



*Resort Builders & Manufacturer of Quality
Wood Products*

About Us

- ▶ Founded in 1986
- ▶ 30 years in timber trade and manufacturing
- ▶ HQ and Manufacturing Facilities located in Kota Kinabalu, Sabah
- ▶ Regional Offices in Maldives, Sri Lanka and Europe
- ▶ Successfully completed Projects in Maldives, Mauritius, Seychelles, Sri Lanka, Singapore, Hong Kong
- ▶ Timber sourced locally from Sabah and surrounding region from sustainably managed Forests



Constance Halaveli Resort, Maldives

Completed & Ongoing Projects

- ▶ Ithaafushi Waldorf Astoria Resort, Maldives (mid 2017 - 2019)
- ▶ Vakkaru Resort, Maldives (2016 - end 2017)
- ▶ Baglioni Maagau Resort, Maldives (2016 - 2019)
- ▶ Ani Villas, Sri Lanka (2015-2016)
- ▶ St Regis Vommuli Resort, Maldives (2014-2016)
- ▶ Cheval Blanc Randheli, Maldives (2012-2014)
- ▶ Velaa Private Island, Maldives (2012-2014)
- ▶ Viceroy Resort, Maldives (2011-2012)
- ▶ Magudhuvaa Resort, Maldives (2010-2011)
- ▶ Diamonds Thudufushi, Maldives (2010-2011)
- ▶ Gaakoshibee Marriot, Maldives (2009-2010)
- ▶ Diamonds Athuruga Resort, Maldives (2009-2010)



Vakkaru Project Site, Nov 2016

Completed & Ongoing Projects



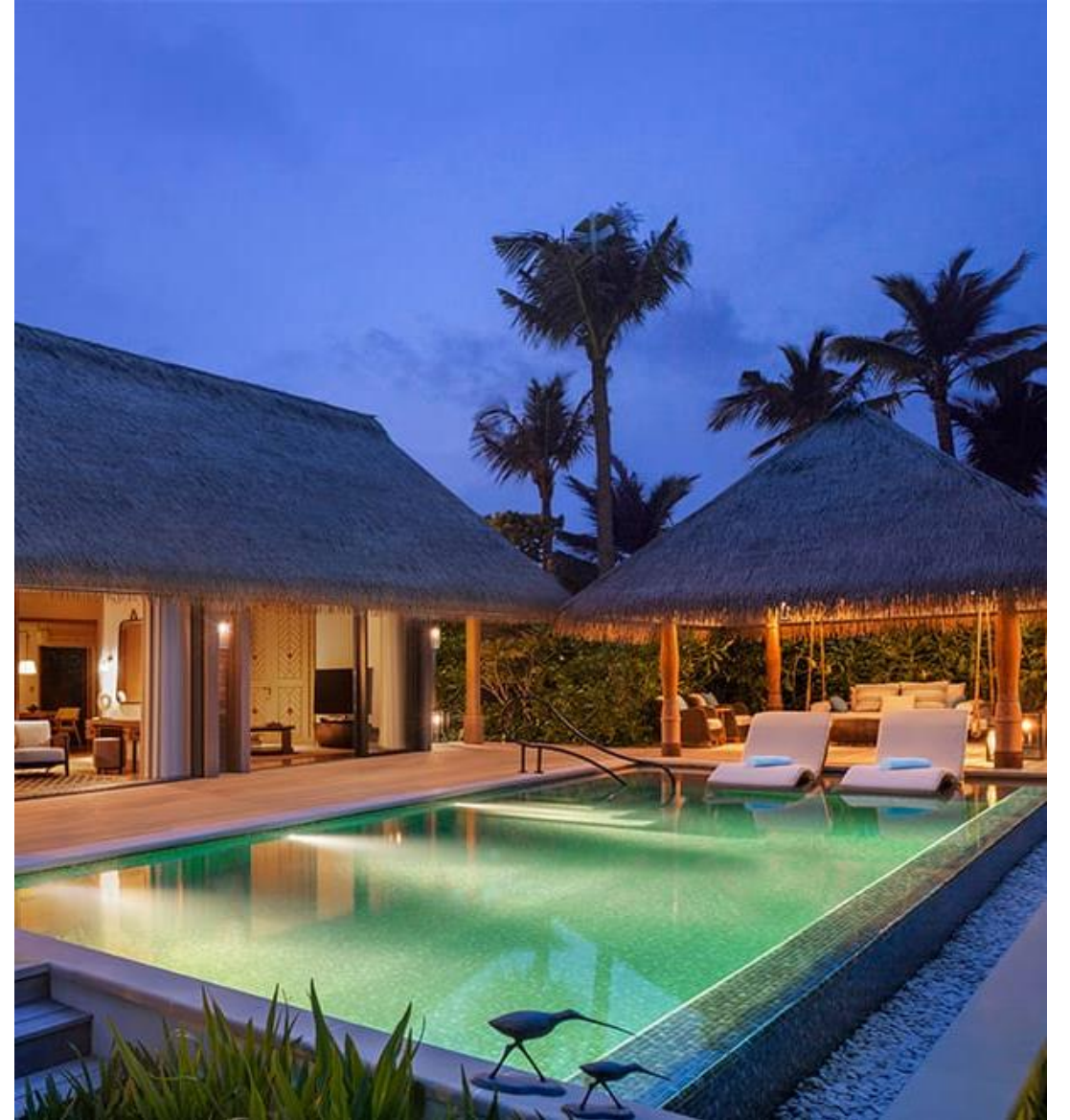
Shangri La Resort & Spa, Maldives

- ▶ Maakanaa Resort, Maldives (2008-2009)
- ▶ Gangehi Resort, Maldives (2008)
- ▶ Manafaru Resort, Maldives (2008)
- ▶ Irufushi Resort, Maldives (2008)
- ▶ Constance Halaveli, Maldives (2007-2008)
- ▶ Constance Ephelia Port Lournay Resort, Seychelles (2008-2010)
- ▶ Shangri-La Resort & Spa, Maldives (2007-2008)
- ▶ Olhuvelhi Beach & Spa Resort, Maldives (2005-2006)
- ▶ One & Only Reethi Rah Resort, Maldives (2004-2005)
- ▶ Northolme Hilton, Seychelles (2004-2005)
- ▶ Vilu Reef, Maldives (2004)

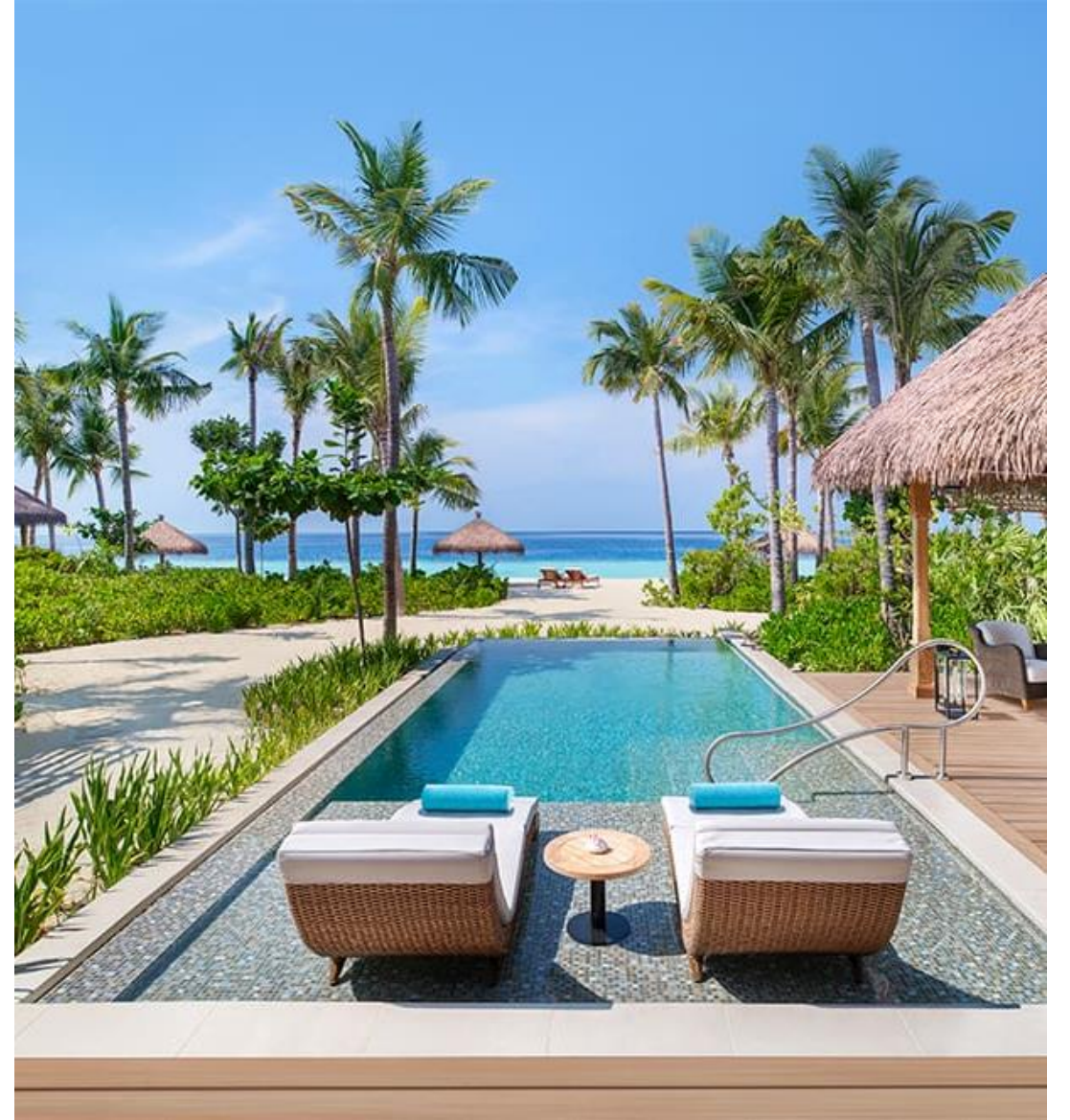
Ithaafushi
Waldorf Astoria
Resort, Maldives















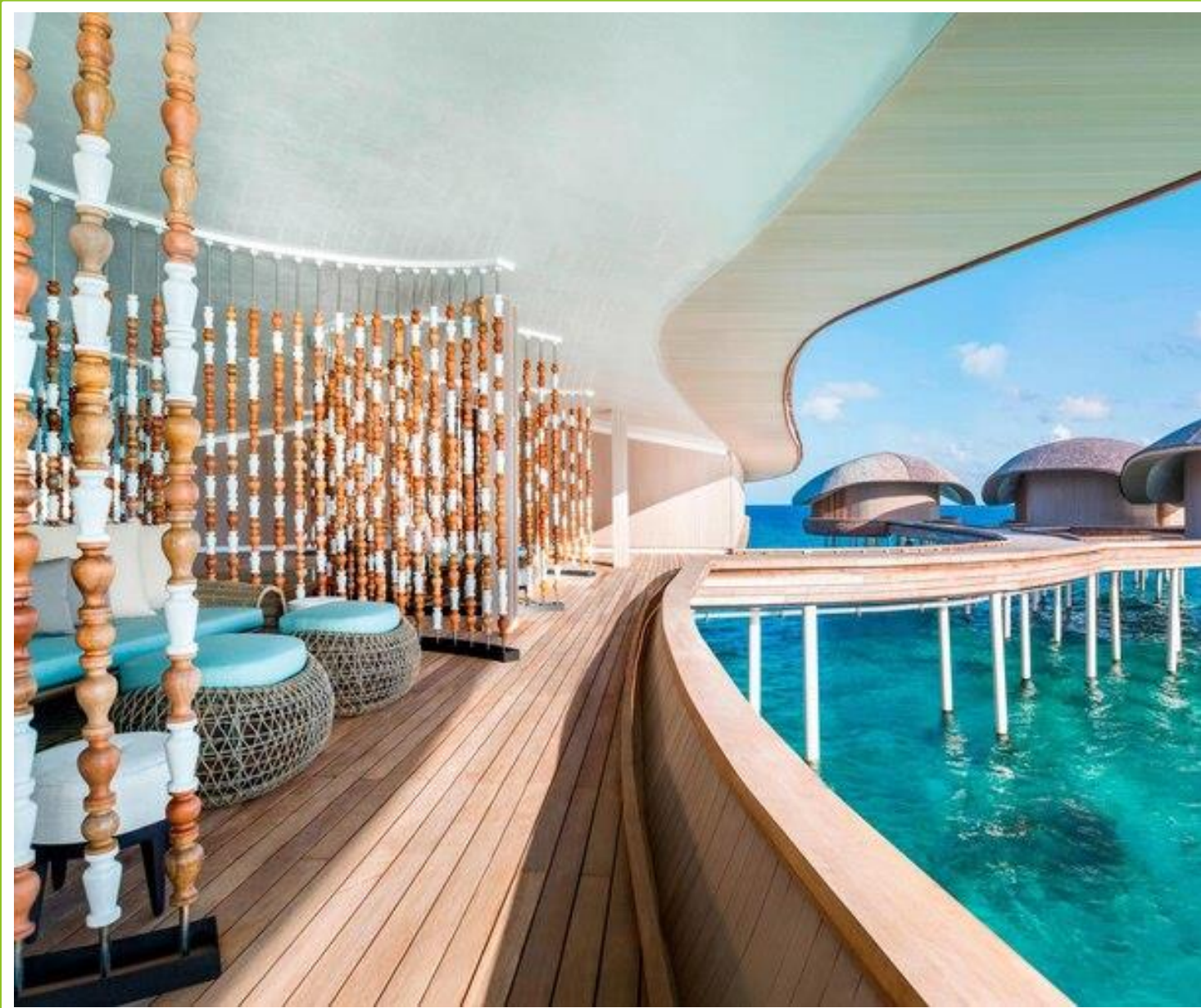


St Regis Vommuli Resort, Maldives

St Regis Vommuli Resort, Maldives



Supply & Install - 34 Lagoon Villas, 5 Water Suites, Presidential Villa, Communal Pavilion, Sunset Bar, Spa, Arrival & Service Jetty, Over water Walkways & Jetties







Spa Main Reception Interior



Spa Treatment Pods



Sunset Bar





Lagoon Villa Interior and Exterior Decking Area





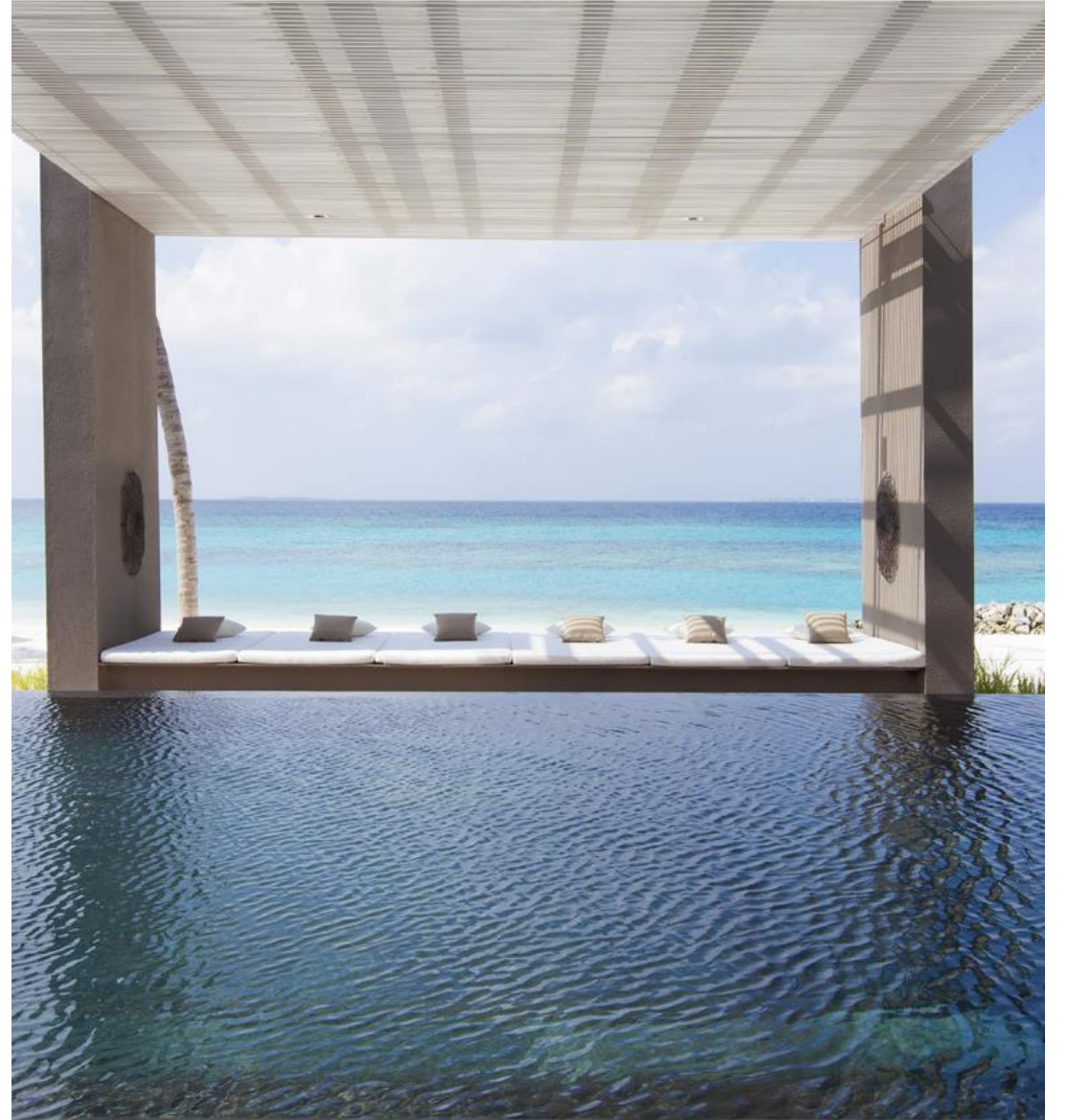
Cheval Blanc Randheli, Maldives



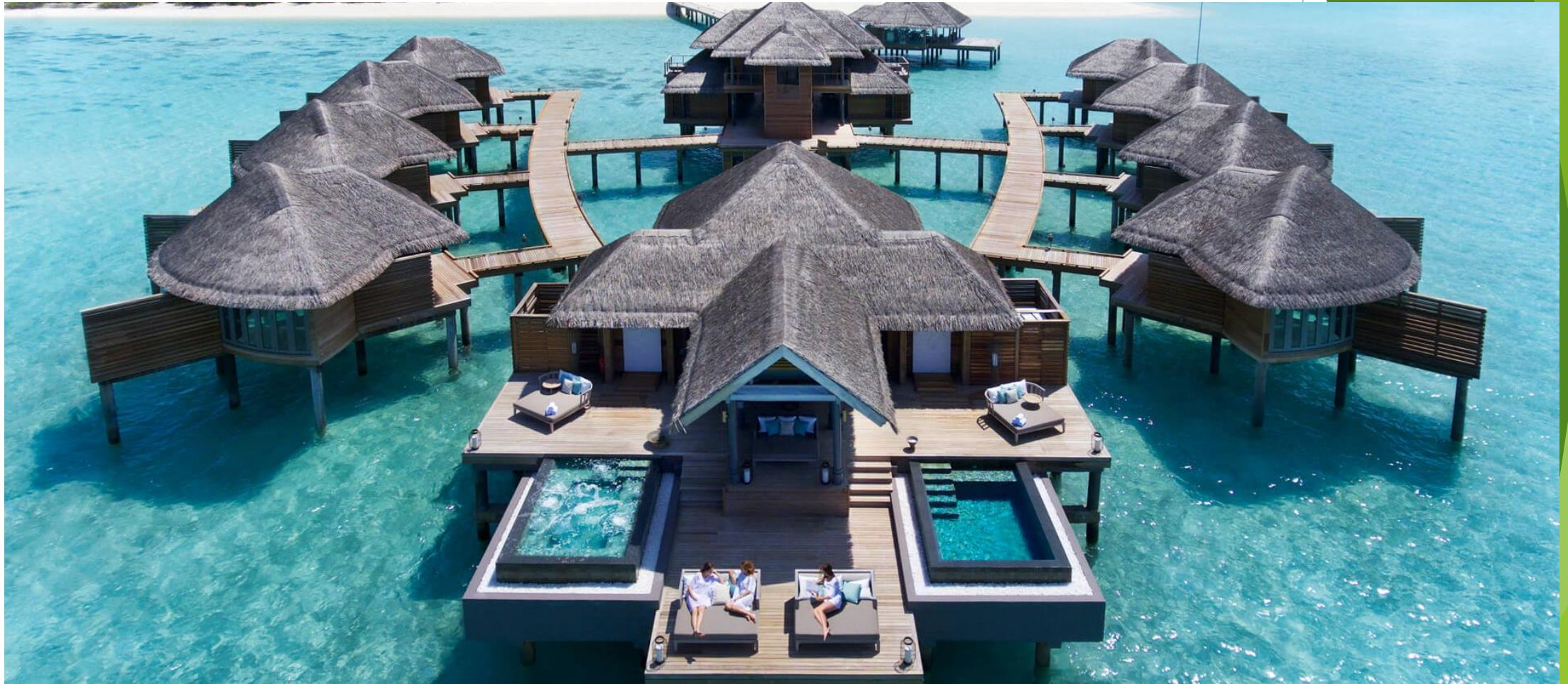
Supply and Install - Timberwork & Alang-alang Roofing for 45 Villas and Public Areas



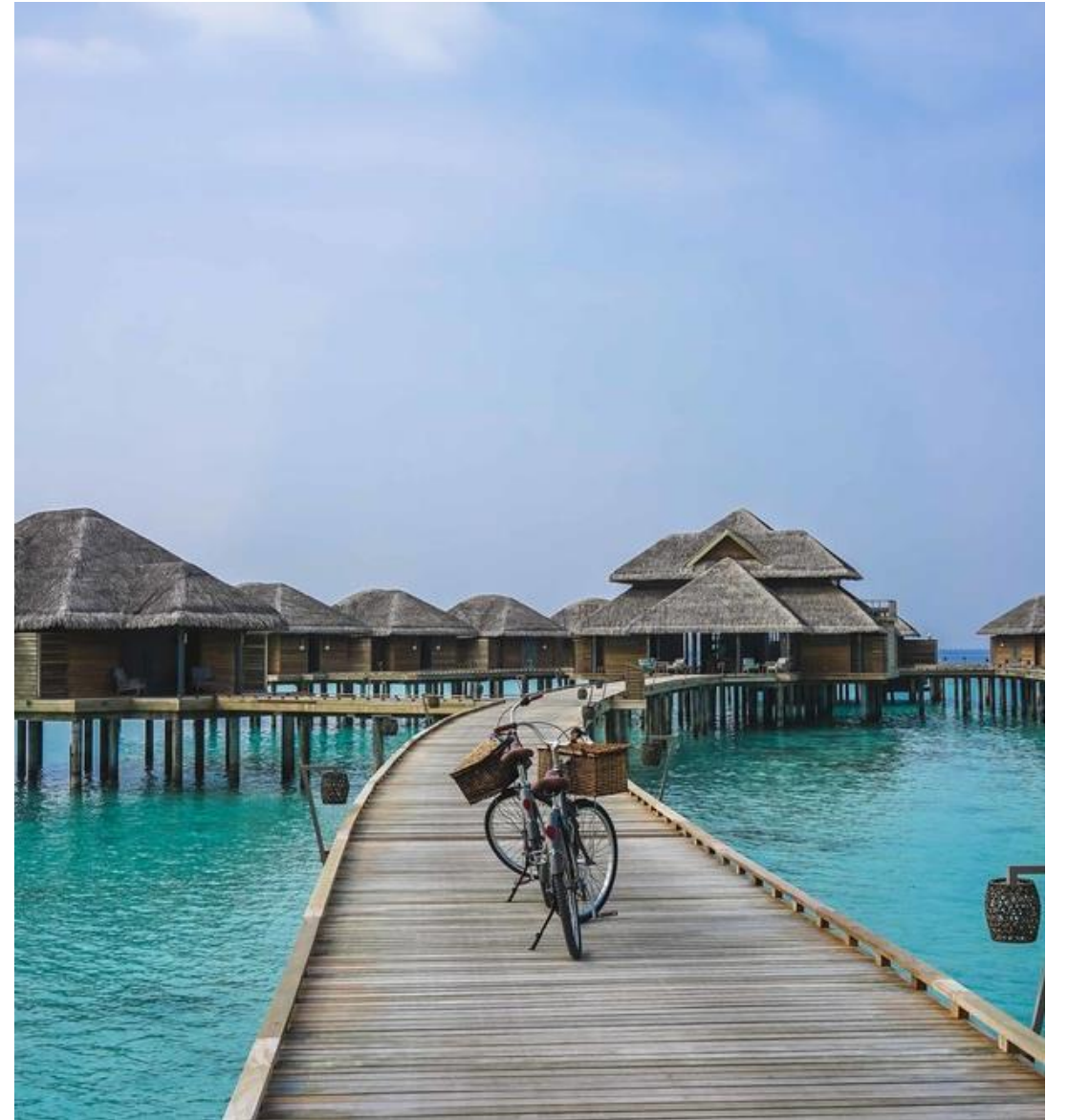




Vakkaru Resort, Maldives



Supply & Install - Timberworks for 54 Land Villas, 59 Overwater Villas, Presidential Villa and all FOH



Diamonds Athuruga & Thudufushi Resort, Maldives



Supply & Install - Timberworks for 42 Water Villas



Diamonds Athuruga Resort, Maldives - Exterior



Diamonds Athuruga Resort, Maldives - Interior

Constance Ephelia, Seychelles



Supply & Install - Roofing timber, ceiling, flooring, joinery for 345 keys + Public Areas, 30,000M2 Shingles

One & Only Reethi Rah, Maldives



Our Team

- ▶ Directly employ 200+ staff / workers in Malaysia, Maldives, Sri Lanka
- ▶ Experienced Hands On Senior Management
- ▶ In house Architectural Design Team
- ▶ Technical consultants
- ▶ In Country Management & Technical Personnel
- ▶ Site Engineers/Managers & Supervisors
- ▶ Logistics Division
- ▶ Skilled craftsmen, carpenters and polishers
- ▶ Experienced local contractors



Capability & Capacity

- ▶ Production Capacity of 400+ villas per year
- ▶ Key Specialization - Land and Water Villas, Walkways, Jetties and bespoke overwater structures
- ▶ In house Design Team - architects, engineers, draftsmen
- ▶ Wide network of regional cooperators, suppliers
- ▶ Strong ties to reputable and experienced Main Contractors, ID / Interior Fit Out, MEP Contractors



Our Strengths

- ▶ Specialists in Prefabricated Timber Construction
- ▶ 20 years experience in resort construction
- ▶ Design & Build Support
- ▶ Just In Time Delivery and Build System
- ▶ Extensive portfolio of completed projects
- ▶ Control from Logs to Finished Product
- ▶ FSC Certified, Green Construction



Our Services

- ▶ Design and technical consultancy
- ▶ Engineering and architectural support
- ▶ Mock up fabrication
- ▶ Pre-finished timber components / polishing
- ▶ Timber grading / quality certification
- ▶ Project Site Management
- ▶ In Country Installation Team
- ▶ Logistics support
- ▶ Coordination with other trades e.g. MEP
- ▶ FSC Certified



Shangri La Beach Villa Mock up in KK Factory

Prefabricated Modular Construction

- ▶ Quick Build without compromising quality
- ▶ Fully standing and waterproof environment in 10-14 days

- Reduced delivery costs
- Reduced time on site
- Reduced waste
- Easy access for all Trades



Multi Step Process

- ▶ Step 1, Substructure.
- ▶ Step 2, Wall Frames.
- ▶ Step 3, Roof Structure.
- ▶ Step 4, External Cladding.
- ▶ Step 5, Internal Cladding
- ▶ Step 6, Decking.



Prefab Wall Frames



Day One



Day Four



Ready for Thermal Insulation



Ready for External Cladding

Scope of Work

▶ **LAND VILLAS**

- ❖ Superstructure erected on RC slab, to include all Wall Frames, T&G Flooring, Internal and External Cladding, Roofing Timbers and Roof Finishes, to include Ironwood Shingles to Coconut Thatching and all Doors and Windows with Functional Ironmongery

▶ **WATER VILLAS**

- ❖ Superstructure starts with Timber floor Joists chemically anchored to RC Beams, and then Sub Floor fixed. Erection continues with all Wall Frames, T&G Flooring, Decking and Stairs to Sea, Internal and External Cladding, Roofing Timbers and Roof Finishes, to include Ironwood Shingles to Coconut Thatching and all Doors and Windows with Functional Ironmongery

- ▶ **EXCLUSIONS** - All Wet works inclusive of Tiling, Screeding, Plastering, Painting, fixed Furnishings, and other specialist ID, M&E and Lighting.

Building a Mock Up

- ▶ Fully operational mock up villas in KK factory
- ▶ **Saves up to 3 - 6 months of Project Time**
- ▶ Ability to fabricate in stages
- ▶ Allows real time design development and adjustment
- ▶ Can be used for marketing purposes



Vakkaru Mock Up in Kota Kinabalu



Vakkaru Mock Up in KK





Aerial view of factory in Kota Kinabalu, Sabah

Product Range

- ▶ Wall Frames
- ▶ External Cladding
- ▶ Interior Cladding
- ▶ Doors & Windows
- ▶ Flooring
- ▶ Decking
- ▶ Shingles
- ▶ Jetties & Walkways
- ▶ Pergolas
- ▶ Engineered columns
- ▶ Privacy Screens
- ▶ Ceiling cladding / sunboard
- ▶ Ironmongery
- ▶ Glazing
- ▶ Netting
- ▶ Steelwork

Walkways & Jetties



Doors & Windows



Roof Shingles



Engineered Columns



Privacy Screens



Represented by Luckxus Resorts
In The Americas.

Thank you.

