - برديي - الخليج التجاري

### الملاحظات / Remarks

Print Date	18/08/2019	9:47	تاريخ الطباعة	Receipt No.	13282467	رقم الإيصال
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يمكنك الآن تجديد رخصتك التجارية من خلال الرسائل النصية القصيرة، أرسل رقم الرخصة إلى 6969 (دو/اتصالات) للحصول على اذن الدفع.

Now you can renew your trade license by sending a text message (SMS). Send your trade license number to 6969 (Du/ Etisalat) to receive payment





## رخصة مهنية Professional License

### تفاصيل الرخصة / License Details

License No.	879132	رقم الرخصة
Trade Name	KEMOS CONCIERGE SERVICES	الإسم التجاري
Legal Type	Sole Establishment	الشكل القانوني
Expiry Date	12/02/2021	تاريخ الإنتهاء
D&B D-U-N-S @ N	0	الرقم العالمي
Register No.		رقم السجل التجاري
Issue Date	13/02/2020	تاريخ الإصدار
Main License No	879132	رقم الرخصة الام
DCCI No.		عضوية الغرفة

### الاطراف / License Members

Share / الحصة	Role / الصفة	Nationality / الجنسية	Name / الاسم	No./ الشخص
	Est. Owner / مالك مؤسسة	United Arab Emirates / الامارات	محمد عبدالله ابراهيم الخياط	281181
			MOHAMMED ABDULLA IBRAHIM AL KHAYAT	

### نشاط الرخصة التجارية / License Activities

Concierge Services خدمات الإستقبال والإرشاد

### العنوان / Address

Phone No	تليفون	P.O. Box	صندوق بريد
Fax No	فاكس	Parcel ID	رقم القطعة
Mobile No	هاتف متحرك		مكتب 1207 ملك كيموس للخدمات الفنية - بر دبي - الخليج التجاري

### الملاحظات / Remarks

Print Date 13/02/2020 13:11 تاريخ الطباعة Receipt No. 13467455 رقم الإيصال

يمكنك الآن تجديد رخصتك التجارية من خلال الرسائل النصية القصيرة، أرسل رقم الرخصة إلى 6969 (دو/اتصالات) للحصول على اذن الدفع.  
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وثيقة إلكترونية معتمدة وصادرة بدون توقيع من دائرة التنمية الاقتصادية. لمراجعة صحة البيانات الواردة في الرخصة برجاء زيارة الموقع [www.dubaied.gov.ae](http://www.dubaied.gov.ae)  
Approved electronic document issued without signature by the Department of Economic Development. To verify the license kindly visit [www.dubaied.gov.ae](http://www.dubaied.gov.ae)

# CERTIFICATE



This is to certify that the  
Occupational Health & Safety Management System of

## **Kemos Technical Services LLC**

1207, Sobha Sapphire, Business Bay, Dubai, UAE

**has been found to comply with  
OHSAS 18001:2007**

**This certificate is applicable to the following scope:**

Sanitary Installation & Pipes Repairing, Electrical Fittings & Fixture Services, Swimming Pool Installation & Maintenance, Interior Decoration, Plaster & Cladding Works, Partitions & False Ceilings Contracting, Painting Contracting, Floor & Wall Tiling Works, Air Conditioning, ventilations & Air Filtration Systems Installation & Maintenance, Electromechanical Equipment Installation & Maintenance, Building Maintenance & Cleaning Services, Carpentry & Flooring Contracting, Plumbing & Sanitary Contracting.

UIC Code MSCB-124-70401

**Certificate No:: I-OSC201806007**

<b>Date of Initial Registration</b>	<b>11 June 2018</b>
<b>1<sup>st</sup> Surveillance audit done on</b>	<b>12 July 2019</b>
<b>2<sup>nd</sup> Surveillance audit on or before</b>	<b>11 May 2020</b>
<b>Certificate Expiry</b>	<b>10 June 2020</b>
<b>Recertification Due</b>	<b>10 June 2021</b>

A handwritten signature in blue ink, appearing to be 'L. J.', located below the table.

**Authorized Signatory  
BQC CERTIFICATIONS**

Website : [www.bqccert.com](http://www.bqccert.com), E-mail : [info@bqccert.com](mailto:info@bqccert.com)

**Accredited by International Accreditation Service**

The validity of this certificate can be verified at [www.bqccert.com](http://www.bqccert.com) or through [info@bqccert.com](mailto:info@bqccert.com). This certificate is the property of BQC Certifications and must be returned on request. Accreditation details are available with IAS, (International Accreditation Service) Inc. USA, at [www.iasonline.org](http://www.iasonline.org)



# CERTIFICATE



This is to certify that the  
Environmental Management System of  
**Kemos Technical Services LLC**  
1207, Sobha Sapphire, Business Bay, Dubai, UAE

has been found to comply with  
**ISO 14001:2015**

**This certificate is applicable to the following scope:**

Sanitary Installation & Pipes Repairing, Electrical Fittings & Fixture Services, Swimming Pool Installation & Maintenance, Interior Decoration, Plaster & Cladding Works, Partitions & False Ceilings Contracting, Painting Contracting, Floor & Wall Tiling Works, Air Conditioning, ventilations & Air Filtration Systems Installation & Maintenance, Electromechanical Equipment Installation & Maintenance, Building Maintenance & Cleaning Services, Carpentry & Flooring Contracting, Plumbing & Sanitary Contracting.

**UIC Code MSCB-124-70401**  
**Certificate No.: I-ESC201806007**

<b>Date of Initial Registration</b>	<b>11 June 2018</b>
<b>1<sup>st</sup> Surveillance audit done on</b>	<b>12 July 2019</b>
<b>2<sup>nd</sup> Surveillance audit on or before</b>	<b>11 May 2020</b>
<b>Certificate Expiry</b>	<b>10 June 2020</b>
<b>Recertification Due</b>	<b>10 June 2021</b>

**Authorized Signatory**  
**BQC CERTIFICATIONS**

Website : [www.bqccert.com](http://www.bqccert.com), E-mail : [info@bqccert.com](mailto:info@bqccert.com)

**Accredited by International Accreditation Service**

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# CERTIFICATE



This is to certify that the  
Quality Management System of

## **Kemos Technical Services LLC**

1207, Sobha Sapphire, Business Bay, Dubai, UAE

has been found to comply with  
**ISO 9001:2015**

**This certificate is applicable to the following scope:**

Sanitary Installation & Pipes Repairing, Electrical Fittings & Fixture Services, Swimming Pool Installation & Maintenance, Interior Decoration, Plaster & Cladding Works, Partitions & False Ceilings Contracting, Painting Contracting, Floor & Wall Tiling Works, Air Conditioning, ventilations & Air Filtration Systems Installation & Maintenance, Electromechanical Equipment Installation & Maintenance, Building Maintenance & Cleaning Services, Carpentry & Flooring Contracting, Plumbing & Sanitary Contracting.

**UIC Code MSCB-124-70401**

**Certificate No.: I-QSC201806026**

<b>Date of Initial Registration</b>	<b>11 June 2018</b>
<b>1<sup>st</sup> Surveillance audit done on</b>	<b>12 July 2019</b>
<b>2<sup>nd</sup> Surveillance audit on or before</b>	<b>11 May 2020</b>
<b>Certificate Expiry</b>	<b>10 June 2020</b>
<b>Recertification Due</b>	<b>10 June 2021</b>

**Authorized Signatory**  
**BQC CERTIFICATIONS**

Website : [www.bqccert.com](http://www.bqccert.com), E-mail : [info@bqccert.com](mailto:info@bqccert.com)

**Accredited by International Accreditation Service**

The validity of this certificate can be verified at [www.bqccert.com](http://www.bqccert.com) or through [info@bqccert.com](mailto:info@bqccert.com). This certificate is the property of BQC Certifications and must be returned on request. Accreditation details are available with IAS, (International Accreditation Service) Inc. USA, at [www.iasonline.org](http://www.iasonline.org)

## CONTACT US

### FACILITIES MANAGEMENT STRUCTURED FOR SUCCESS.

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Sobha Sapphire, Business Bay, Office 1207, P.O.Box 391814, Dubai, United Arab Emirates  
T: +971 (4) 3302696; (4) 2408737, F: +971 (4) 3202692, E-mail: [callcenter@kemos.ae](mailto:callcenter@kemos.ae)  
[www.kemos.ae](http://www.kemos.ae)

