

Prequalification Profile

Facility Management • Fit-Out • Joinery • Civil & MEP Contracting

Quality Facility Management SP L.L.C
Abu Dhabi, United Arab Emirates

Company Snapshot

Quality Facility Management SP L.L.C is an Abu Dhabi based contractor delivering integrated fit-out, joinery, MEP, civil works and facility maintenance services. Our operating model combines site execution capability, workshop support, subcontractor coordination, and authority approval management to provide clients with a single accountable delivery partner.

12+

Years of establishment

153+

Facilities managed

58+

Skilled professionals

Core identity

- Integrated fit-out execution
- Joinery and interior finishing
- Civil, MEP and maintenance support
- Authority approval coordination
- Client-focused project delivery



Corporate Information

Company Name	Quality Facility Management SP L.L.C
Business Focus	Facility Management, Fit-Out, Joinery, Civil & MEP Contracting
Location	Abu Dhabi, United Arab Emirates
Website	www.qtfm.ae
Email	info@qtfm.ae
Telephone	+971 2 677 7788 +971 54 288 6668



Vision, Mission & Values

Mission

To create long-term value for clients by integrating innovation, sustainability and performance excellence in every project delivered.

Approach

One accountable partner for multi-disciplinary works, reducing coordination gaps and supporting time, cost and quality control.

Commitment

To deliver reliable solutions through trained manpower, quality workmanship, HSE awareness and transparent project communication.

Commitment

Expertise

Accountability

Integrity

Dedication

Excellence



Integrated Capability

From concept coordination to final handover.



Core Services

01 Interior Fit-Out

Partitions, ceiling, flooring, wall finishes, painting, doors, glass works and final finishes.

03 Civil & MEP

Electrical, HVAC, plumbing, drainage, small civil modifications and enabling works.

05 Approvals Support

ADM, ADCD, ADDC/TAQA and related authority coordination through appointed consultants when required.

02 Joinery Works

Custom counters, cabinetry, wardrobes, wall cladding, decorative wood features and specialist carpentry.

04 Facility Management

Preventive and corrective maintenance, AMC support, manpower and technical service coordination.

06 Project Coordination

Submittals, procurement tracking, site supervision, QA/QC, HSE and handover documentation.

Fit-Out & Interior Execution



Scope Coverage

- Full internal fit-out coordination
 - Gypsum and glass partitions
 - Ceiling systems and feature ceilings
 - Floor preparation and installation
 - Wall treatments, paint and wallpaper
 - Retail, office, hospitality and commercial interiors
-

Execution Control

Planning, material coordination, site supervision and quality checks are managed to support safe, clean and timely delivery.

Joinery & Finishing Works

Custom Interior Elements

QTFM supports interior projects with custom joinery and finishing solutions for functional and decorative requirements, including counters, wardrobes, cabinets, wall cladding and feature elements.

- Shop drawing coordination
- Material selection support
- Workshop fabrication control
- Installation and snag closure
- Final protection and handover



Civil & MEP Contracting



Electrical

Lighting, small power, DB modifications, containment and final termination coordination.

HVAC

Ducting modifications, FCU / VAV interface support, diffusers, testing coordination.

Plumbing & Drainage Water supply, waste lines, drainage modifications, sanitary fixtures and heaters.

Civil Works

Core cutting, partitions, blockwork, plaster, tile works, floor rectification and making good.

Facility Management & Maintenance

Maintenance Support

Our FM model supports commercial and retail assets with preventive and corrective maintenance, technical manpower deployment and timely response coordination.

- HVAC service and troubleshooting
- Electrical and lighting maintenance
- Plumbing and drainage maintenance
- Civil, painting and minor repair works
- Periodic reporting and client coordination



Project Delivery Methodology

01

Brief & Site Study

Understand requirements, existing conditions and constraints.

02

Design / Shop Drawing Coordination

Prepare technical clarifications, drawings and submittals.

03

Procurement & Mobilization

Finalize materials, suppliers, manpower, permits and site readiness.

04

Execution & QA/QC

Coordinate trades, supervise progress, inspect quality and close snags.

05

Testing, Handover & Support

Complete testing, documentation, as-built records and final handover.



Authority & Approval Coordination

Coordination Areas

- ADM / Municipality fit-out approvals
- ADCD / Civil Defence coordination
- ADDC / TAQA power and utility interface
- Hassantuk and fire alarm interface support
- Landlord / facility management isolation and NOC coordination

Note: Authority design, application and approval processes are coordinated as per project requirements and through client-appointed consultants or specialist parties where applicable.



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امسح رمز الاستجابة السريعة لتأكيد صلاحية الرخصة على منصة بناا



دائرة البلديات والنقل
DEPARTMENT OF MUNICIPALITIES
AND TRANSPORT

رقم الرخصة التجارية :
Trade License No.
CN-1542425

License to Practice Engineering Activities (Classification Certificate - Engineering Contracting Company)		رخصة ممارسة الأنشطة الهندسية (شهادة تصنيف - شركة مقاولات هندسية)											
The Department of Municipalities and Transport certifies that the engineering firm mentioned below is considered classified according to the categories and specialties shown herewith, in accordance with regulation No. 63 for the year 2023 regarding contractors classification system in the Emirate of Abu Dhabi		تشهد دائرة البلديات والنقل بأن المنشأة الهندسية المذكورة تفصيلها أدناه تعتبر مصنفة بالقات والتصنيفات الموضحة أدناه، وذلك وفقاً للقرار رقم 63 لسنة 2023 بشأن نظام تصنيف المقاولين في إمارة أبوظبي											
Engineering Activities Practicing License Details		بيانات رخصة ممارسة الأنشطة الهندسية											
License No.	D12-2026-1542425-LI1	رقم الرخصة											
License Category	Fifth - الخامسة	فئة الرخصة للمنشأة											
License Status	Classification Valid - التصنيف فعال	حالة الترخيص											
Issuance Entity	Abu Dhabi Municipality - بلدية مدينة أبوظبي	جهة الإصدار											
Issuance Date	17/04/2026	تاريخ الإصدار											
Expiry Date	16/04/2028	تاريخ الانتهاء											
Engineering Firm Details		بيانات المنشأة الهندسية											
Trade License No.	CN-1542425	رقم الرخصة التجارية											
Firm Name (AR)	كواليتي لادارة المنشآت - شركة الشخص الواحد ذ م م	اسم المنشأة الهندسية - عربي											
Firm Name (EN)	QUALITY FACILITY MANAGEMENT - SOLE PROPRIETORSHIP L.L.C.	اسم المنشأة الهندسية - إنجليزي											
Firm Legal Form	Sole Proprietorship L.L.C. - شركة الشخص الواحد ذ م م	الشكل القانوني للمنشأة الهندسية											
Firm Form	Local Contractor - مقاول محلي	شكل المنشأة											
Official Phone No.	+971502632320	رقم التواصل الرسمي للمنشأة											
Official Email	shiju@qtfm.ae	البريد الإلكتروني الرسمي للمنشأة											
Address	مصنف، مصنف 04، 0 : مبنى حكومة أبوظبي	العنوان											
إجمالي عدد الأنشطة المصنفة Total Number of Classified Activities		فئة النشاط Activity Category											
السادسة Sixth		الخامسة Fifth		الرابعة Fourth		الثالثة Third		الثانية Second		الأولى First		الخاصة Special	
1		0		1		0		0		0		0	
عدد الأنشطة المصنفة Number of Classified Activities		عدد الأنشطة المصنفة Number of Classified Activities											
فئة تصنيف النشاط Classification Category		حالة تصنيف النشاط عند الإصدار/التحديث Classification Status Upon First Issuance/Amendment		اسم النشاط Activity Name		رمز النشاط Activity Code		سلسلة Serial					
Fifth - الخامسة		التصنيف فعال Classification Valid		مقاولات تشييد المباني بأوعاها Building Contracting		4100002		1					
Notes Any change or update in the classification status will cancel this certificate Any amendment or deletion in this certificate shall cancel it Bidding is allowed only after submitting the original Engineering Activities Practicing License accompanied by a valid To Whom It May Concern Certificate This is an approved electronic document issued without signature by the Department of Municipalities and Transport (DMT) Authorities might validate this certificate by using the QR Code above.						ملاحظات أي تغيير أو تحديث في حالة التصنيف يلغي هذه الشهادة أي تعديل أو حذف في هذه الشهادة يلغيها لا يجوز تقديم المقاولات إلا بتقديم الرخصة مع شهادة تصنيف صالحة هذا هو وثيقة إلكترونية معتمدة وصادرة بدون توقيع من دائرة البلديات والنقل يمكن للجهات المختصة التحقق من صحة هذه الشهادة باستخدام الرمز QR الموجود أعلاه							

Quality, HSE & Site Control



Quality Control

Material approval, installation inspection, workmanship checks, snag identification and closure.

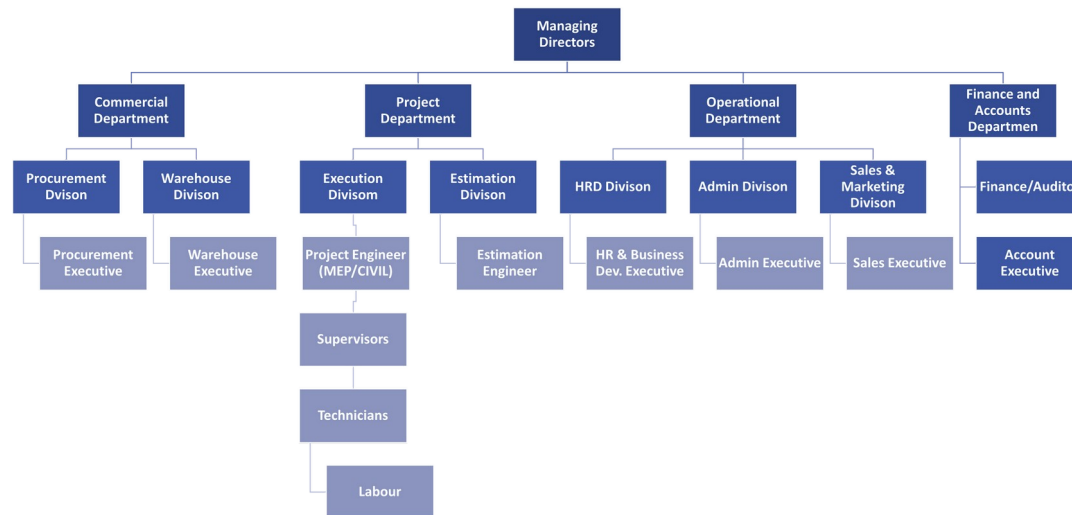
Health & Safety

Toolbox talks, PPE control, access control, PTW coordination, housekeeping and risk-based supervision.

Reporting

Daily progress updates, manpower logs, material tracking, look-ahead planning and client coordination.

Organization & Resource Structure



Operational Structure

QTFM operates through commercial, project, operations, HR/admin, sales and finance functions, supported by project engineers, supervisors, technicians and labour teams. This structure allows management to control cost, resources, procurement and site execution under one coordinated system.

- Dedicated project supervision
- Procurement and warehouse support
- Skilled technicians and labour
- Finance and contract administration

Certifications & Legal Compliance



Certifications shown in the current company profile include ISO 45001:2018, ISO 14001:2015 and ISO 9001:2015 registrations, along with official licensing documentation.

Selected Clients & Sectors Served

Masdar City

Khadamat

AD Ports Group

Das Holding

LuLu Group International

Line Investments

Al Tayeb

Mumuso

Malabar Restaurant

Marota Cafe

Culinary Cafe

Downtown



Experience spans commercial offices, retail stores, cafés, salons, clinics, hospitality spaces, facility maintenance and specialist interior projects.

Portfolio Highlights – Interiors & Fit-Out

National Research University - HSE - Masdar City - Abu Dhabi - Scope - Full Fit out (Design & Concept - Zerco)



Residential Villa - Dubai - Scope - Swimming pool & External Finish.



Sava Saloon - Al Forsan Mall - Abu Dhabi - Scope - Full Fit out (Design & Execution)

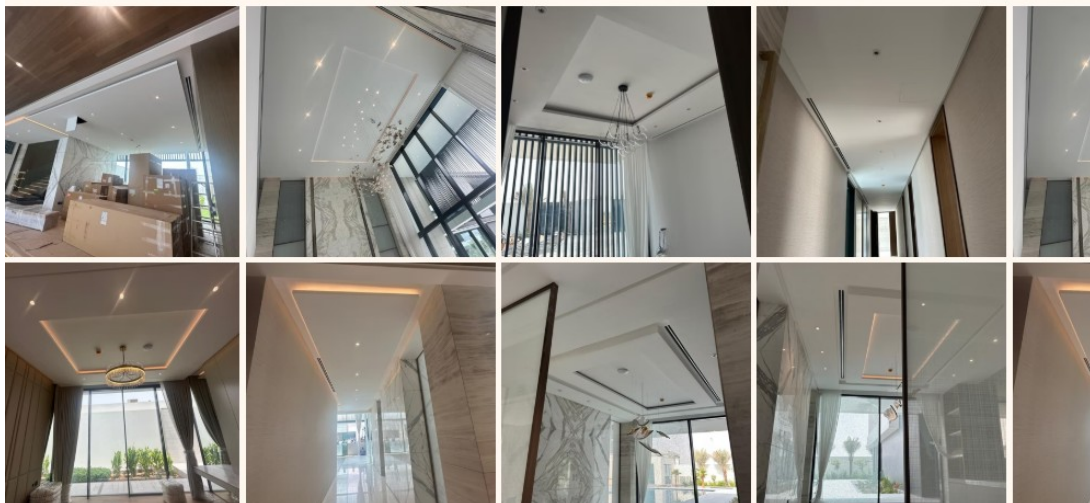


Office Shining Tower - Abu Dhabi - Scope - Joinery Works.

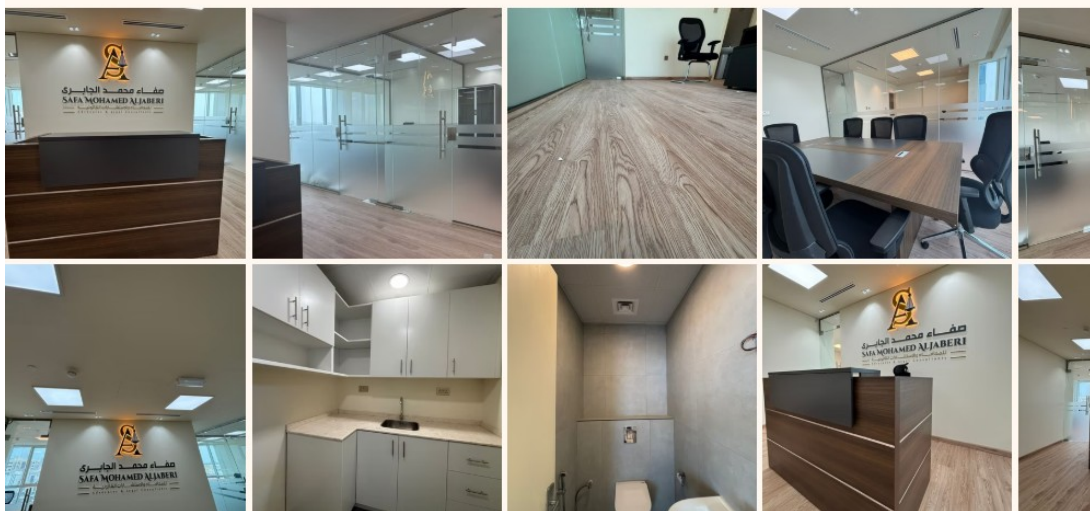


Portfolio Highlights – Interiors & Fit-Out

Residential Villa - Dubai - Al Khawaneej - Scope -Gypsum & Painting



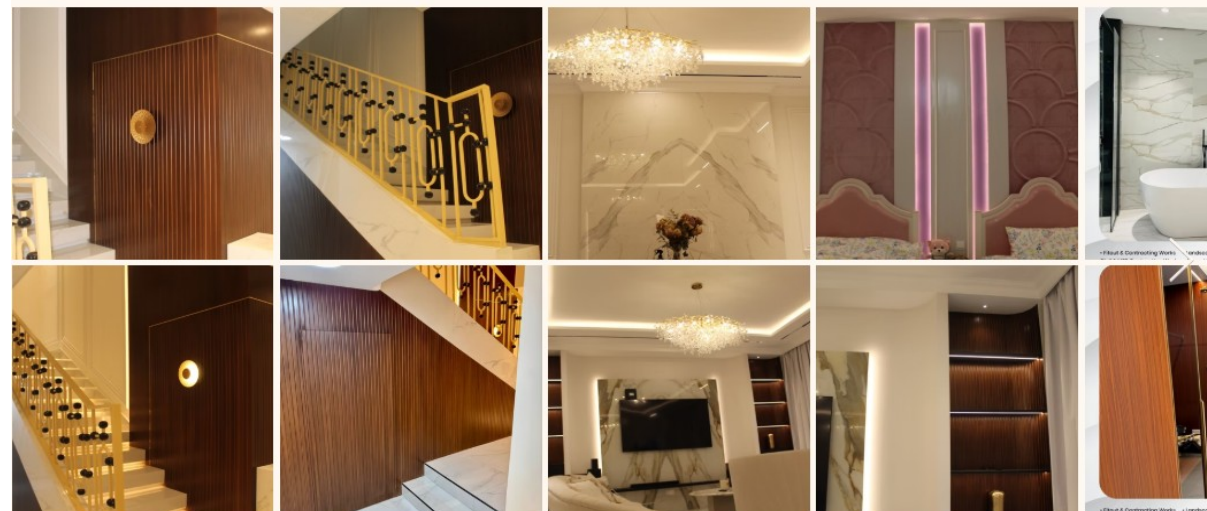
Office Renovation - Abu Dhabi - Scope -Full Fitout Work.



Al-Tayeb - Lulu Group - Dubai Scope - Office Renovation



Residential Villa - Dubai Scope: Full Fit out & Landscaping

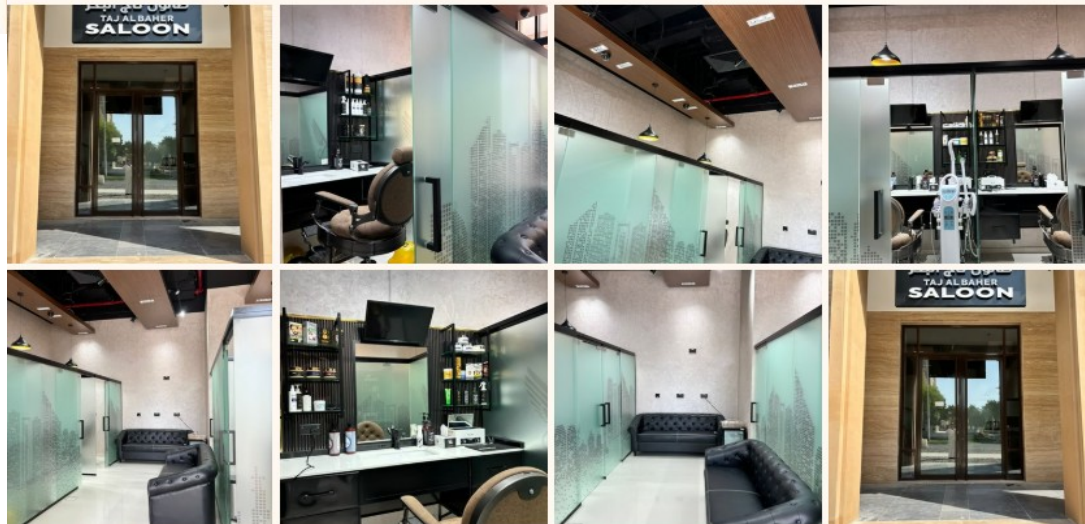


Portfolio Highlights – Interiors & Fit-Out

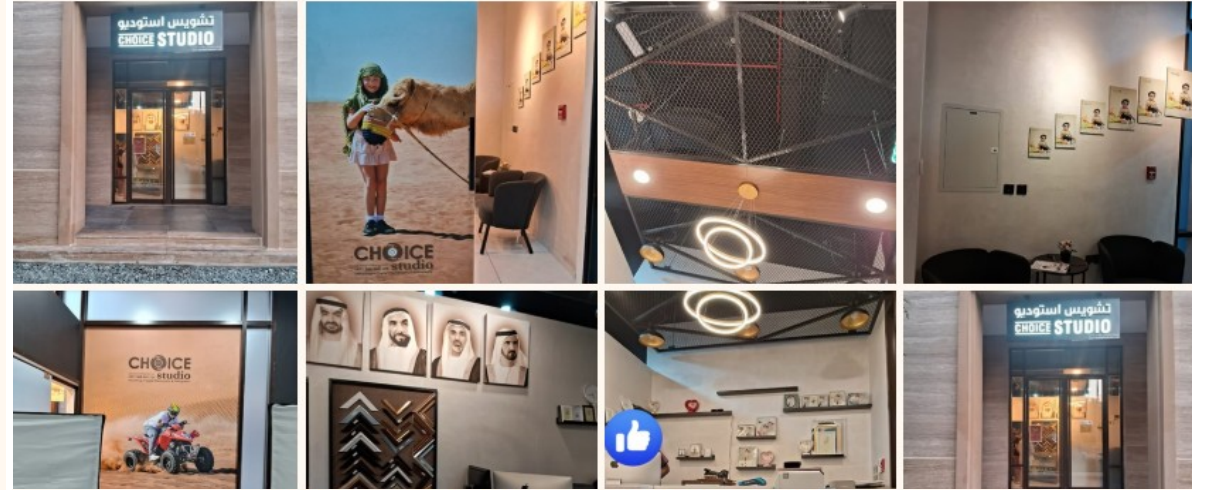
The Mille Feuille - Abu Dhabi Scope: Full Fit out



Taj Al Bahr Saloon - Abu Dhabi Scope: Full Fitout



Choice Studio - Abu Dhabi Scope: Full Fit out



Al Thawiya Recruitment - Abu Dhabi , Scope : Full Fit-out



Portfolio Highlights – Interiors & Fit-Out

Residential Villa - Abu Dhabi , Scope : Civil & MEP



Residential Villa - Yas Acres - Abu Dhabi - Scope -Joinery Works.



The Beauty Lab - Lulu Y-Tower – Abu Dhabi , Scope: Full Fit out works

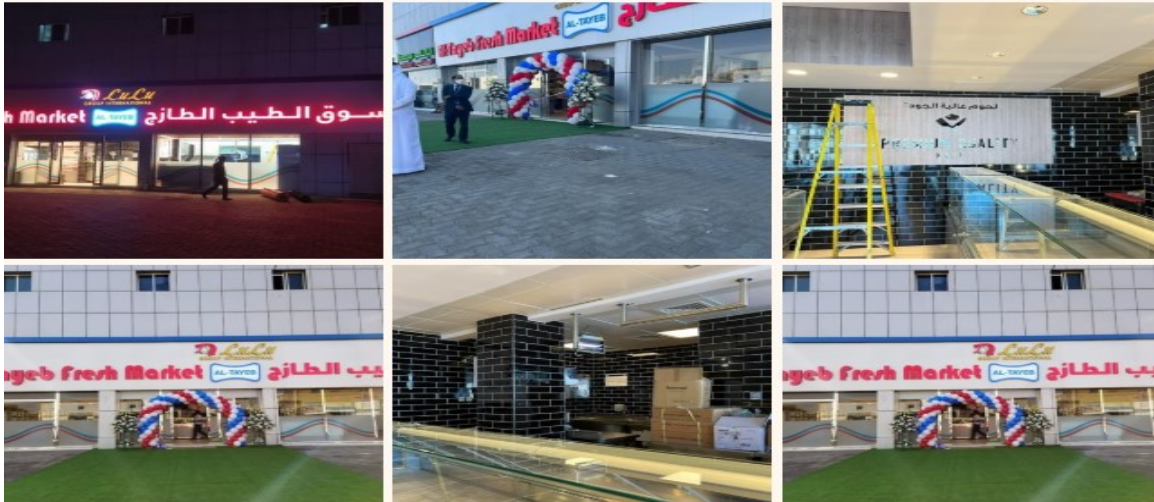


Petcare – Al Dhaфра Mall , Scope :Full Fit out works



Portfolio Highlights – Interiors & Fit-Out

Al Tayyeb Fresh Market – Abu Dhabi , Scope : Full Fit Out works



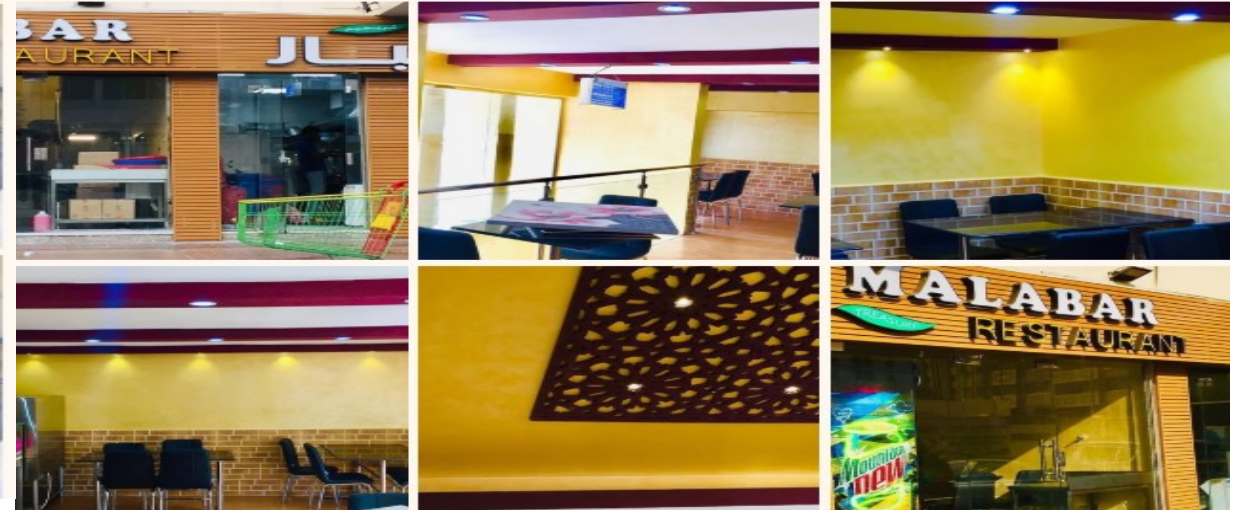
Peleloco Saloon – Abu Dhabi , Scope : Full Fit Out works



Slash Caffe – Abu Dhabi , Scope : Full Fit Out works



Malabar Restaurant – Abu Dhabi , Scope : Full Fit Out works



Portfolio Highlights – Interiors & Fit-Out

Marotta Café – Abu Dhabi , Scope : Full Fit Out Works



Why Prequalify QTFM

Single Point Accountability

Integrated coordination for fit-out, joinery, civil, MEP and maintenance requirements.

Local Abu Dhabi Experience

Practical knowledge of local clients, facilities, approvals and project constraints.

Execution-Oriented Team

Hands-on management with site engineers, supervisors, technicians and subcontractor networks.

Flexible Delivery Model

Able to support main contractor packages, direct client projects and AMC requirements.

Quality & Compliance Focus

Documented certifications, HSE practices, method statements and close-out control.

Prequalification Documents Available

- Trade License / Commercial License
- VAT Registration Certificate
- ISO 9001, ISO 14001 & ISO 45001 Certificates
- Company Profile and Organization Chart
- Project Portfolio / Client List
- Method Statement & Risk Assessment formats
- HSE and QA/QC policy documents
- Manpower, equipment and resource details



Partner with QTFM

Your trusted facility management and fit-out partner.

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