SAIF ELITE QS L.L.C-FZ
MEYDAN FREE ZONE · DUBAI · UAE
LICENCE NO. 2649767.01

SAIF ELITE QS

QUANTITY SURVEYOR & COST CONSULTANT

COMPANY PROFILE

Quantity Surveying & *Cost Consultancy*

A globally connected consultancy platform delivering Quantity Surveying, Commercial Management and Construction Advisory across the UAE, GCC and beyond.

DUBAI · HEAD OFFICE | **UK · IRELAND · NZ · AUSTRALIA** · REMOTE QS | WWW.SAIFELITEQS.COM

Who We Are

Saif Elite QS is a specialist quantity surveying and cost consultancy practice headquartered in Dubai, UAE, delivering independent commercial discipline across the construction and infrastructure sectors.

Operating as Saif Elite QS L.L.C-FZ under the Meydan Free Zone, we provide on-the-ground services across the UAE and GCC, together with remote quantity surveying services for clients in the United Kingdom, Ireland, New Zealand and Australia.

Our qualified team works alongside **developers, contractors, architects and project managers** to deliver measurable value at every stage — ensuring cost is always controlled, risk is identified early, and every commercial decision is fully informed.

Aligned with the standards of **RICS** and **AIQS**, we hold ourselves to the highest internationally recognised benchmarks of quality, ethics and professional competence — bringing rigorous commercial control to every commission from feasibility through to final account.

10+	200+	2B+	98%
YEARS EXPERIENCE	PROJECTS DELIVERED	AED VALUE MANAGED	CLIENT SATISFACTION

Vision, Mission & Values

The principles that guide every commission — from the first cost plan to the final account.

Our Vision

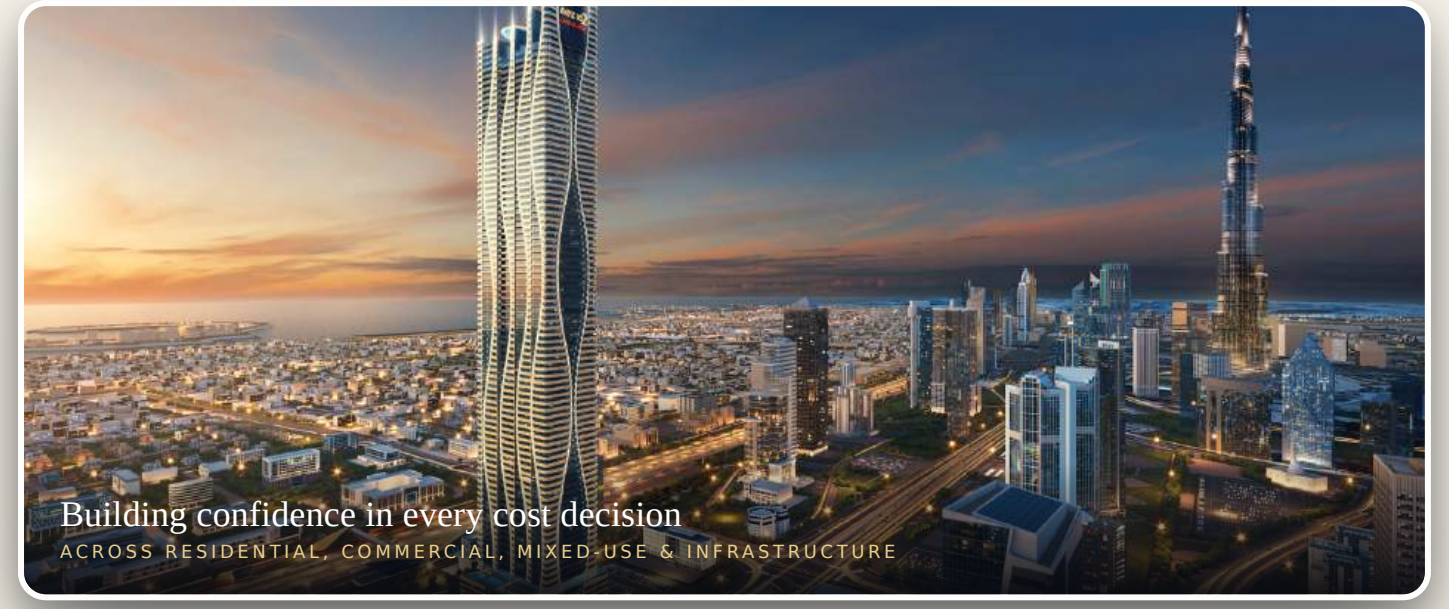
To be a globally trusted construction consultancy network, delivering world-class Quantity Surveying, Commercial Management and Construction Advisory services that create lasting value for clients and communities.

Our Mission

To empower clients with expert guidance, commercial certainty and innovative solutions through a worldwide network of professionals dedicated to excellence, quality and project success.

Our Commitment

From residential and commercial developments to infrastructure, fit-out, hospitality, healthcare and industrial projects — we support clients at every stage, delivering confidence, value and successful outcomes on projects of every scale.



Value

Commercial advice that maximises return and protects your investment at every stage.

Integrity

Independent, ethical and transparent — held to RICS and AIQS professional standards.

Excellence

Rigorous, detail-driven delivery built on deep technical and commercial expertise.

Founder’s Message

Engr. Nasir Saif

FOUNDER

CIVIL ENGINEER | QUANTITY SURVEYING PROFESSIONAL | 21+ YEARS EXPERIENCE | INTERNATIONAL PRACTICE

> Engr. Nasir Saif is a highly respected **Civil Engineer and Quantity Surveying Professional** with over **21 years of international experience** in construction, commercial management, cost consultancy and project delivery. Throughout his career, he has contributed to the successful execution of projects across multiple regions, supporting clients through every stage of the construction lifecycle.

Founder’s Vision

To build a globally connected consultancy platform delivering professional, transparent and value-driven solutions for projects of every size — from small developments to large, complex construction and infrastructure programmes.

Global Network

Supported by a network of more than **48 experienced Quantity Surveying and construction professionals** worldwide, bringing diverse expertise and innovative thinking to every commission.

Leadership Principles

Founded on integrity, collaboration and innovation — combining international best practices with practical project experience to deliver exceptional service and measurable results.

Our Journey

Milestones reflecting our growth, regional reach and unwavering commitment to professional excellence.

EST.
FOUNDED IN DUBAI

Saif Elite QS established as an independent quantity surveying and cost consultancy practice in Dubai — built on professionalism, precision and commercial integrity.

GCC
REGIONAL DELIVERY

Expanded service delivery across the GCC — UAE, Saudi Arabia, Qatar and Oman — supporting developers and contractors on landmark developments.

GLOBAL
REMOTE QS SERVICES

Launched remote quantity surveying services for clients in the United Kingdom, Ireland, New Zealand and Australia — extending our commercial reach internationally across multiple time zones.

TODAY
RICS & AIQS ALIGNED

Aligned with RICS and AIQS standards, and licensed under the Meydan Free Zone (Saif Elite QS L.L.C-FZ) — committed to the highest international benchmarks of practice.

01

Cost Planning & Estimation

We help clients make informed investment decisions through detailed estimates and cost plans at every design stage — from initial feasibility through to tender — providing reliable budget benchmarks throughout the project lifecycle. Each plan carries appropriate risk allowances and contingencies, giving clear financial control from day one.

Key Capabilities

- Feasibility & Development Advisory
- Order of Cost Estimates & Cost Plans
- Elemental Budgeting & Benchmarking
- Cash Flow Forecasting
- Value Engineering Input

Client Outcomes

Cost certainty · informed investment decisions · optimised project value · complete financial control from inception to tender.

Typical Deliverables

Cost Plan Reports

Detailed elemental cost plans aligned to design stage with full risk allowances and exclusions.

Feasibility Studies

Order-of-magnitude estimates for go/no-go investment decisions at the earliest stage.

Benchmarking

Live market data & comparable project benchmarking for credible budget validation.

02

Bills of Quantities & Tendering

Precisely measured Bills of Quantities prepared to standard methods of measurement — forming a transparent basis for tendering, procurement and ongoing cost control. We guide clients on the most appropriate procurement routes, prepare tender documentation, manage the process and evaluate returns to secure genuine best value.

Key Capabilities

- Measurement & Quantification
- Bill of Quantities Preparation
- Tender Documentation & Strategy
- Tender Evaluation & Reporting
- Contractor Recommendation

Client Outcomes

Procurement efficiency · cost transparency · competitive tendering · best-value contractor selection.

Typical Deliverables

Bills of Quantities

Fully measured BOQs to standard methods of measurement, suitable for tendering & cost control.

Tender Documents

Complete tender packages including conditions, preliminaries & pricing schedules.

Tender Reports

Tender evaluation, normalisation & written recommendations to the client.

03

Contract Administration & Cost Management

Expert management of construction contracts — interim valuations, variation assessment, claims handling and final account negotiation, protecting your interests at every stage. We provide proactive monitoring, forecasting and regular reporting throughout construction, keeping budgets on track and identifying commercial risks before they become costly.

Key Capabilities

- Interim Valuations & Certification
- Variation & Change Assessment
- Cost Monitoring & Forecasting
- Monthly Cost Reporting
- Final Account Negotiation

Client Outcomes

Contract compliance · controlled change · reduced commercial risk · budget certainty at final account.

Typical Deliverables

Interim Valuations

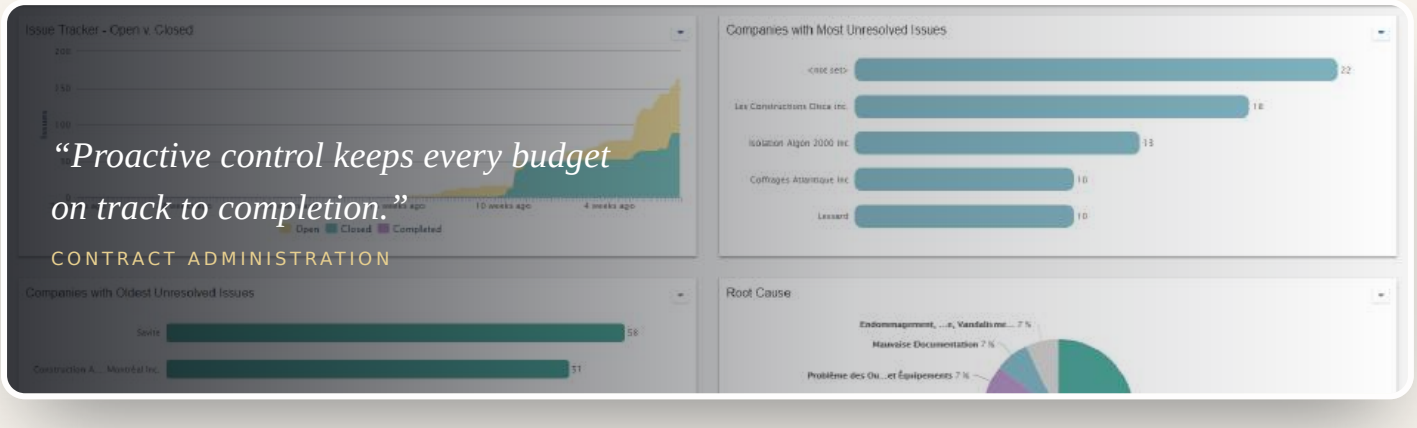
Monthly progress valuations and payment certificates throughout construction.

Variation Assessment

Independent assessment, pricing & certification of contract variations.

Cost Reports

Monthly cost reports with forecast-to-complete & commercial risk register.



04

Dispute Resolution & Value Engineering

Professional quantum preparation and independent review for disputes, adjudications and arbitrations — protecting your commercial position at every stage. Our structured value engineering identifies opportunities to reduce expenditure without compromising design intent, quality or programme, safeguarding both value and entitlement.

Key Capabilities

- Quantum Preparation & Review
- Claims & Entitlement Assessment
- Independent Cost Review
- Structured Value Engineering
- Expert Commercial Advisory

Client Outcomes

Protected entitlements · commercial recovery · fair outcomes · sustained value creation.

Typical Deliverables

Quantum Reports

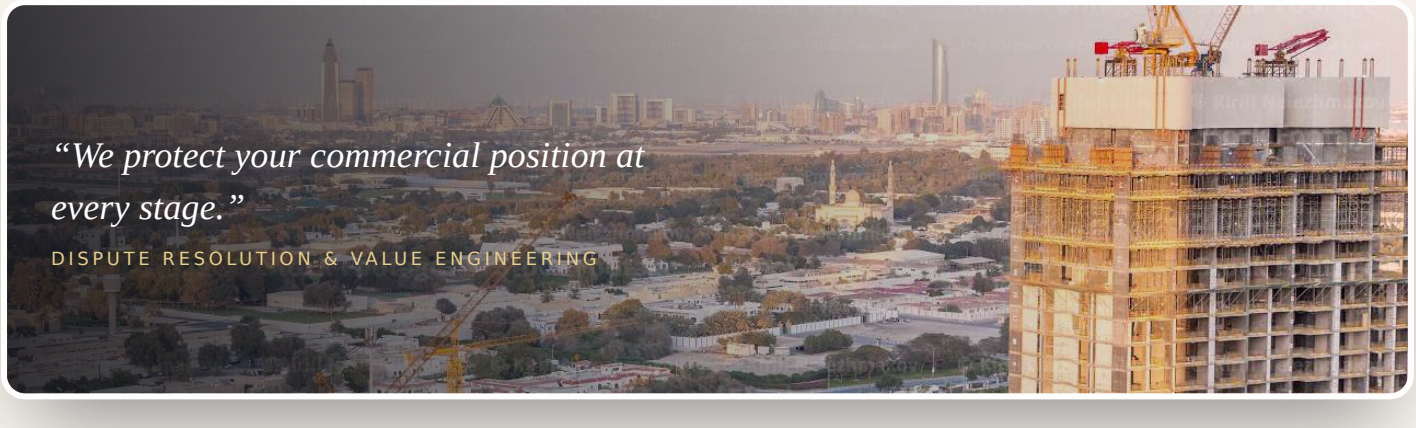
Detailed claims preparation including measurement, pricing & substantiation.

Expert Review

Independent commercial review for adjudications, mediations & arbitrations.

Value Engineering

Structured workshops identifying cost reduction without compromise to quality.



Sector Expertise

Deep commercial knowledge across every major construction sector — bringing the right cost intelligence to each project type.

SECTOR 01

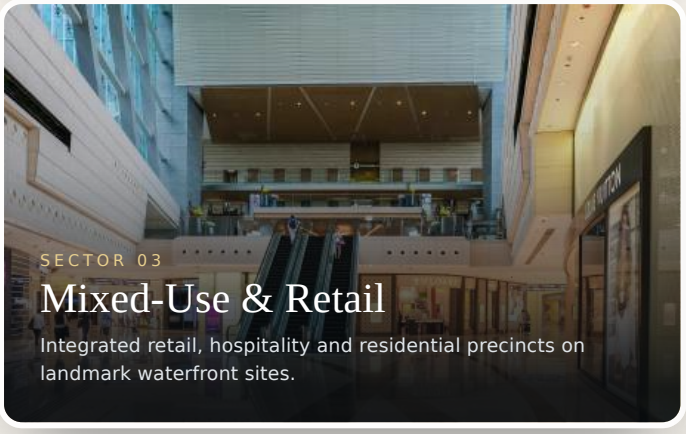
Residential & Villas

Luxury villas, gated communities and high-rise residential towers — from feasibility to final account.

SECTOR 02

Commercial & Offices

Grade-A office towers, business parks and corporate fit-outs with rigorous cost management.



SECTOR 03

Mixed-Use & Retail

Integrated retail, hospitality and residential precincts on landmark waterfront sites.

SECTOR 04

Infrastructure

Roads, utilities and civil works — employer's QS services across major infrastructure packages.

Hospitality

Hotels, resorts and serviced apartments with premium finish cost control.

Healthcare

Hospitals and clinical facilities requiring specialist cost expertise.

Industrial

Warehousing, logistics, light-industrial & fit-out projects.

Procurement & Supply Chain

Building materials procurement and supply chain management delivered globally — combining quantity surveying expertise with direct manufacturer relationships across 18+ countries.

Building Materials Supply 01

Direct supply of premium construction materials from certified manufacturers — structural steel, concrete and finishes delivered on schedule, on specification and on budget.

Procurement Strategy 02

End-to-end procurement guidance grounded in our QS expertise — procurement routes, tender strategies and supplier evaluation for best commercial value.

Supply Chain Management 03

Complete visibility from factory floor to site — international logistics, customs clearance and delivery coordination so projects never stall.

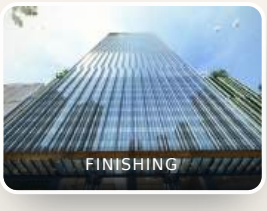
Cost Optimisation 04

Volume-negotiated pricing leveraging our global supplier network, with every package benchmarked against live market rates.

18+	200+	15-25%	98%
COUNTRIES COVERED	ACTIVE SUPPLIERS	AVG COST REDUCTION	ON-TIME DELIVERY

What We Supply

A comprehensive range of construction materials sourced directly from certified manufacturers — covering every requirement of modern construction.



Our Process

Procurement brief, supplier identification & due diligence, negotiation & contracting, international logistics & customs, and final quality verification on receipt — five structured stages giving complete visibility.

Global Network

Direct supplier relationships across Germany, the UK, Italy, China, India, Japan, the UAE, Saudi Arabia and beyond — sourcing materials where quality and value align.

Our Process

A structured, transparent approach giving complete visibility over project costs — from inception to final account.

01 Initial Brief

We begin by fully understanding your project objectives, programme, budget parameters and procurement strategy before any work begins.

02 Cost Plan

A robust cost plan is established with appropriate risk allowances and contingencies, setting clear financial benchmarks from the outset.

03 Tender Management

We prepare tender documentation, manage the process, evaluate returns and provide a clear recommendation on contractor selection.

04 Construction Phase

Ongoing cost monitoring, variation assessment, interim valuations and regular cost reporting throughout the build programme.

05 Final Account

We negotiate and agree the final account, ensuring all entitlements are properly assessed and financial exposure is minimised.

Transparent

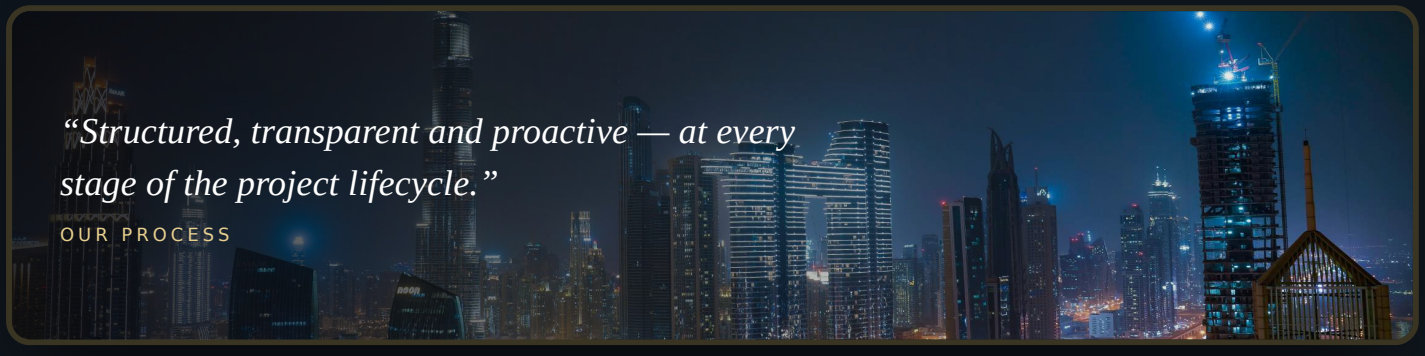
Clear, regular reporting at every stage — no surprises at final account, ever.

Proactive

Risk identified and mitigated before it escalates into commercial cost.

Dedicated

A senior surveyor leads every commission from inception through final account.



By the Numbers

10+ YEARS OF EXPERIENCE	**200+** PROJECTS DELIVERED	**AED 2B+** TOTAL VALUE MANAGED	**98%** CLIENT SATISFACTION
5+ COUNTRIES SERVED	**18+** PROCUREMENT COUNTRIES	**200+** ACTIVE SUPPLIERS	**6+** SECTORS COVERED

A decade of commercial discipline, delivered across three continents.

UAE · GCC · UNITED KINGDOM · IRELAND · NEW ZEALAND · AUSTRALIA

Organisational Structure

MS
Engr. Nasir Saif
FOUNDER

QS
Cost & Commercial
DIRECTOR

CC
Contracts & Claims
DIRECTOR

PS
Procurement & Support
LEAD

PRE-CONTRACT

- **Senior Quantity Surveyor** — COST PLANNING & ESTIMATING
- **Quantity Surveyor** — MEASUREMENT & BOQ
- **Cost Estimator** — BUDGET & BENCHMARKING

POST-CONTRACT

- **Contracts Manager** — CONTRACT ADMINISTRATION
- **Claims Specialist** — QUANTUM & ENTITLEMENT
- **Senior QS** — VALUATIONS & VARIATIONS

OPERATIONS

- **Procurement Manager** — SUPPLY CHAIN & SOURCING
- **Business Development** — CLIENT RELATIONS
- **Admin & Accounts** — OPERATIONS SUPPORT

Supporting Team — QUANTITY SURVEYORS · JUNIOR QS · TRAINEES · COST CONTROLLERS

Our People & Standards

Behind every commission is a team of qualified professionals — supported by a global network of **48+ Quantity Surveying and construction specialists** worldwide, working to internationally recognised standards of quality, ethics and competence.

Qualified Team

Chartered and degree-qualified quantity surveyors and cost managers, with a dedicated senior surveyor assigned to every project.

RICS & AIQS

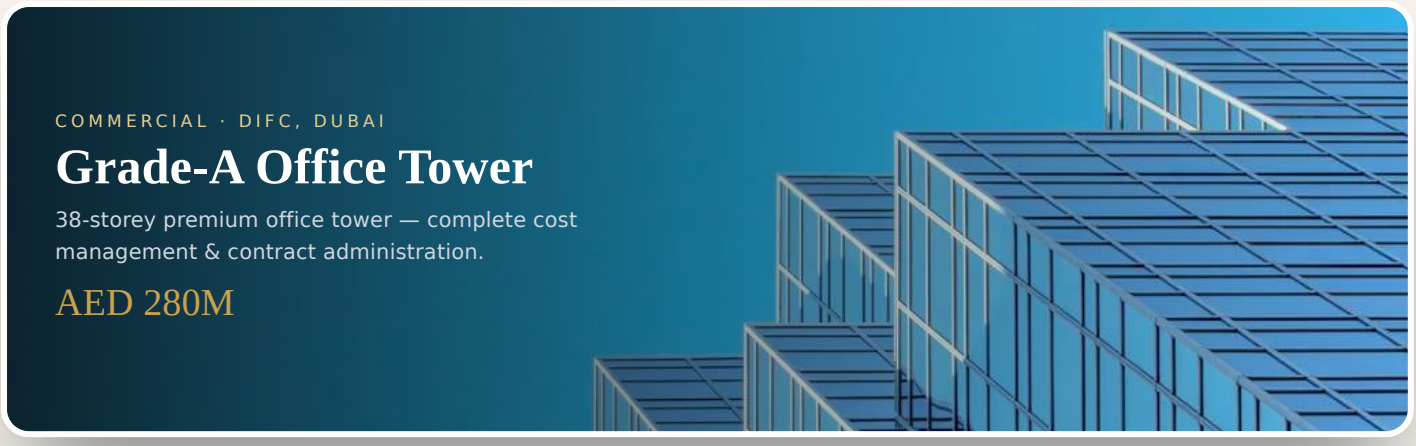
Aligned with the standards of RICS and AIQS — the highest international benchmarks of professional practice.

Quality Assurance

Rigorous internal review on every deliverable, transparent reporting and a commitment to no surprises at final account.

48+	21+	6+	5+
GLOBAL PROFESSIONALS	YEARS FOUNDER EXPERIENCE	SECTORS OF EXPERTISE	COUNTRIES SERVED

Selected Projects



COMMERCIAL · DIFC, DUBAI

Grade-A Office Tower

38-storey premium office tower — complete cost management & contract administration.

AED 280M

RESIDENTIAL

Luxury Villa Complex

Dubai Hills, Dubai

AED 45M

MIXED-USE

Retail & Hospitality Scheme

JBR, Dubai

AED 120M

INFRASTRUCTURE

Road & Utilities Package

Abu Dhabi

AED 90M

CONSTRUCTION

Mixed Development

Dubai, UAE

AED 32M

Residential

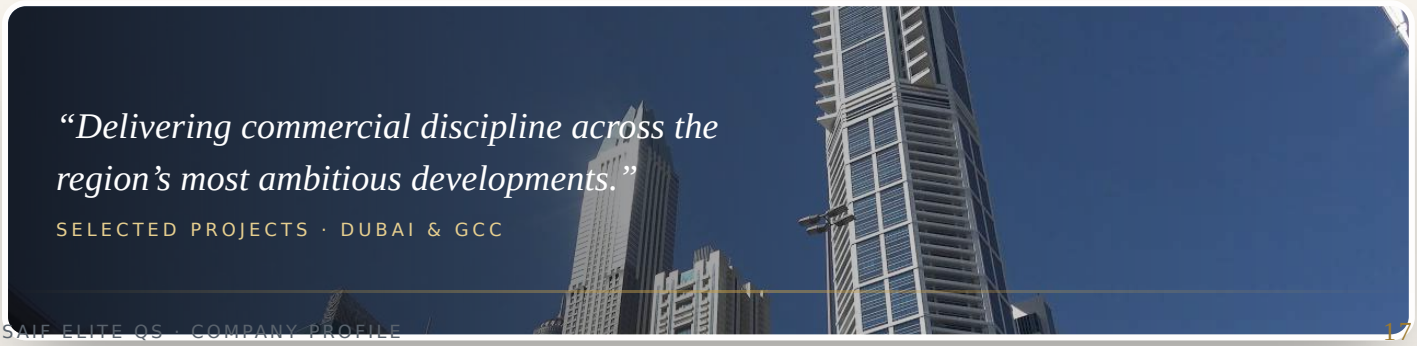
Luxury villas, gated communities & high-rise residential towers.

Commercial

Grade-A office towers, business parks & corporate HQs.

Mixed-Use

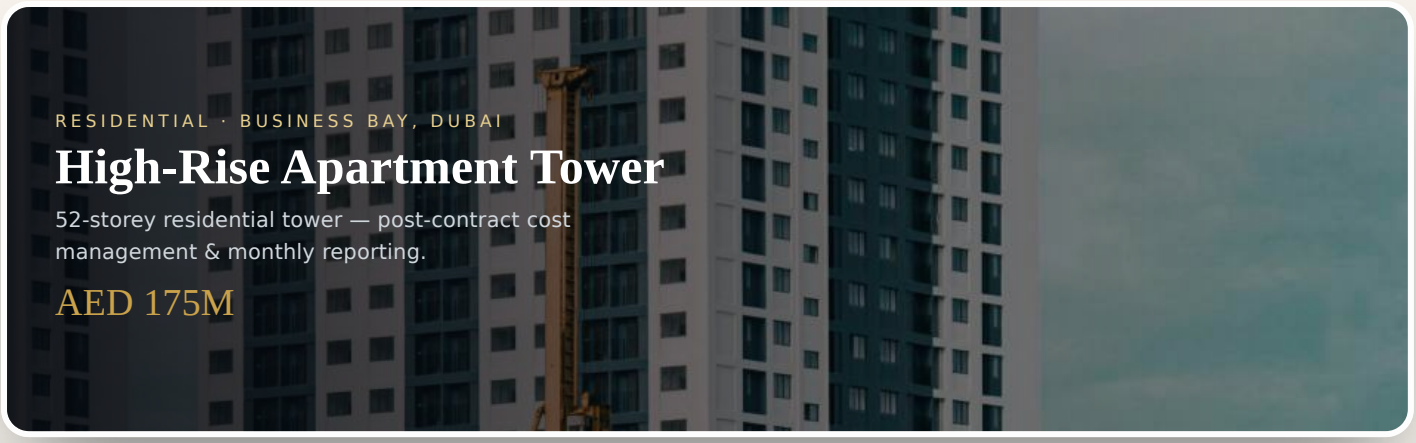
Integrated retail, hospitality & residential precincts.



“Delivering commercial discipline across the region’s most ambitious developments.”

SELECTED PROJECTS · DUBAI & GCC

Selected Projects



RESIDENTIAL · BUSINESS BAY, DUBAI

High-Rise Apartment Tower

52-storey residential tower — post-contract cost management & monthly reporting.

AED 175M

Waterfront Signature Villa

Palm Jumeirah, Dubai

AED 60M

Corporate HQ Tower

Sheikh Zayed Rd, Dubai

AED 210M

Landmark Residential Tower

Downtown, Dubai

AED 320M

Interchange & Utilities

Abu Dhabi

AED 140M

— and many more landmark developments across the UAE & GCC —

Infrastructure

Roads, utilities & civil works packages across the UAE.

Hospitality

Hotels, resorts & serviced apartments with premium finishes.

Fit-Out & Industrial

Corporate fit-outs, warehousing & light-industrial schemes.

COMMERCIAL · DIFC, DUBAI

Grade-A Office Tower

SECTOR	VALUE	SCALE	SCOPE
Commercial	AED 280M	38 Storeys	Full QS

The Brief

A 38-storey premium office tower in Dubai’s financial district required complete cost management and contract administration from feasibility through to final account, with strict budget discipline across a complex high-rise programme.

The Result

Delivered within the agreed cost limit with full commercial transparency, controlled change and a cleanly negotiated final account — protecting the client’s investment at every stage.

Our Approach

We established a robust cost plan with structured risk allowances, managed tendering and contractor selection, then provided monthly valuations, variation control and forecasting throughout construction.

Services Applied

Cost planning · BOQ & tendering · contract administration · interim valuations · variation assessment · final account negotiation.

Cost Control

Delivered within the agreed cost limit across a complex high-rise programme.

Transparent Reporting

Monthly valuations and clear commercial visibility throughout construction.

Final Account

Cleanly negotiated final account, protecting the client’s investment.

INFRASTRUCTURE · ABU DHABI

Road & Utilities Package

SECTOR	VALUE	SCOPE	ROLE
Infrastructure	AED 90M	14 km	Employer’s QS

The Brief

A major road infrastructure and utilities upgrade covering 14 kilometres required employer’s quantity surveying services, with rigorous measurement and cost control across multiple civil works packages.

The Result

Maintained tight cost control across a complex civil programme, with transparent reporting and proactive risk identification keeping the package on budget through to completion.

Our Approach

We delivered detailed measurement and BOQ preparation, managed procurement across packages, and provided ongoing cost monitoring, valuation and reporting throughout the construction programme.

Services Applied

Measurement & BOQ · procurement & tendering · cost monitoring & forecasting · valuations · cost reporting.

Measurement Discipline

Rigorous BOQ preparation across multiple civil works packages.

Procurement

Managed package-by-package tendering for genuine best value.

Risk Management

Proactive identification of commercial risks kept budgets on track.

Trusted By Industry Leaders

We are proud to have supported some of the most respected developers in UAE and GCC real estate — delivering cost certainty and commercial control across landmark developments.

EMAAR · NAKHEEL · ALDAR · DAMAC · DUBAI PROPERTIES · SOBHA · MERAAS

> *Our expertise minimises your commercial risk and maximises the value of every project — that is the standard we bring to every client relationship.*

Developers

Master developers & private investors across the UAE.

Contractors

Main contractors & specialist subcontractors.

Consultants

Architects, engineers & project managers.

Why Clients Choose Us

We combine cost intelligence, commercial leadership and contractual expertise to help clients make confident decisions and maximise value across the project lifecycle.

Cost Intelligence 01

Strategic, RICS-aligned cost advice that supports confident and fully informed project decisions.

Commercial Leadership 02

Strong commercial oversight that improves control, protects margin and enhances performance.

Contractual Expertise 03

Trusted contract administration that protects obligations, rights and commercial outcomes.

Risk Management 04

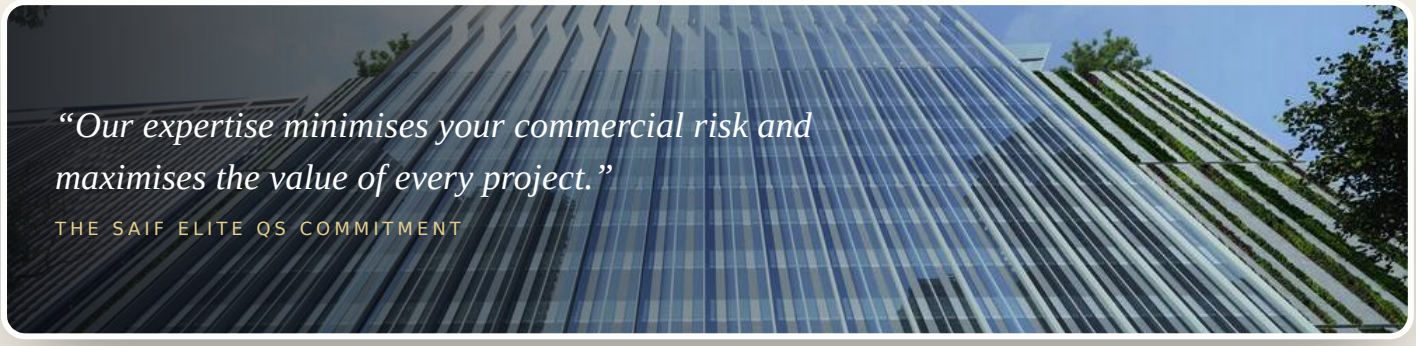
Proactive identification and mitigation of commercial risk before it escalates into cost.

Transparent Reporting 05

Clear, regular reporting at every stage — no surprises at final account, ever.

Global Reach 06

Dubai-based delivery across the GCC, with remote QS services for the UK, Ireland, NZ & Australia.



Licence & Credentials

A fully licensed Free Zone entity in Dubai, operating to internationally recognised professional standards.

LEGAL NAME	**Saif Elite QS L.L.C-FZ**
COMPANY TYPE	**Limited Liability Company**
LICENCE NO.	**2649767.01**
FORMATION NO.	**2649767**
AUTHORITY	**Meydan Free Zone, Dubai**
MANAGER	**Engr. Nasir Saif**
VALIDITY	**2026 – 2027**
ACTIVITIES	**Project Development Consultant · Quantity Surveyors · Surveying & Evaluating Services**

حكومة دبي
GOVERNMENT OF DUBAI

meydan FZ

BUSINESS LICENSE
رخصة تجارية

License Number 2649767.01	رقم الرخصة
Company Name Saif Elite QS L.L.C-FZ	اسم الشركة سيف إيليت كيو إس إل.إل.سي-إف زد
Company Type Limited Liability Company	الشكل القانوني شركة ذات مسؤولية محدودة
Formation Number 2649767	رقم التأسيس
Address Meydan Grandstand, 6th floor, Meydan Road, Nad Al Sheba, Dubai, U.A.E.	العنوان ميدان جراند ستاند، الطابق السادس، شارع الميدان، ند الشبا، دبي، الإمارات العربية المتحدة
Issue Date 13/06/2026	تاريخ الرخصة
Expiry Date 12/06/2027	تاريخ الانتهاء
Managers Mudassir Saif Ullah	المديرون مدثر سيف الله سيف الله

Activities	Code	الأنشطة
Project Development Consultant	7020.83	استشارات تطوير المشاريع
Quantity surveyors	7490.06	أنشطة المساحين الخاصة بالكميات
Surveying & Evaluating Services	7490.82	خدمات المعاينة والتقييم

Relevant authorities' approval must be obtained prior to conducting applicable business activities.
الحصول على موافقة السلطات المختصة قبل البدء في ممارسة الأنشطة المرخصة.

Issued under the Meydan - Free Zone regulations. This is an approved electronic document, issued without signature. To verify this document kindly scan the QR code.
تم إصدار هذه الوثيقة طبقاً لقوانين ميدان - المنطقة الحرة. وثيقة معتمدة وموافق عليها إلكترونيا دون الحاجه إلى توقيع للتحقق من صحة هذه الوثيقة يرجى مسح رمز الاستجابة السريعة

RICS Aligned

Aligned with the standards of the Royal Institution of Chartered Surveyors.

AIQS Aligned

Aligned with the standards of the Australian Institute of Quantity Surveyors.

Meydan FZ

Fully licensed Free Zone entity headquartered in Dubai, UAE.

“Fully licensed, fully accountable — building commercial confidence from a recognised Free Zone base.”

MEYDAN FREE ZONE · DUBAI · UAE

SAIF ELITE QS
QUANTITY SURVEYOR & COST CONSULTANT

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DUBAI (HQ) · UNITED KINGDOM · IRELAND · NEW ZEALAND · AUSTRALIA (REMOTE QS)

Building confidence in every cost decision.
Together, we deliver value.