

We make it happen
Since 1990



دار الإنشاءات للمقاولات العامة ذ.م.م.
Construction General Contracting House Ltd.

Company
Profile.

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Chairman Message

For more than three decades, we have specialized in design/build and turnkey projects for office, retail, commercial and industrial sites. We take pride in offering our customers the best quality service and value for their investment. We use only top quality sub-contractors, materials, and personnel, and follow the completion of each project with a quality evaluation session to insure constant growth; there is nothing more important or valuable than our reputation. At CGC House we continue to enjoy increasing success due in large measure to our positive reputation, built by what I believe to be the most capable and caring team in the construction industry. With so many of our competitors claiming to be "the best" we simply ask that you consider the comments of our clients sprinkled throughout our Project Experience pages. Their words say much about their belief in CGC House and how they regard our ability and attitude.

CGC House began serving customers in the UAE region since 1990. Since that time, we have developed as a leading provider of design/build and interior remodeling services. We specialize in handling construction projects from conception to completion for clients in the office, retail, commercial and industrial arenas. We have full service capabilities to be the single source for all of your construction needs as we are in SPECIAL Grade in General Contracting.

Quality, Health & Safety, schedules, attention to detail and professional management are of paramount importance to our company and employees. We are committed to maintain the highest quality and cost effective construction of every project we undertake.

CGC House values most the relationships it has established in the UAE region. A "Construction Solutions through Personalized Level of Quality Service" is CGC House's motto. We are determined to remain a client-focused company, always listening and always learning, keeping customer priority as our priority.

— ***Mr. Saif Ali Mussabeh Al Katbi***

About Us

C G C House was established in 1990 an ISO 9001:2015 & ISO 14001:2015 & ISO 45001:2018 certified company and now is one of the leading Group of Companies following companies are under one umbrella in Abu Dhabi, UAE.

1. Construction General Contracting House Ltd.
2. Construction House Transportation LLC
3. Construction House Real Estate LLC
4. Castilla Building Materials LLC

The competitive market conditions and aggressive environment in the UAE have resulted in a professional approach by management towards executing all construction projects. A well thought out strategy is employed based on site conditions, the requirements of the client and the contact and the time available for completion of the works.

The management uses conventional methods as well as non-conventional modern techniques in construction and uses its expertise and past experience to give the best value to the client.

The company's management nucleus consists of qualified professional engineers with working experience in the Gulf & Middle East. Qualified engineers, skilled and experienced work force support the management. Construction Management at site is complemented by coordinated purchasing, expediting, computerized drafting, quality assurance and control and dedicated team of servicing for completed projects.

CGC House Ltd. is committed to execute all projects to high and strict Quality and Safety Standards requirements and in full compliance to local statutory requirements and Client/ Contract requirements.

Our Mission

To render environment friendly construction services of the highest quality, to understand and exceed our customers' expectations, and to meet or better all project schedules through quality construction services.

Our Vision

CGC House Ltd, aims to be recognized as a leading and specialized contracting company delivering premium quality services and projects unparalleled in the industry.



Our Services

Services - Capabilities

Construction General Contracting House Ltd. is a Special Grade Contractor with in-house Electro Mechanical Division and Transportation Division.

Main Contractor of Turnkey contracting, our core business covers the full spectrum of building construction and we are recognised as a specialist in the market, our specialty fields include:

- Construction of all types of buildings
- Infrastructure and civil works construction
- Turnkey contracting
- Value engineering

Fast-track project completion is also one of our specialties, assuring clients of consistently high standards within record time frames. Our highly effective management, accurate planning and resource deployment are key in making these projects possible. We carry a full team of tradesmen, skilled workmen, well experienced engineers and superintendents, maintaining a full range of heavy construction equipment in our areas of operation. Such resources enable us to quickly mobilize into any area in the region and meet the varying requirements of the schedules our projects. Our advantage lies in our ability to bring solutions to our client's requirements in all phases of project planning and execution. We offer full contracting services and have the flexibility to assist our clients by securing additional expertise for feasibility studies, preliminary designs, financing opportunities and joint venture partners for optimum project delivery.

Committed to Excellence

01 Architectural Drawings

Our own in-house designers who are capable of providing you with a schematic set of drawings for your project.

02 Engineering and Mechanical Drawings

Our reliable sub-contractors are hired to meet your deadlines and avoid delays.

03 Site Evaluation and Development

Our experienced site development team will evaluate your pre-selected site and inform you early on of any necessary cost of development on your site. This can often be done prior to the site purchase so as to avoid unnecessary expenses.

04 Schedule

We will facilitate a round-table discussion with our sub-contractors and establish an accurate construction schedule.

05 Foundation Drawings

We provide you with an accurate set of drawings detailing thickness and needed reinforcements to meet your specific site needs.

06 Technological/Electrical Coordination

We use our state-of-the-art experience to evaluate the electrical and technological needs of your computer and telecommunications systems



07 Permits

We are responsible for obtaining all the proper city and emirates permits for your project.

08 Construction

We will provide top quality, professional General Contracting services to our clients.

09 Future Need Projections

we will evaluate what your industry's needs could be in the coming years and make arrangements for expansions

Brief Construction Methodology

This is a brief outline of how CGC House Ltd. will execute a typical construction contract.

We realize the importance of time, quality and cost control in the execution of this project and would therefore target the following

- Excellent resource allocation
- Adequate staffing
- Commitment to milestones and handing over dates
- Stringent Cost Control
- Adherence to the Quality Standards
- Timely reporting on project progress
- Value delivery as per client requirements
- Continuous communication throughout the project life cycle

As part of overall business management, CGC House Ltd. has in place procedures to cover all activities that relate to or affect quality.

Over the decades CGC House has earned an outstanding reputation for high standards, quality and customer service.



Contract Review

As soon as a contract is awarded, the contract terms and conditions are reviewed in detail concerning full scope, unclear issues, requirement of manpower and equipment resources and any constraints affecting the execution of the job.



Schedule

The tentative schedule submitted during tender (as applicable) is reviewed and a full detailed construction schedule is submitted to the client. Manpower and equipment staffing plans are also done at this stage

Project Quality Plan

The contract quality requirements are fully incorporated into the Project Quality Plan, which will also contain the Inspection & Test Plan. The Inspection & Test Plan details the inspections to be carried out at critical stages, who is responsible, what is the acceptance criteria and the reference document to be used during works and inspection. It also identifies who is responsible and whether the inspection activities are HOLD points requiring the client to be present for the inspection and clearing of works.

The QC Check sheets completed at the end of all inspections serve as verifying records of successful compliance to the contract requirements. The Project Quality Plan is submitted to the Client as required by the contract.

Our Facilities

We utilize the latest technology to produce precision designed and engineered products. Our manufacturing operation is supported and complemented by our complete in-house design and fabrication capability to ensure that our customer's specifications are met. Moreover, the entire operation is supported by our research, design and testing capabilities. With a proud tradition of product excellence combined with continuous upgrading and development.

Our Commitment

At CGC House, we have the people, the expertise, the experience and the desire to meet your challenge and to satisfy your requirements, no matter how simple or complex. CGC House has the capability to assist in solving your electro-mechanical problems from design to delivery. At this moment, CGC House products are performing flawlessly. Whether your requirement is one piece or thousands, our commitment is the same: quality products, delivered to precise specifications on time.

Our People

CGC House employees represent some of the most respected and capable engineering and manufacturing personnel in the industry, each with an outstanding commitment to excellence.





Key Personnel

Suitable and experienced personnel are nominated to any project. The key personnel are made aware of their responsibilities and the contract requirements during the initial induction training at the start of the project.

Mobilization

Site clearance, General Survey, Obtaining Permits, Erection of Site facilities etc. are done during this period with due approvals are required from Client and the various authorities.

Procurement Control

Only approved materials are procured from acceptable suppliers and manufacturers. Materials procured are checked for acceptability and defective materials are not used in projects. Material Approvals, Order placement and deliveries are monitored and status is known at any given point of time.

Material Submittals Shop Drawings & Method Statements

Material Technical Data Sheets/ Samples/ Shop Drawings are submitted for client approval sufficiently in advance. Method Statements are submitted for all specialist activities whose absence would affect quality of work.

Subcontracting Strategy

Only specialist activities are subcontracted which will allow the client to have the maximum value from the specialist expertise of the nominated subcontractor.

Document & Data Control

A co-ordination procedure is established based on contract requirements – on numbering of all documents like drawings, procedures, submittals, letters, faxes and minutes of meeting. A valid document register is released on a monthly basis, which would reflect all current and valid documents in the system – including drawings and other submittals.



Progress Monitoring / Co-ordination

Senior management reviews daily, weekly reports and necessary actions are taken to arrest any slips noticed. Regular Meetings are conducted with the Client and the Site Staff and problems if any are sorted out.

Company Organisation And Manpower Resources

- *The company organization structure, authority and relationship are depicted in the attached organization chart.*

The CEO is overall responsible for the company operations Budget and Cost Monitoring and recruitment are the responsibility of the General Manager. The Operations Director is responsible for the management of all projects and is responsible for the individual Project Managers at each project sites. The Quality Manager/ HSE Management Representative reports directly to the CEO and is responsible for all issues on Quality and HSE in the company.

- ***Manpower Resources***

The number of personnel largely varies in relation to the number of projects being executed at any given time. The present category wise classification of personnel is listed below.

Organizational Structure



Certificates and Legal Documents



Appreciation Certificate from
H.H. Shiekh Hazza Bin Zayed Al Nahyan
for the successful completion of the
Private Officer's Residence in Abu Dhabi

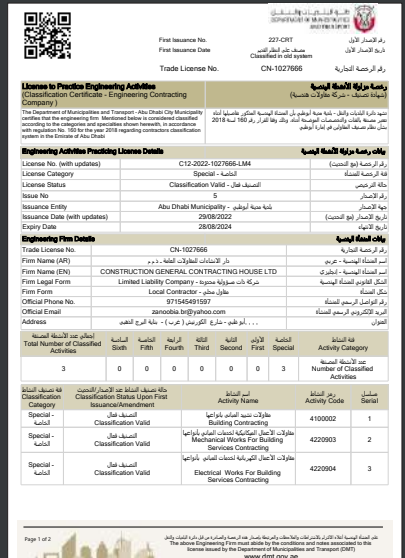


Appreciation Certificate from
H.H. Shiekh Saif Bin Mohamed Al Nahyan
for the successful completion of the
Corniche Tower in Abu Dhabi



Appreciation Certificate from the Private Department of H.H. Shiekh Zayed Bin Sultan Al Nahyan for the successful completion of the Palace Complex of H.H. Shiekh Hazza Bin Zayed Al Nahyan







Reem Two Tower

Project Name : Reem Two Tower

Location : RS3 Plot C30, C31 Reem Island, Abu Dhabi

Client : ALBEED Group

Consultant : Unii Engg

Commencement: 23/09/2018

Completion: 06/09/2020

Description: Construction, Completion and Maintenance of 1B+G+9 floor.

A 9-storey residential building including one basement floor comprising a total built-up area of 21,000 sqm.

The Bridges, Shams Development

Project Name : The Bridges, Shams Development Phase 1 & 2

Location : Plot C27, Sector RS2 & Plot C24, Sector RS1 Al Reem
Island, Abu Dhabi

Client : Aldar Properties

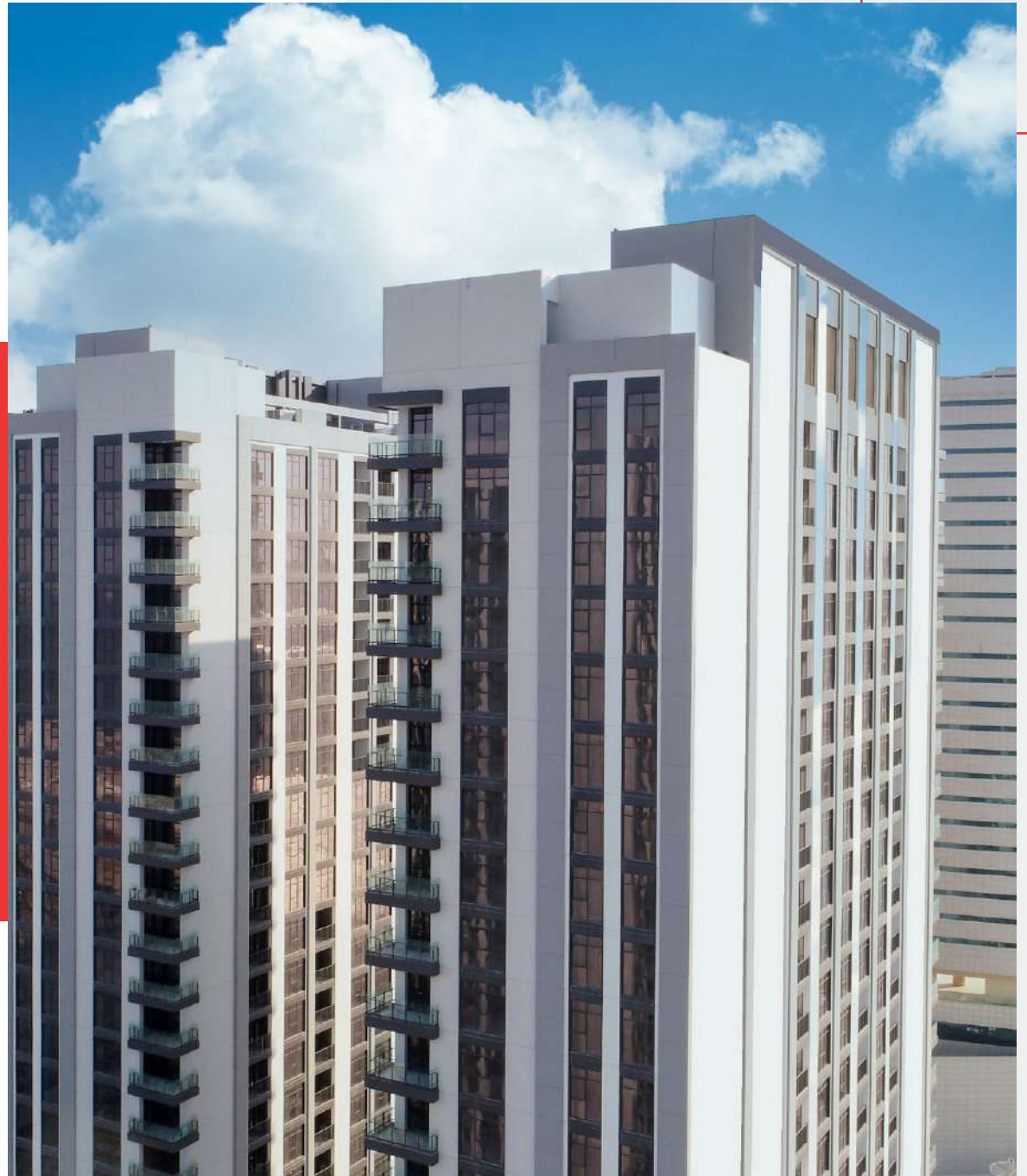
Consultant : Aecom Middle East

Commencement: 01/10/2017

Completion: 29/07/2020

Description: 6 Residential Buildings – Main
Construction works. (2B+G+26)

A 6-tower mid-rise residential development including a
2-storey basement over the entire area of the towers making a
total BUA of 220,000 sqm.





Ansam Development

Project Name : Ansam Development

Location : Yas Island – Abu Dhabi

Client : Aldar Properties

Consultant : Khatib & Alami

Commencement: 01/05/2015

Completion: 01/12/2017

Description: Four residential G+9 Buildings and a Mosque in the heart of Yas Island that have pioneered the development in the area.

Al Mamoura School

Project Name : Al Mamoura School

Location : Plot No P27, E25 Abu Dhabi, UAE

Client : Aldar Properties

Consultant : Aecom Middle East

Commencement: 01/05/2015

Completion: 01/09/2016

Description: Main Construction works – New School and associated Infrastructure & Facilities.





Shiekh Saif Tower

Project Name : Shiekh Saif Tower

Location : Corniche, Abu Dhabi

Client : H.H. Shiekh Saif bin Mohamed

Consultant : Syrconsult

Commencement: 01/01/2015

Completion: 01/12/2017

Description: A Landmark 5B+G+35, BUA 33,000 sqm, Building that towers over the Abu Dhabi Corniche skyline neighboring the Chamber of Commerce.



Nation Hospital

Project Name : Nation Hospital

Location : Plot No 419, Sector W14/1 in Abu Dhabi

Client : Bin Omeir Group

Consultant : Al Suweidi

Commencement: 01/08/2013

Completion: 01/12/2015

Description: Converting 7 residential buildings to Hospital (Construction, Completion and Maintenance, Demolition and Modifications, Medical Gas, Mechanical , Electrical & ELV System).

Al Raha Gardens (136) Villas Project

Project Name : Al Raha Gardens (136) villas project

Location : Plot No. P-1, Sector S-W-18 – Khalifa City A

Client : Aldar Properties

Consultant : Ewan Engineering

Commencement: 01/02/2012

Completion: 01/12/2013

Description: 136 Villas comprised of 5 Types including landscape, kids play areas and Infrastructure totaling a BUA of 57,000 sqm.



Al Ghadeer Development

Project Name : Al Ghadeer Development Project

Location : Sector: Seih Al Sedeirah, Plot No.- 4B_2A

Client : Aldar Properties

Consultant : Dorsch

Commencement: 01/12/2010

Completion: 01/05/2014

Description: Mixed Development (Construction and Completion of Villas, Townhouses, Terraced Apartments, Apartments, Club houses and all associated works.





Al Nasr 1

Project Name : Commercial Building for Mr. Saif Al Katbi

Location : Plot No C5 W5 Abu Dhabi

Client : Mr. Saif Al Ketbi

Consultant : Heberger Engineering

Commencement: 09/10/2009

Completion: 03/07/2011

Description: Main Construction works -
4B+G+M+25+R

Al Nasr 2

Project Name : Commercial Building for H.E. Saif Al Katbi

Location : Plot No E-40 C-51 Abu Dhabi

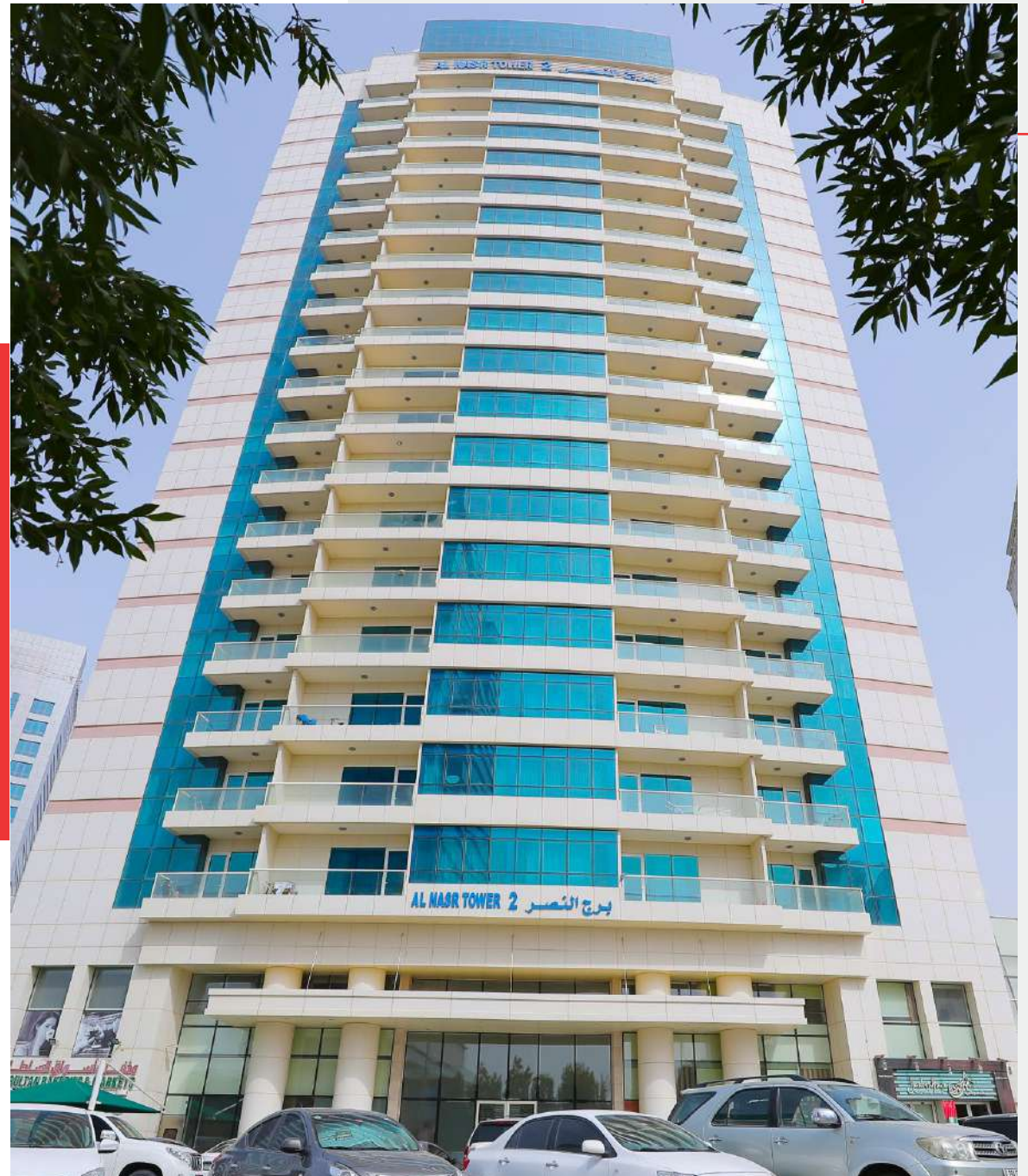
Client : Mr. Saif Al Ketbi

Consultant : Crown Engineering

Commencement: 1/02/2011

Completion: 01/05/2013

Description: Main Construction works - 4B+G+M+18+R





Al Nasr 3

Project Name : Commercial Building for H.E. Saif Al Katbi

Location : Plot No E-6 C-23 Abu Dhabi

Client : Mr. Saif Al Ketbi

Consultant : Crown Engineering

Commencement: 07/07/2015

Completion: 30/01/2018

Description: Main Construction works - 4B+G+M+18+R

Watani Residential (400) Villas

Project Name : Watani Residential Project (400) villas

Location : Plot No. P-10, Sector S, W-17 in Khalifa City – A Abu Dhabi

Client : Aldar Properties

Consultant : Ewan Engineering

Commencement: 01/10/2010

Completion: 01/12/2012

Description: G+2 (400) Construction of Villas, Infrastructure works, Landscape & Irrigation works & MEP works.



150 Villas For Ministry Of Interior

Project Name : 150 Villas for Ministry of Interior

Location : Zone W-56 Plot No 121 Abu Dhabi, UAE

Client : Ministry of Interior

Consultant : Ewan Engineering

Commencement: 01/09/2008

Completion: 01/10/2010

Description: G+1 (150) Construction of Villas, Infrastructure works, Landscape & Irrigation works & MEP works.





Golden Fish Tower

Project Name : Golden Fish Tower

Location : Plot No. 1 & 24 sector W-12, Abu Dhabi

Client : East & West Investment

Consultant : Bainoona Engineering

Commencement: 01/09/2007

Completion: 01/10/2009

Description: Construction, Completion and Maintenance of 4B+G+M+18+R

Commercial Building For Sheikha Fatima

Project Name : Commercial Building for Sheikha Fatima

Location : Plot No C-67 Abu Dhabi

Client : Emirates Land Group

Consultant : Heberger Engineering

Commencement: 01/02/2007

Completion: 01/10/2009

Description: Construction, Completion and
Maintenance of 4B+G+M+18+R



5 Star Cassells Royal Suites

Project Name : 5 Star Cassells Royal Suites

Location : Plot 327 - Al Barsha - Dubai

Client : Cassells Group

Consultant : Module Engg

Commencement: 01/06/2007

Completion: 01/07/2009

Description: Main Construction works - 3B+G+5+R





Commercial Building for Sheikh Abdullah Bin Mohamed Khaled Al Nahyan

Project Name : Commercial Building for Sheikh Abdullah Bin
Mohamed Khaled Al Nahyan

Location : Plot No. 3 sector W-9, Abu Dhabi

Client : Sheikh Abdullah Bin Mohamed Khaled Al Nahyan

Consultant : Syrconsult

Commencement: 01/02/2005

Completion: 01/08/2007

Description: Construction, Completion and
Maintenance of 2B+G+19 floor.

Private Palace For Sheikh

Project Name : Private Palace for Sheikh

Location : Abu Dhabi.

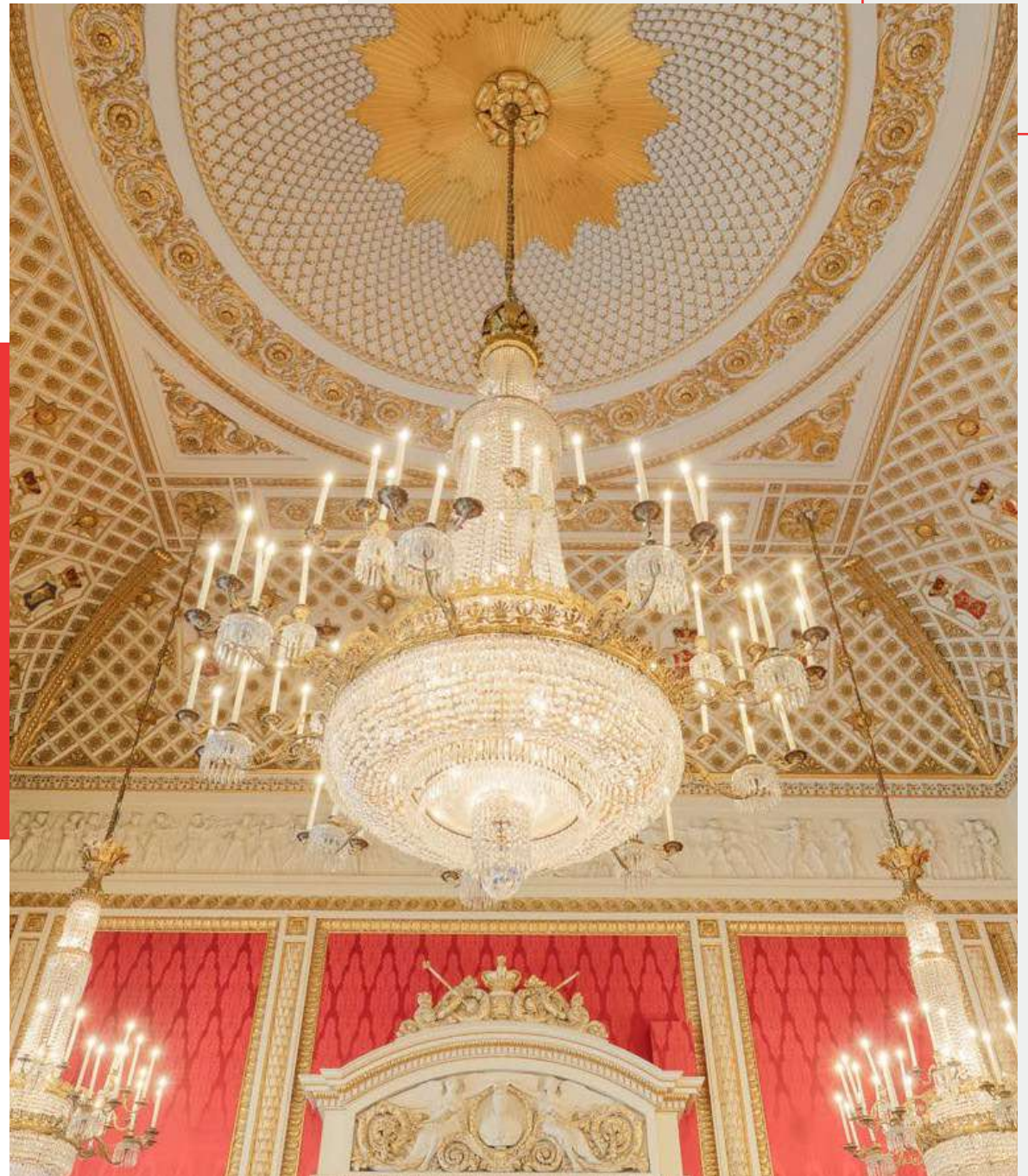
Client : Abu Dhabi Sheikh

Consultant : Architectural Consulting Group

Commencement: 01/06/2002

Completion: 01/01/2004

Description: Main Construction works



Technological **Advancement:**

We, at CGCH, strive for enhancement with each new technological advancement that emerges. Our proficient team stays up to date and evaluates the feasibility of applying emerging techniques and products to our most recent projects to reduce costs and improve efficiency. The following are an example of such technologies:

- **VR Imaging**
- **3D Concrete Casting**
- **Unipod Polystyrene**
- **Prefabricated Walls**

Feel Free to try our VR model using our VR Oculus viewer
Or follow the link below:

<http://360.shijiulleri.com/vtour/cgc-bridges/index.html>



Significant **Facts:**

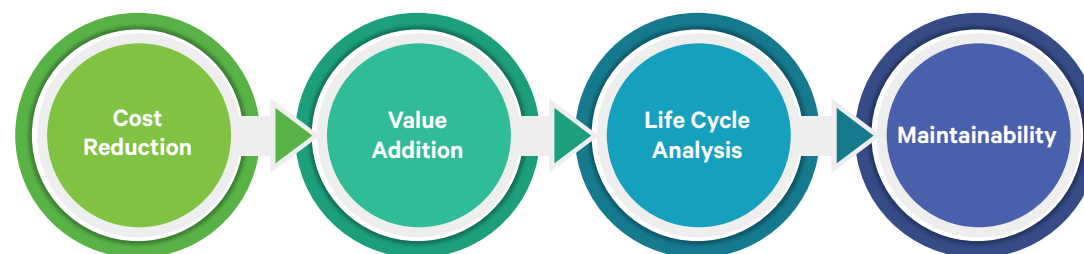
- 15M+ Inventory and Assets.
- 5 Billion+ Completed Projects Value.
- 40+ Clients
- 30+ Years in the Construction Industry.
- Zero Projects Delayed.

Value **Engineering**

With a watchful eye on quality and longevity of the final product, CGCH is specialized in value engineering major projects to provide saving solutions for our clients. On our previous project, The Bridges, we have saved over 20 Million AED for Aldar by prudently redesigning and substituting elements of the project.

Finance

Our solid financial position has helped us overcome even the most severe of cash flow setbacks in the turbulent times in which many of our rivals have struggled to overcome. A formidable advantage to have in an industry in which finance plays an indispensable role in the success of a main contractor.



Sustainability

IMS QHSE Policy

CGC House management is committed to fulfill the company's mission & vision of which QHSE is integrated into the total business process and is an integral part of the business. Having a long history in the construction industry, we have always perceived our own responsibility in matters of quality, health, safety and environment.

Protection of health, safety and the environment is a primary goal of the Company. The Company is dedicated to continuous efforts to make its operations compatible with protecting people, property, and the environment. The Company is committed to working with its employees, clients, contractors, suppliers, partners and customers and with the communities in which it operates in order to achieve this goal.

Construction General Contracting (CGC) House Ltd is committed to provide our customers quality construction services that shall be delivered on time and improve our Health, Safety & Environmental performance for prevention of injury, ill health and pollution.

We intend to achieve this by:

- *Clearly defining processes that are continually improved to meet customer requirements and Safety of our operations.*
- *Clearly defining measurable Quality, Health, Safety & Environmental objectives that shall be continually monitored for achievement of targets.*
- *Continually improving quality of our services, Safety of our Operations and Environmental impacts of our work.*
- *Compliance to applicable legal requirements, standards and codes.*
- *Development of human resources through training.*
- *Provision of suitable infrastructure and work environment to meet quality service requirements.*
- *Prevention of injury, ill Health and pollution by empowering our employees and sub-contractors to stop work for any Health, Safety & Environment related concerns.*
- *Provision of sufficient resources to meet the requirements of the Integrated QHSE Management System in order to satisfy the customers for the quality of products and services and requirements of other stake holders.*
- *Developing expertise in Green Building Technology & Leadership in Energy & Environmental Design.*

It shall be ensured that this QHSE Policy is communicated to personnel at all levels within and working under the control of the organization. This policy shall be the basis for establishing and reviewing quality, Health, Safety & Environmental objectives, and shall be reviewed for its continuing suitability at periodic intervals.

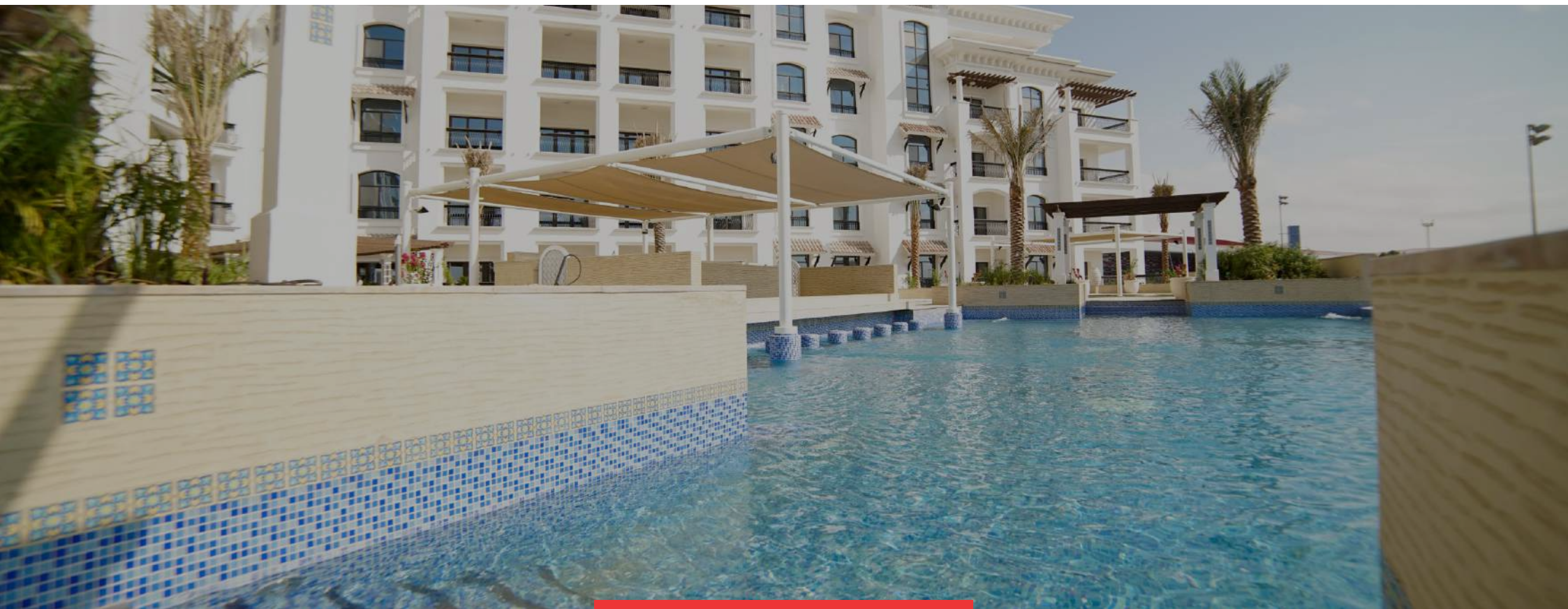
Trusted Partners



UNITED ARAB EMIRATES
MINISTRY OF INTERIOR



ARCHITECTURAL
CONSULTING
GROUP
دار الاستشارات المعمارية



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INTEGRATED MANAGEMENT SYSTEM



ISO 9001 : 2015

ISO 14001 : 2015

ISO 45001 : 2018