



ALEF 360° CAFM | CMMS

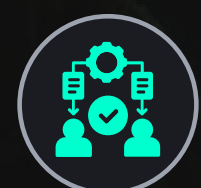
The ultimate facility management suite designed to streamline all aspects of facility operations.

Optimizing Maintenance & Asset Performance Across Facilities



360° Facility & Asset Insights

Track asset reliability, technician performance, and operational trends across your portfolio.



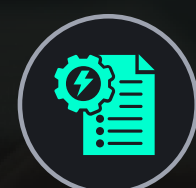
Smart Maintenance Management

Identify issues early and schedule preventive maintenance using live condition data.



Seamless IoT & iBMS Integration

Get real-time IoT alerts and auto-generated work orders based on asset criticality.



Contract & Performance Analysis

Compare real-time performance against contractual expectations and partner benchmarks.



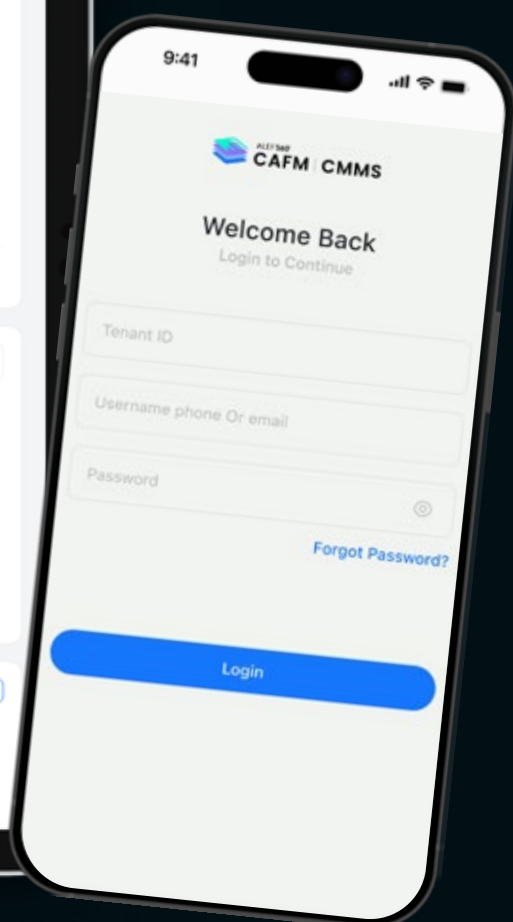
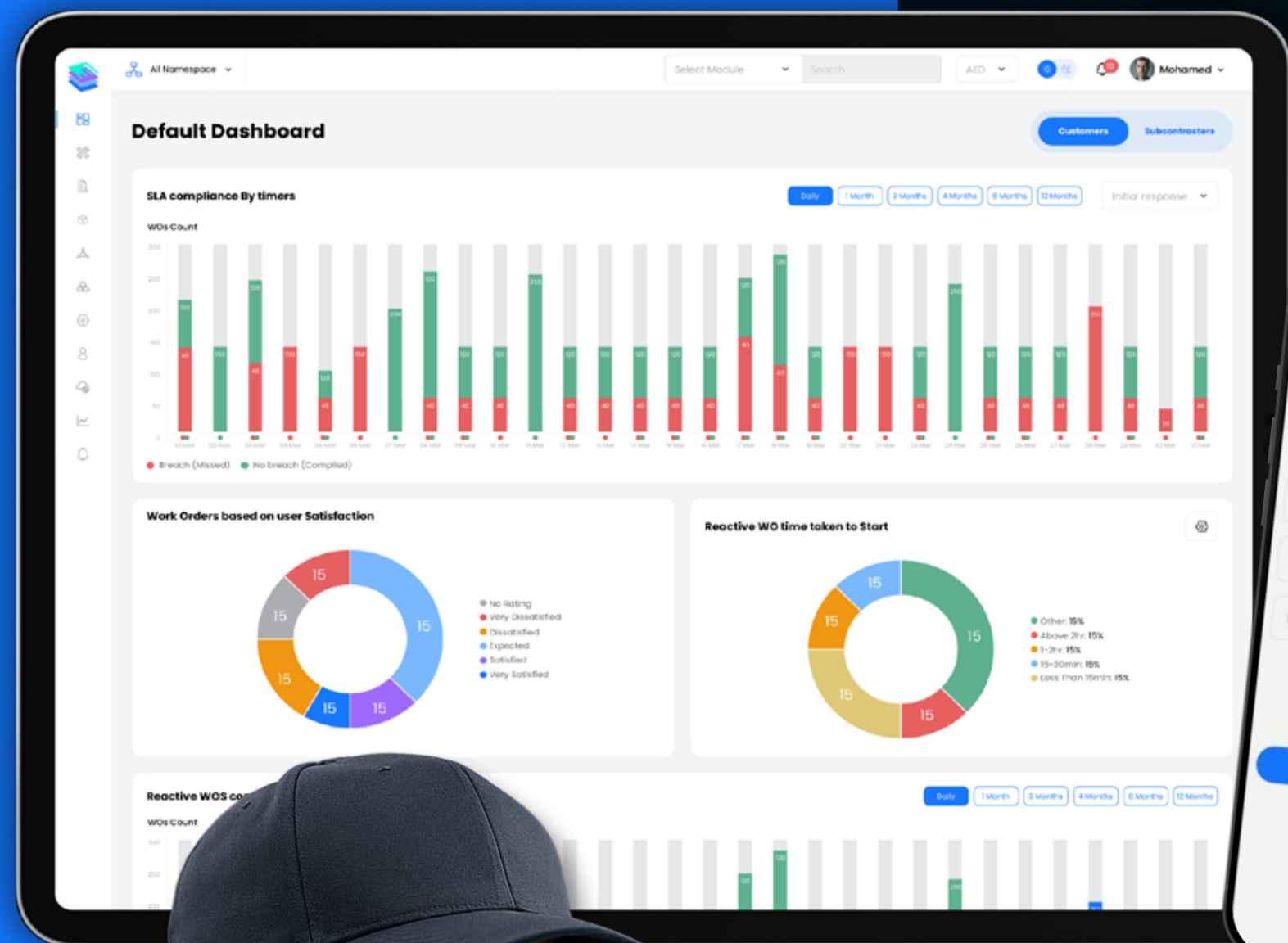
Total Productivity Management

Monitor workforce productivity and prevent scheduling conflicts with real-time tracking.



Cost & Profitability Monitoring

Track O&M costs by site, asset, or team - identify inefficiencies and maximize the financial performance of your operations.



CAFM | CMMS **CORE** FEATURES



❖ **Reactive Maintenance Management**

Manage urgent and unplanned repairs efficiently.

❖ **Asset Registry**

Central database of all physical and digital assets.

❖ **Scheduled Maintenance Planner**

Build maintenance plans, with auto scheduling and workload distribution

❖ **Inventory Management**

Track parts and materials stock across locations.

❖ **Service Categories Management**

Organize and classify different service types.

❖ **Work Force Management**

Manage workforce assignments and availability.

❖ **Scheduled Maintenance with Auto Scheduling**

Auto-generate schedules for routine tasks.

❖ **Technician App – Work Order Execution**

Mobile app for technicians to execute work orders.



CAFM | CMMS

CORE

FEATURES

❖ **Task Management Console**
Oversee all task assignments and updates.

❖ **Approval Workflow Management**
Manage system-wide approval workflows in one place

❖ **Customer & Contract Management**
Manage customers, contracts, and access in one place.

❖ **Tenant Service Request App**
App for tenants to raise service requests.

❖ **Technician Geolocation Tracking**
Track technician locations in real-time.

❖ **Dashboard / Report Builder**
Create custom reports and visual dashboards.

❖ **PO/PR Management**
Procurement and purchase order oversight.

❖ **Notification Management**
Send alerts through Email, SMS, WhatsApp & Phone.

❖ **SLA / KPI Management**
Monitor service level agreements and KPIs.

ADVANCE FEATURES

❖ Asset Life Cycle Management

Track an assets entire operational lifespan.

❖ Energy Utility Tracking Management

Manually input and track utility usage.

❖ Subcontractor Access Management

Grant subcontractors-controlled access to execute track work in CAFM.

❖ Subcontractor Contract Management

Manage outsourced vendor assignments.

❖ Parts Forecasting and Replenishment

Forecast part requirements and reorder.

❖ Audit and Inspection Management

Track inspection findings and audits.

❖ Permit to Work – PTW Management

Manage safety-related work permits.

❖ Leave & Attendance Management

Monitor time and leave requests.

❖ Rate Card Management

Set and manage service rate structures.

❖ Space Management

Manage physical space allocations.

❖ Technician Training Management

Track technician certifications and courses.

❖ End & Start of Lease Maintenance Management

Handle lease transitions and logistics.

❖ Asset Tagging & Condition Survey App

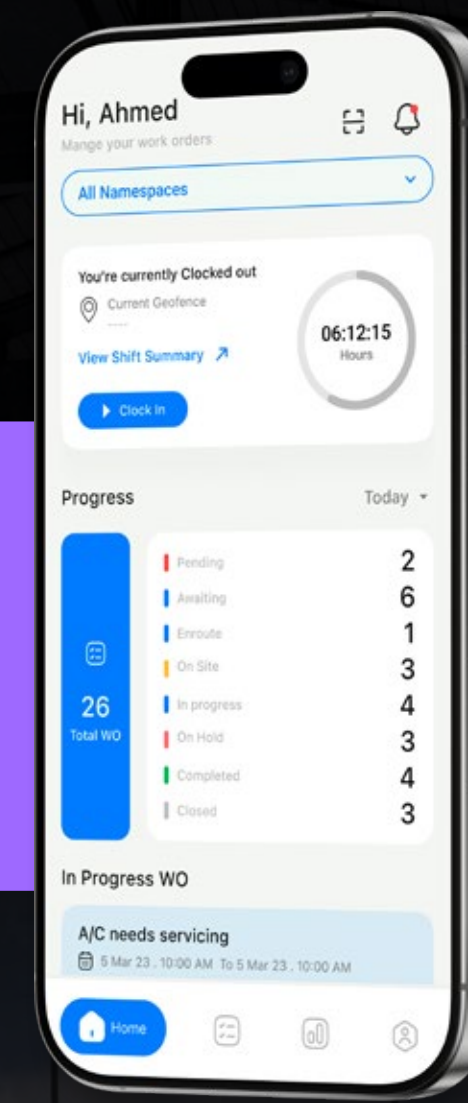
Tag assets and conduct condition surveys.

❖ IoT & iBMS Integration

Integrate unlimited devices and data points via ALEF 360° IoT for real-time telemetry and automation.

❖ Soft Services Management

Modernize soft services with ALEF 360° IoT through automated tasks and real-time technician alerts



CAFM vs CMMS

FEATURES

CMMS

CAFM

 **Primary Focus**

Maintenance-specific tasks, such as work orders

Facility-wide management, including space & assets

 **Key Functionality**

- Preventive Maintenance
- Equipment Tracking

- Space Planning
- Asset Tracking
- Compliance Management

 **Data Insights**

- Maintenance Performance
- Schedules

- Comprehensive Facility Data
- Analytics

 **Integration**

Integrates with equipment sensors for maintenance

Often integrates with IoT and building management systems (BMS)



CAFM vs CMMS

FEATURES



Personas

CMMS

- Maintenance Teams
- Technicians
- Asset Managers

CAFM

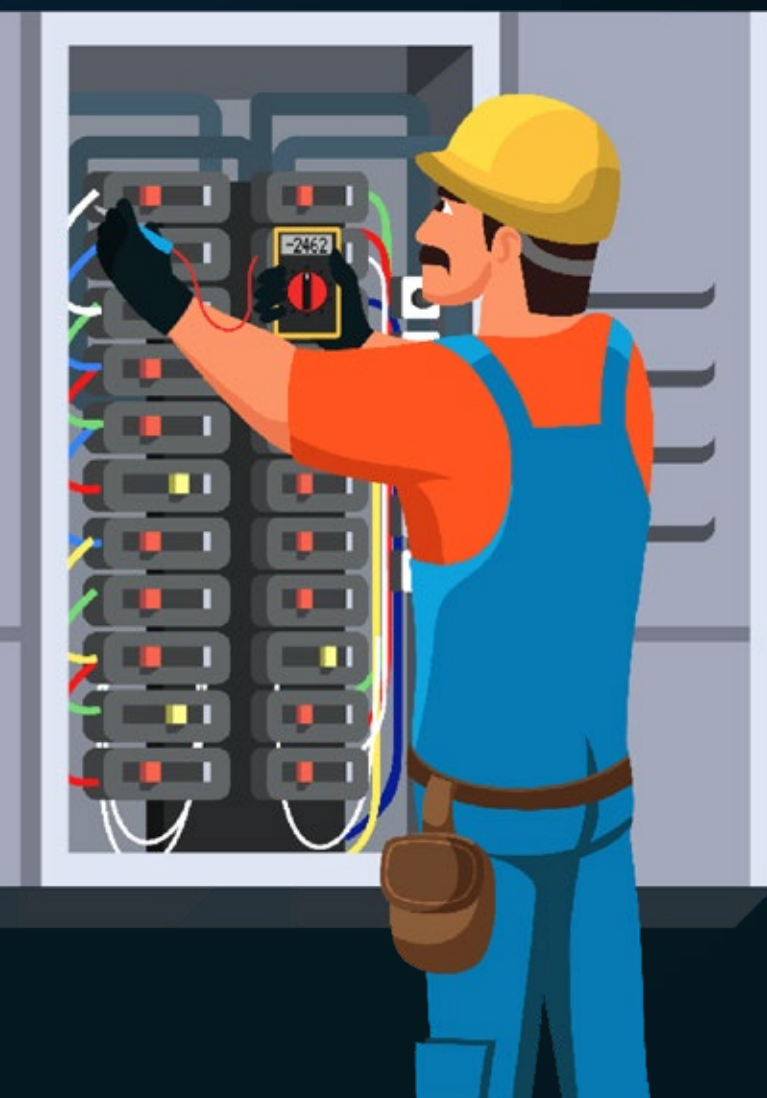
- Facility Managers
- Workplace Planners
- Responsible for Optimizing Office Spaces



Ideal For

- Manufacturing Plants & Factories
- Oil & Gas and Utilities
- Hospitals and Clinics
- Hospitality (Hotels & Resorts)
- Transportation & Logistics Companies
- Facilities Management Service Providers
- Data Centers & IT Infrastructure Providers

- Real Estate & Property Management
- Corporate Offices & Campuses
- Healthcare Facilities & Hospitals
- Educational Institutions
- Government Buildings & Smart Cities
- Retail Chains & Shopping Malls
- Airports & Transportation Hubs



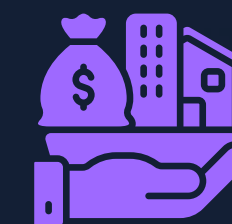
Advanced Stack Language



FEATURES	ALEF 360° CAFM	OTHER PLATFORM
Tech Foundation	Uses MERN stack (MongoDB, Express.js, React, Node.js)	Uses old .NET or Java-based frameworks
Speed & Agility	Easy to deploy, update, and scale	Slower setup and harder to scale
Growth Ready	Handles large asset volumes smoothly	Scaling needs more setup and systems
Real-Time Capabilities	Built for instant data updates & visibility	Needs add-ons for real-time access
Smart Integration	Native IoT and smart device connectivity	Needs extra tools to connect with IoT
User Interface	Simple and fast interface built with React	Interface is slower and less modern
Maintenance & Cost	Lightweight cloud setup	Needs heavy support and maintenance



UNLIMITED USERS



UNLIMITED ASSETS (Optional)

WHY WE AVOID USER-BASED LICENSING?



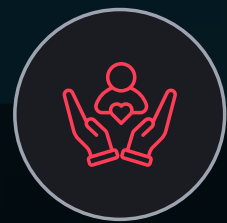
Restricts Collaboration & Flexibility

Limited user access blocks teamwork & slows productivity.



Administrative Overhead

Managing licenses for each user wastes time & delays adoption.



Discourages Broad System Adoption

Few users have access, leading to gaps in updates & decisions.



One License, Many Users

Cutting licenses forces sharing—leading to poor entries and unreliable insights.

COMPREHENSIVE BRANDING

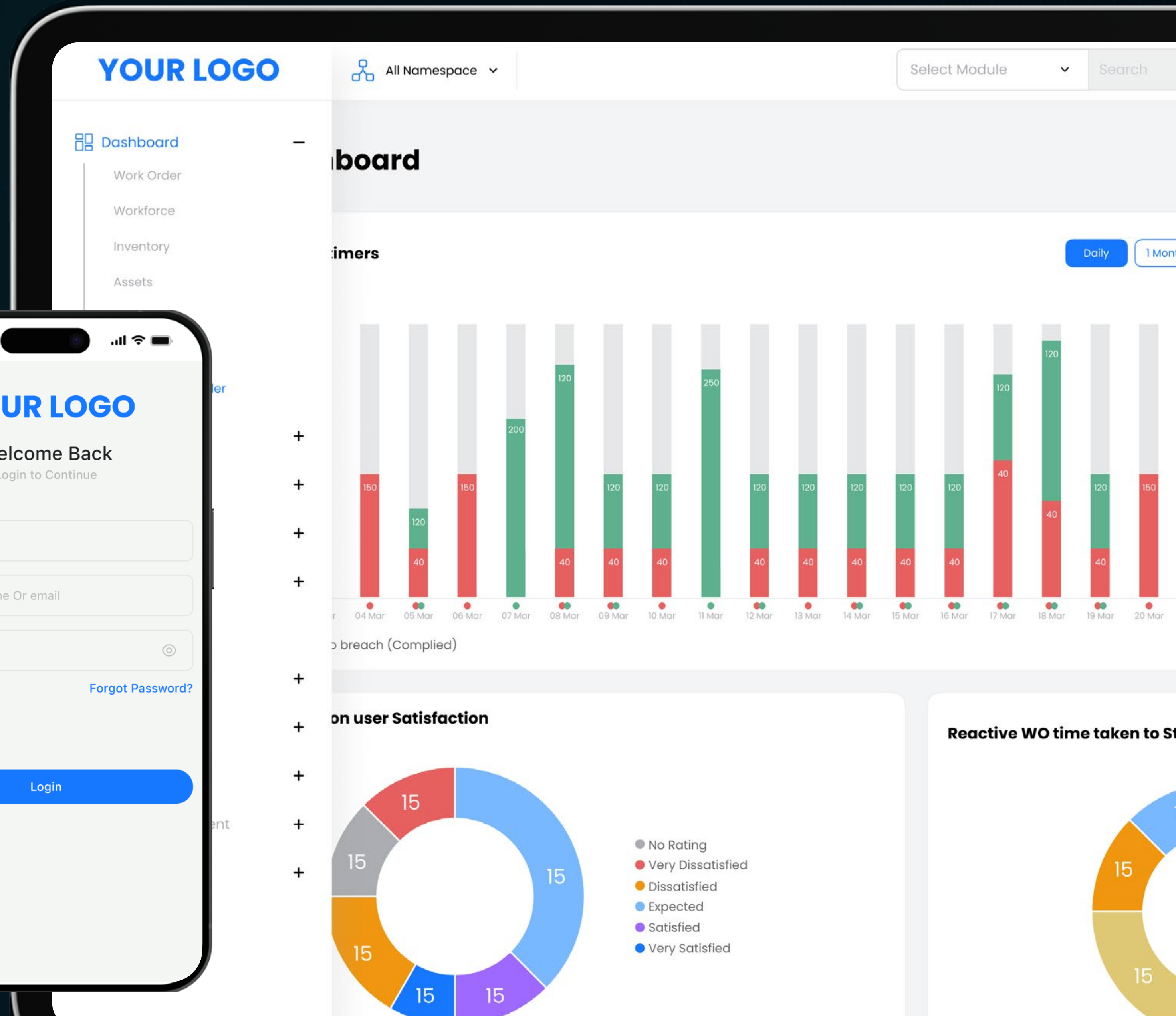
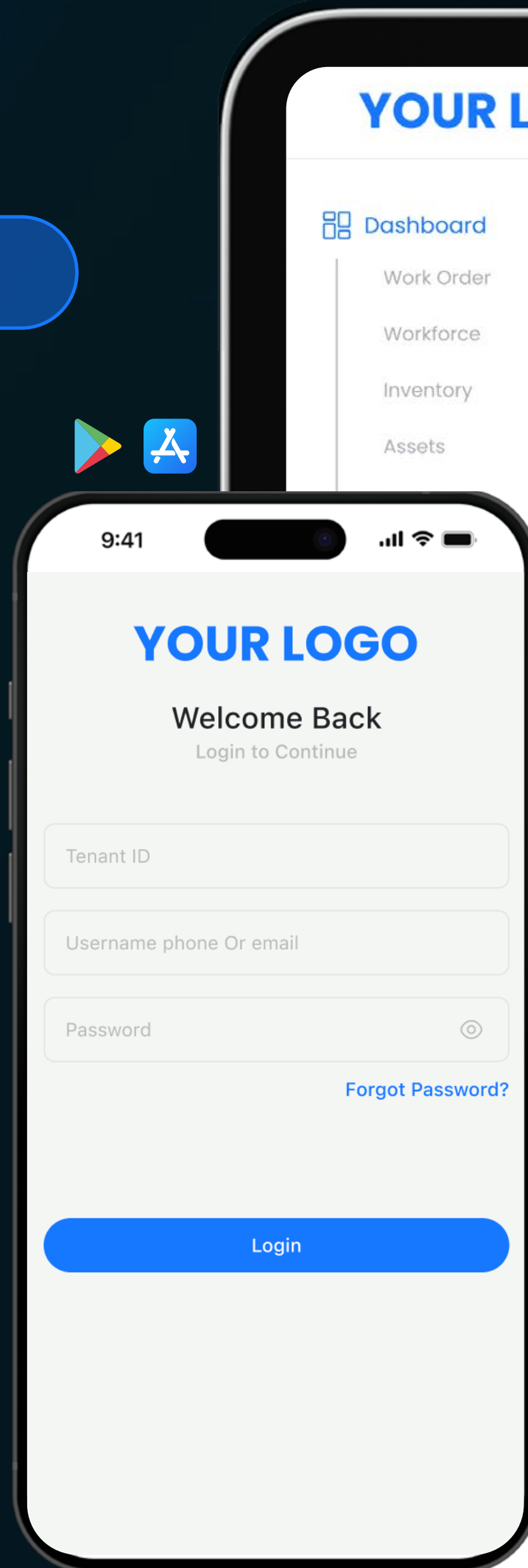
MOBILE EXCLUSIVE

IN-COUNTRY DATA

CLOUD AGNOSTIC



On-Premise



YOUR LOGO

All Namespace

Select Module

Search

Dashboard

Work Order

Workforce

Inventory

Assets

Dashboard

Timers

Daily

1 Month

9:41

YOUR LOGO

Welcome Back

Login to Continue

Tenant ID

Username phone Or email

Password

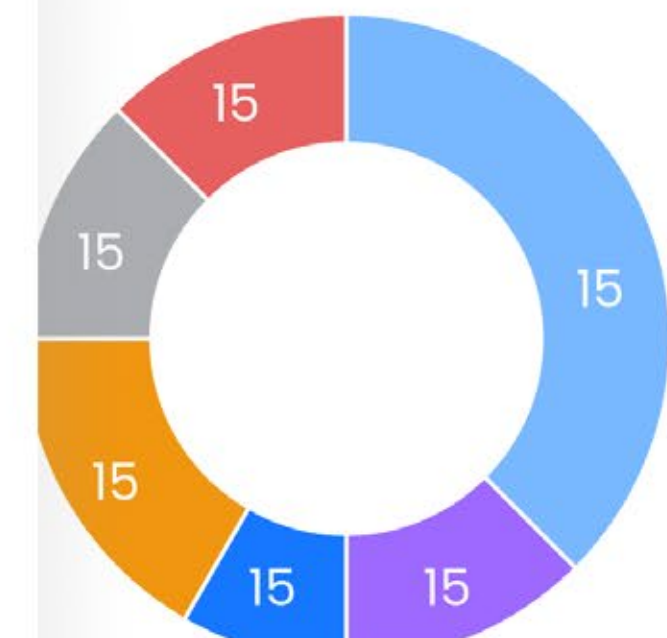
[Forgot Password?](#)

Login

to breach (Complied)

on user Satisfaction

Reactive WO time taken to S



- No Rating
- Very Dissatisfied
- Dissatisfied
- Expected
- Satisfied
- Very Satisfied



Maintenance Management

Automated Work Orders

Automatically generate work orders from inspection findings or alarm triggers.

Reactive Service Request

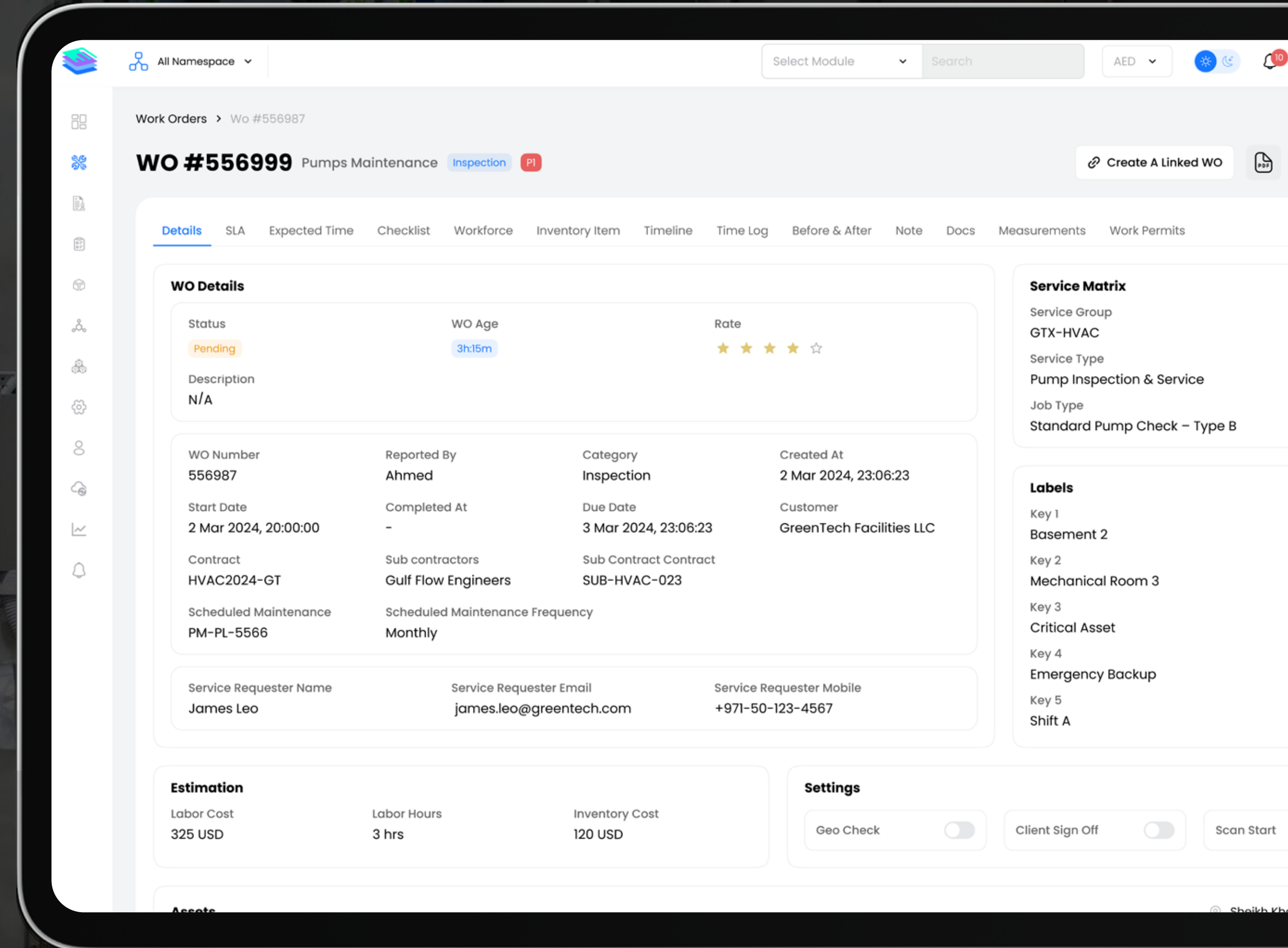
Log and respond to unplanned service requests quickly and efficiently.

Smart Field Dispatch

Assign the right technician based on availability, skill, and location.

Scheduled Maintenance Plans

Set up recurring maintenance tasks to ensure routine inspections are never missed.



The screenshot displays the ALEF360 software interface for a work order. The main header shows 'Work Orders > Wo #556987' and 'WO #556999 Pumps Maintenance' with a status of 'Inspection' and a priority of 'P1'. A navigation bar includes tabs for 'Details', 'SLA', 'Expected Time', 'Checklist', 'Workforce', 'Inventory Item', 'Timeline', 'Time Log', 'Before & After', 'Note', 'Docs', 'Measurements', and 'Work Permits'. The 'Details' tab is active, showing a 'WO Details' section with fields for Status (Pending), Description (N/A), WO Age (3h:15m), and Rate (4 stars). Below this is a table of key information: WO Number (556987), Reported By (Ahmed), Category (Inspection), Created At (2 Mar 2024, 23:06:23), Start Date (2 Mar 2024, 20:00:00), Completed At (-), Due Date (3 Mar 2024, 23:06:23), and Customer (GreenTech Facilities LLC). Other fields include Contract (HVAC2024-GT), Sub contractors (Gulf Flow Engineers), Sub Contract Contract (SUB-HVAC-023), Scheduled Maintenance (PM-PL-5566), and Scheduled Maintenance Frequency (Monthly). A 'Service Requester' section lists James Leo with email james.leo@greentech.com and mobile +971-50-123-4567. An 'Estimation' section shows Labor Cost (325 USD), Labor Hours (3 hrs), and Inventory Cost (120 USD). A 'Settings' section has toggle switches for 'Geo Check', 'Client Sign Off', and 'Scan Start'.

Maintenance Management

Configurable Workflow Builder

Build and customize workflows to match your inspection and approval processes.

Multi-Level Escalations

Automatically escalate unresolved issues based on time, priority, or SLA.

Geolocation & Technician Tracking

Track technician locations in real time for faster response and accountability.

Safety & Compliance

Ensure all inspections meet safety standards and regulatory requirements.

The screenshot displays the 'Annual HVAC Maintenance' page in the ALEF 360° software. The interface includes a top navigation bar with 'All Namespace', 'Select Module', and a search bar. The main content area is divided into several sections:

- Details:** A table showing key information:

Start Date	End Date	Category	Created At
2 Mar 2024, 23:06:23	2 Mar 2024, 23:06:23	Inspection	2 Mar 2024, 23:06:23
SLA	Contract	Customer	Sub contractors
Gold - 24 Hours Response	Annual HVAC Maintenance - #HVAC2024	Sara Petrocia	CoolTech Services LLC
- Recurrence:** A table with columns for Trigger, Suppression, Recurrence, Customer SLA Priority, and Sub Contractor SLA Priority.

Trigger	Suppression	Recurrence	Customer SLA Priority	Sub Contractor SLA Priority
Daily	<input checked="" type="checkbox"/>	WO will be generated every day	Medium	Low
Weekly	<input type="checkbox"/>	-	-	-
Half Yearly	<input type="checkbox"/>	-	-	-
Quarterly	<input checked="" type="checkbox"/>	2 Mar 2024	High	Medium
- Settings:** A list of configuration options:
 - Create separated work order for each asset
 - Create separated work order for group (Group Size: 5, Group Day: Tuesday)
 - Enable Geolocation Check
 - Requires Client Sign-off
 - Scan Asset before Work Order Starts
- Service Matrix:** Shows 'Service Group: GTX-test'.
- Estimation:** Shows 'Est Labour Hours: -'.

Inspection Management

Customizable Checklists

Create and modify inspection checklists to match different asset types, locations, or standards.

IoT Alarm Integration

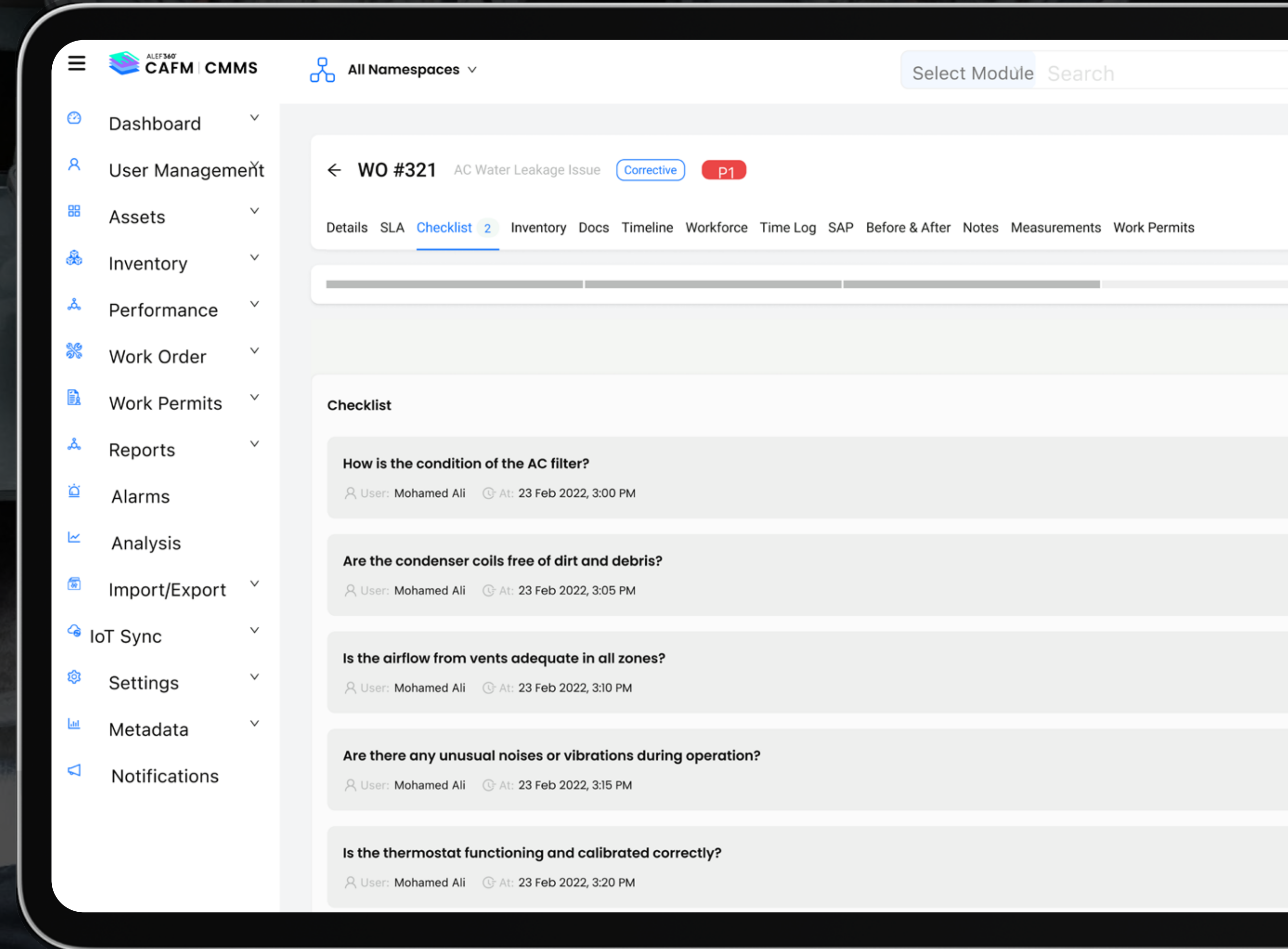
Link inspections with IoT sensor alarms for real-time issue detection and faster response.

Inspection Document Management

Store and access inspection reports, images, and notes in one centralized place.

Inspection Dashboards

View inspection status, trends, and compliance metrics through easy-to-read dashboards.



Technician Mobile App

The mobile app lets facility managers and technicians manage tasks anytime, anywhere with full flexibility.

Manage Tasks

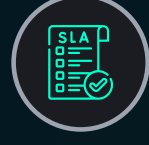
On-The-Go



ONLINE / OFFLINE APP



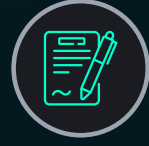
Work Order Notifications



SLA Monitoring



Accept / Reject Work Orders



Customer Sign-Offs



Geo Location Check



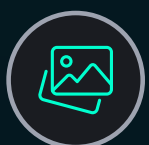
Scan Asset & Start with Ease



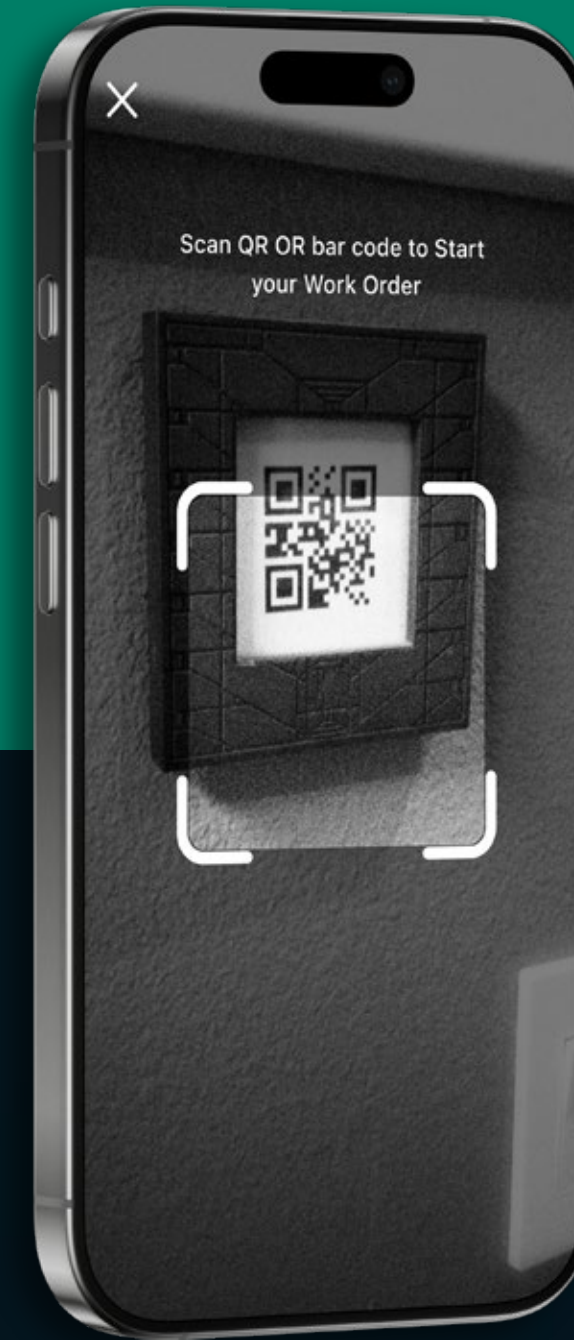
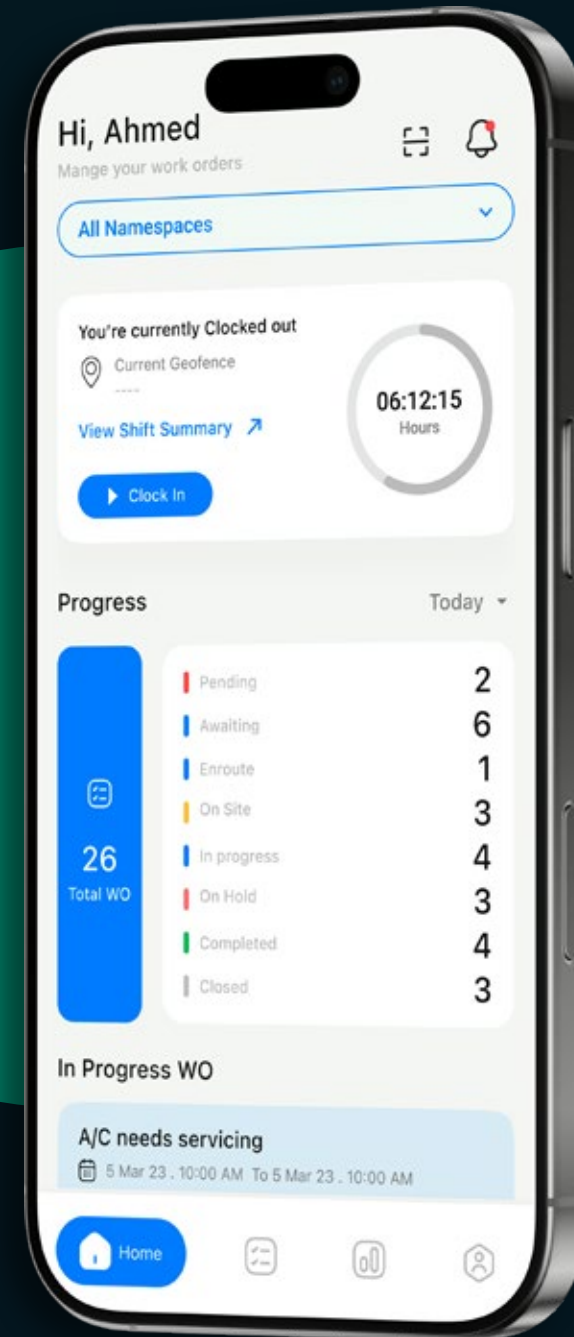
Capture On-Site Metrics



Request Additional Helper



Before & After Maintenance Pictures



Workforce Management

Intelligent Dispatch Automation

Assign tasks to the right technicians based on skills, location, and availability.

Technician Geo-fencing & Time Tracking

Track technician location, work hours, and site entry/exit using geo-fencing.

Performance Monitoring & Optimization

Measure technician productivity and improve efficiency through performance metrics.

Customer Feedback & Service Quality

Collect customer ratings after each job to monitor service quality and satisfaction.

The screenshot displays the 'Dispatch Console' interface. On the left, a 'Work Orders List' shows details for four work orders (WO #2564, WO #2563, WO #2565, and WO #2566), including asset names like 'AHU-1, Zone A' and 'Fire Pump Panel - B1', customer names like 'Al Futtaim Mall' and 'Emirates Tower', and dates. The main area features a 'Users' section with a list of technicians: Saeed Al-Rahman, Fahad Khalil, Ahmed Mansoor, and Zain Hassan. To the right, a calendar grid for '18 April, 23' shows time slots (01:00-02:00, 02:00-03:00, 03:00-04:00, 04:00-05:00, 05:00-06:00) with colored bars indicating assigned work orders for each technician.

Contract Management

Contract Dashboards

View all active, expired, and upcoming contracts with key dates and statuses at a glance.

Contract Document Management

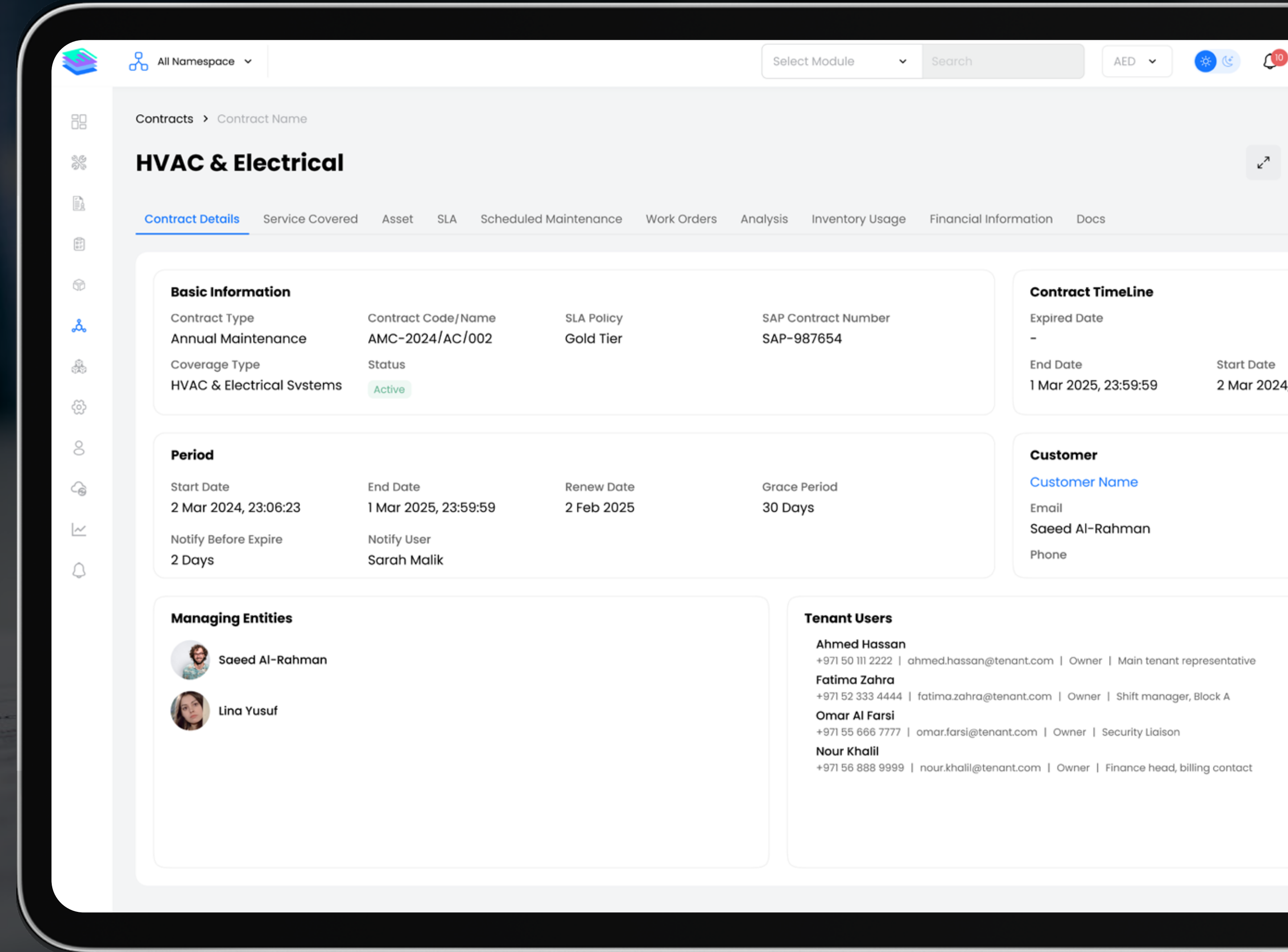
Store, upload, and access all contract-related documents in one place.

Automatic SLA Management

Track SLAs automatically and get notified of breaches or upcoming deadlines.

Manage Contract Budget

Add custom fields and tags to capture specific contract details your team needs.



Subcontractor Management (VENDOR)

Performance Feedback & Ratings

Capture ratings and feedback for completed inspections and service tasks

Subcontractor Dashboards & Analytics

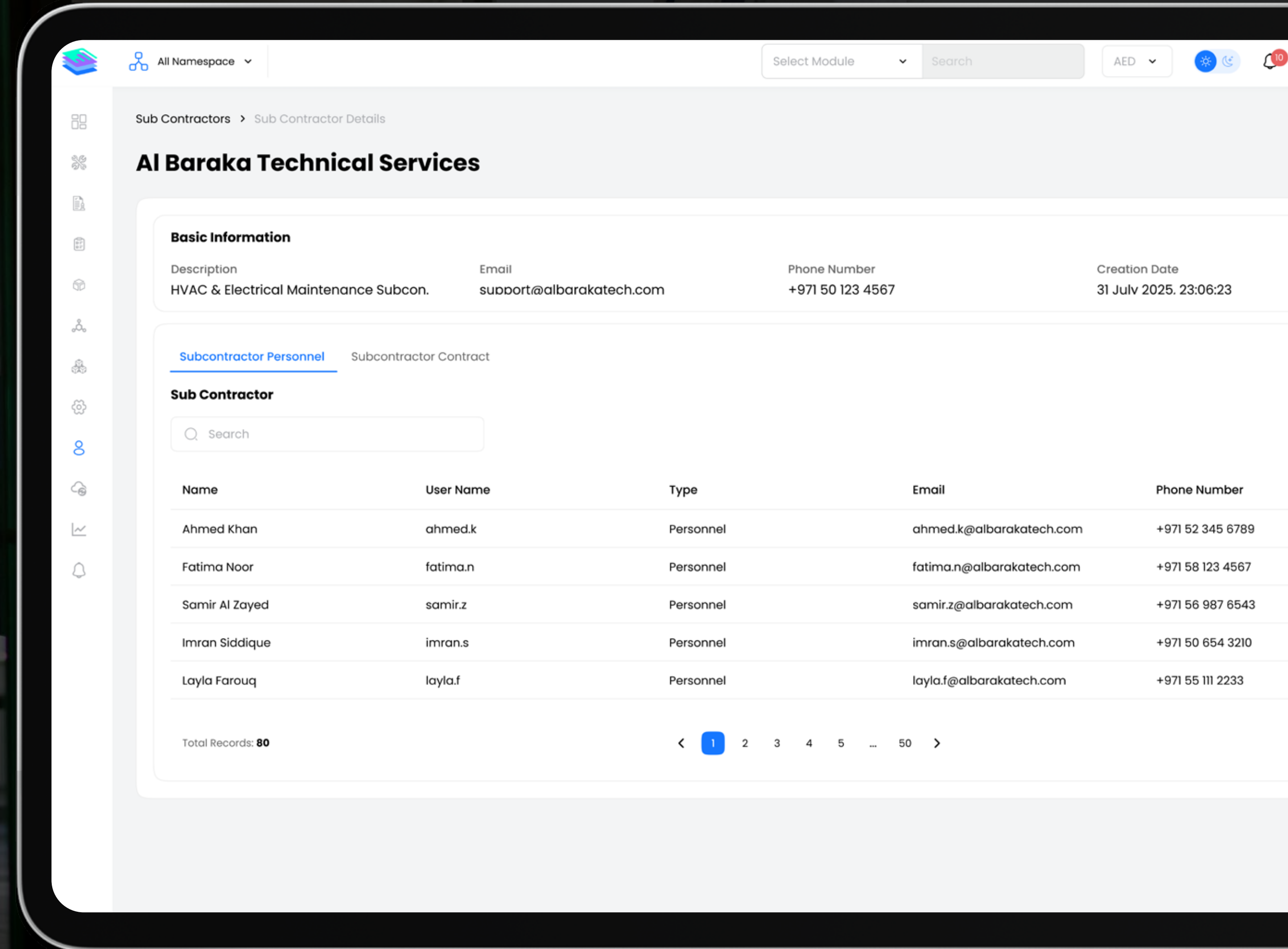
View subcontractor performance, task status, and SLA compliance in one dashboard.

Subcontractor Escalation Management

Escalate delays or issues to the right level based on predefined rules and timelines.

Document Management

Upload, store, and access all inspection-related documents in one place.



The screenshot displays the 'Sub Contractor Details' page for 'AI Baraka Technical Services'. The interface includes a navigation menu on the left, a breadcrumb trail, and a main content area with the following sections:

- Basic Information:** A table with fields for Description, Email, Phone Number, and Creation Date.
- Subcontractor Personnel:** A table listing personnel members with columns for Name, User Name, Type, Email, and Phone Number.
- Subcontractor Contract:** A section for contract details, currently empty.

Description	Email	Phone Number	Creation Date
HVAC & Electrical Maintenance Subcon.	support@albarakatech.com	+971 50 123 4567	31 Julv 2025. 23:06:23

Name	User Name	Type	Email	Phone Number
Ahmed Khan	ahmed.k	Personnel	ahmed.k@albarakatech.com	+971 52 345 6789
Fatima Noor	fatima.n	Personnel	fatima.n@albarakatech.com	+971 58 123 4567
Samir Al Zayed	samir.z	Personnel	samir.z@albarakatech.com	+971 56 987 6543
Imran Siddique	imran.s	Personnel	imran.s@albarakatech.com	+971 50 654 3210
Layla Farouq	layla.f	Personnel	layla.f@albarakatech.com	+971 55 111 2233

Total Records: 80

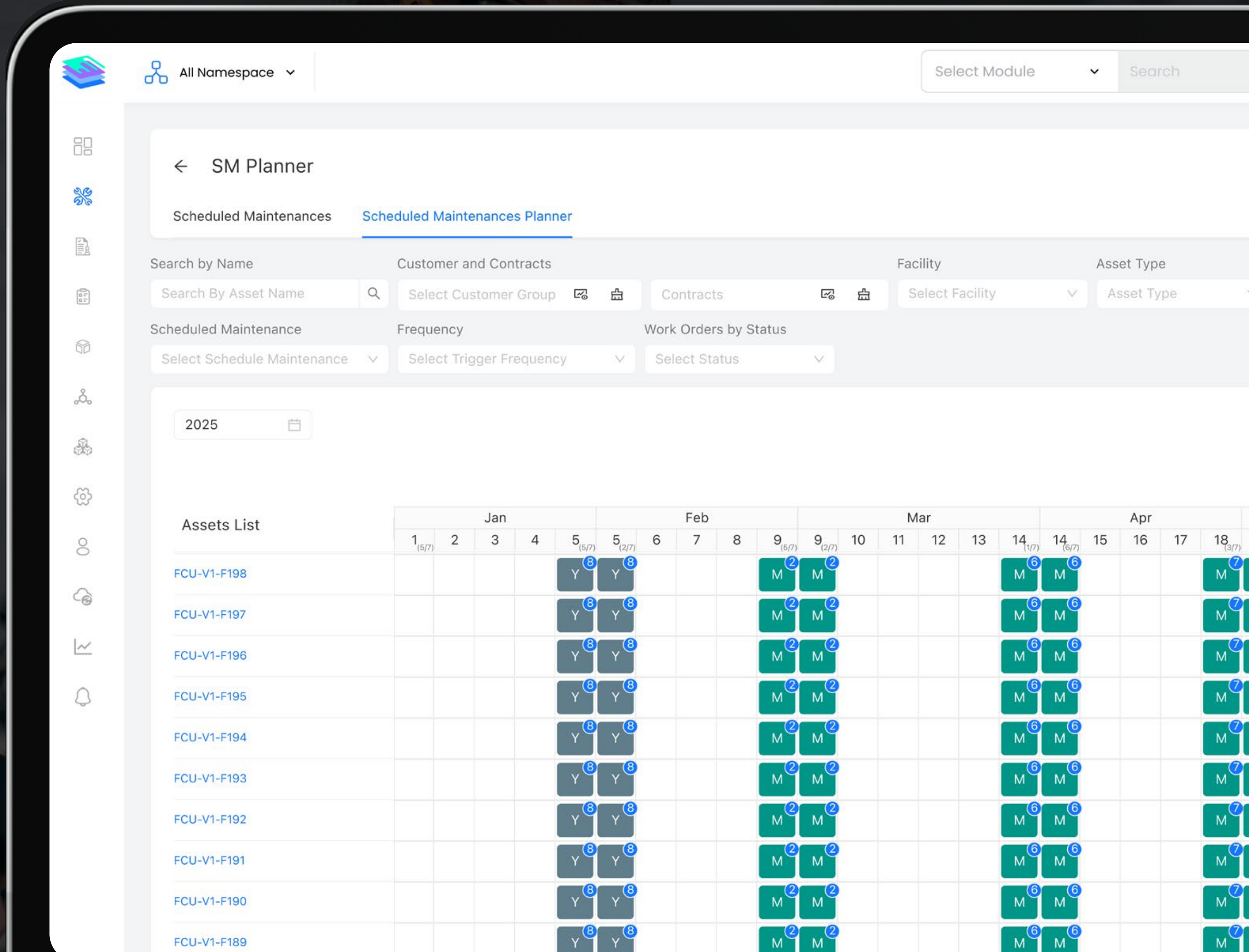
52 Week Schedule

❖ Visualize Annual Scheduled Maintenance Plans Instantly

❖ Reschedule and Monitor Upcoming Maintenance Tasks

❖ Quick Export of Plans for Client Sharing and Approval

❖ Manage and Balance Workload of your Team



The screenshot displays the 'SM Planner' interface. At the top, there's a navigation bar with 'All Namespace' and a search bar. Below this, the 'SM Planner' section is active, showing 'Scheduled Maintenance' and 'Scheduled Maintenance Planner' tabs. The interface includes search filters for 'Search by Name', 'Customer and Contracts', 'Facility', and 'Asset Type'. There are also dropdown menus for 'Scheduled Maintenance', 'Frequency', and 'Work Orders by Status'. The main content area shows a calendar for the year 2025, with a grid of assets and their scheduled maintenance dates. The assets listed are FCU-V1-F198 through FCU-V1-F189. The calendar shows maintenance tasks (represented by 'Y' and 'M' icons) occurring on specific dates throughout the year.

Assets List	Jan	Feb	Mar	Apr																	
	1 ^(5/7)	2	3	4	5 ^(5/7)	5 ^(2/7)	6	7	8	9 ^(5/7)	9 ^(2/7)	10	11	12	13	14 ^(1/7)	14 ^(6/7)	15	16	17	18 ^(3/7)
FCU-V1-F198					Y ⁸	Y ⁸				M ²	M ²					M ⁶	M ⁶				M ⁷
FCU-V1-F197					Y ⁸	Y ⁸				M ²	M ²					M ⁶	M ⁶				M ⁷
FCU-V1-F196					Y ⁸	Y ⁸				M ²	M ²					M ⁶	M ⁶				M ⁷
FCU-V1-F195					Y ⁸	Y ⁸				M ²	M ²					M ⁶	M ⁶				M ⁷
FCU-V1-F194					Y ⁸	Y ⁸				M ²	M ²					M ⁶	M ⁶				M ⁷
FCU-V1-F193					Y ⁸	Y ⁸				M ²	M ²					M ⁶	M ⁶				M ⁷
FCU-V1-F192					Y ⁸	Y ⁸				M ²	M ²					M ⁶	M ⁶				M ⁷
FCU-V1-F191					Y ⁸	Y ⁸				M ²	M ²					M ⁶	M ⁶				M ⁷
FCU-V1-F190					Y ⁸	Y ⁸				M ²	M ²					M ⁶	M ⁶				M ⁷
FCU-V1-F189					Y ⁸	Y ⁸				M ²	M ²					M ⁶	M ⁶				M ⁷

Asset Lifecycle Management

❖ Asset Tagging & Documentation

Tag assets with QR codes or RFID and store related documents for easy tracking and reference.

❖ COBie-Compliant Asset Structuring

Organize asset data using COBie standards for better handover, integration, and lifecycle tracking.

❖ Condition-Based Monitoring

Monitor asset health in real time and trigger actions based on condition data.

❖ 360° Asset Lifecycle

Manage every stage of an asset's lifecycle—from acquisition to disposal—in one system.



Inventory Management

Smart Inventory Alerts & Forecasting

Set alerts for low or excess stock and forecast inventory needs to avoid shortages or overstock.

Comprehensive Item Profiling

Store complete details for each item, including quantity, specifications, supplier, and criticality.

Warehouse & Stock Management

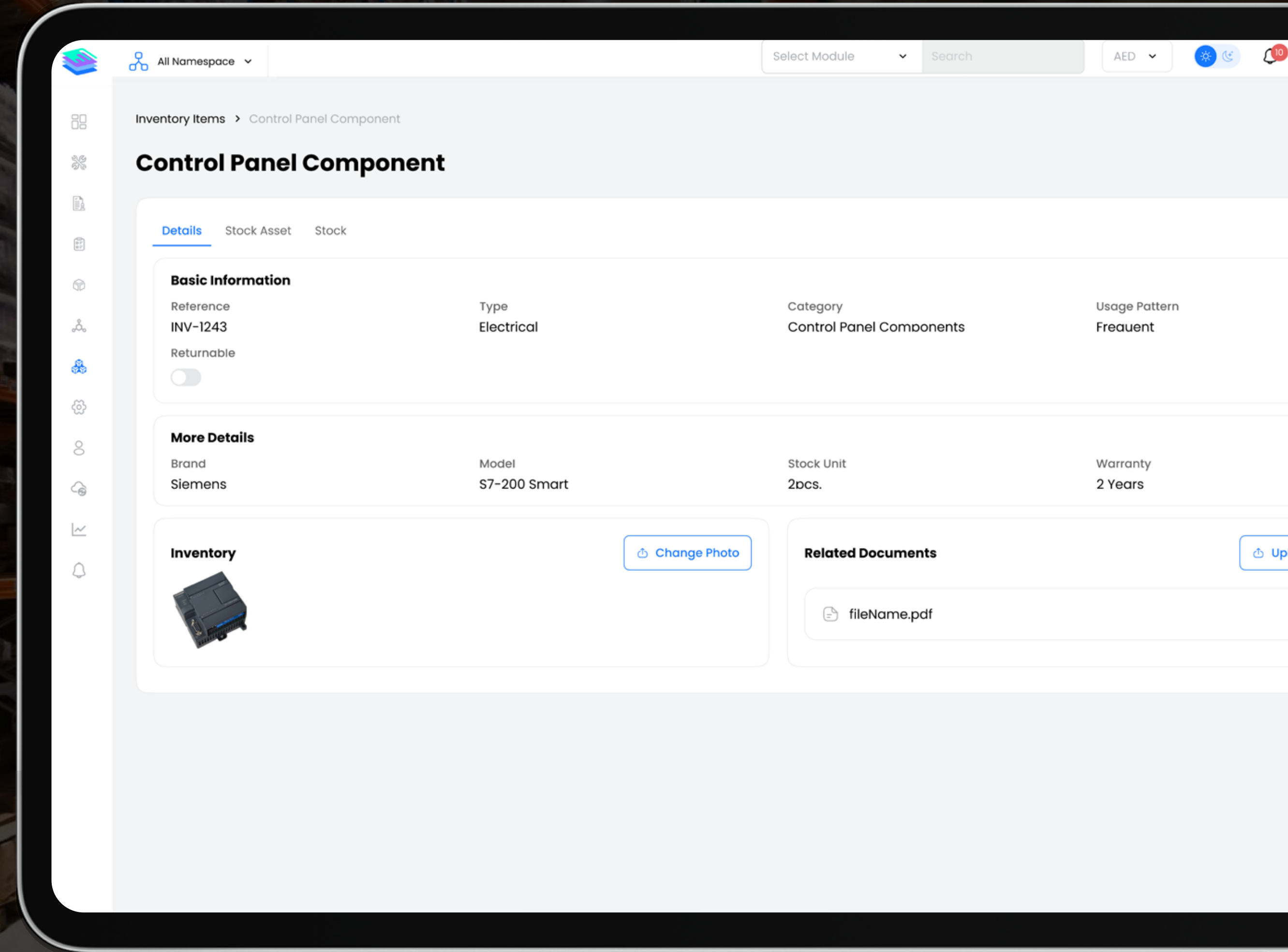
Monitor stock levels, locations, and transfers across all warehouses in real time.

Procurement & Financial Transactions

Manage purchase orders, approvals, and payments with clear cost and transaction tracking.

Supplier Management & Automation

Track supplier performance based on SLAs, automate tasks, and ensure timely deliveries.



Tenant Mobile App

❖ One-Tap Service Requests

Raise a service request in seconds.

❖ Photo Evidence

Attach images/videos of the issue so the team knows exactly what to fix.

❖ Instant Routing

Requests go straight to Maintenance—no phone calls or follow-ups.

❖ Live Status Tracking

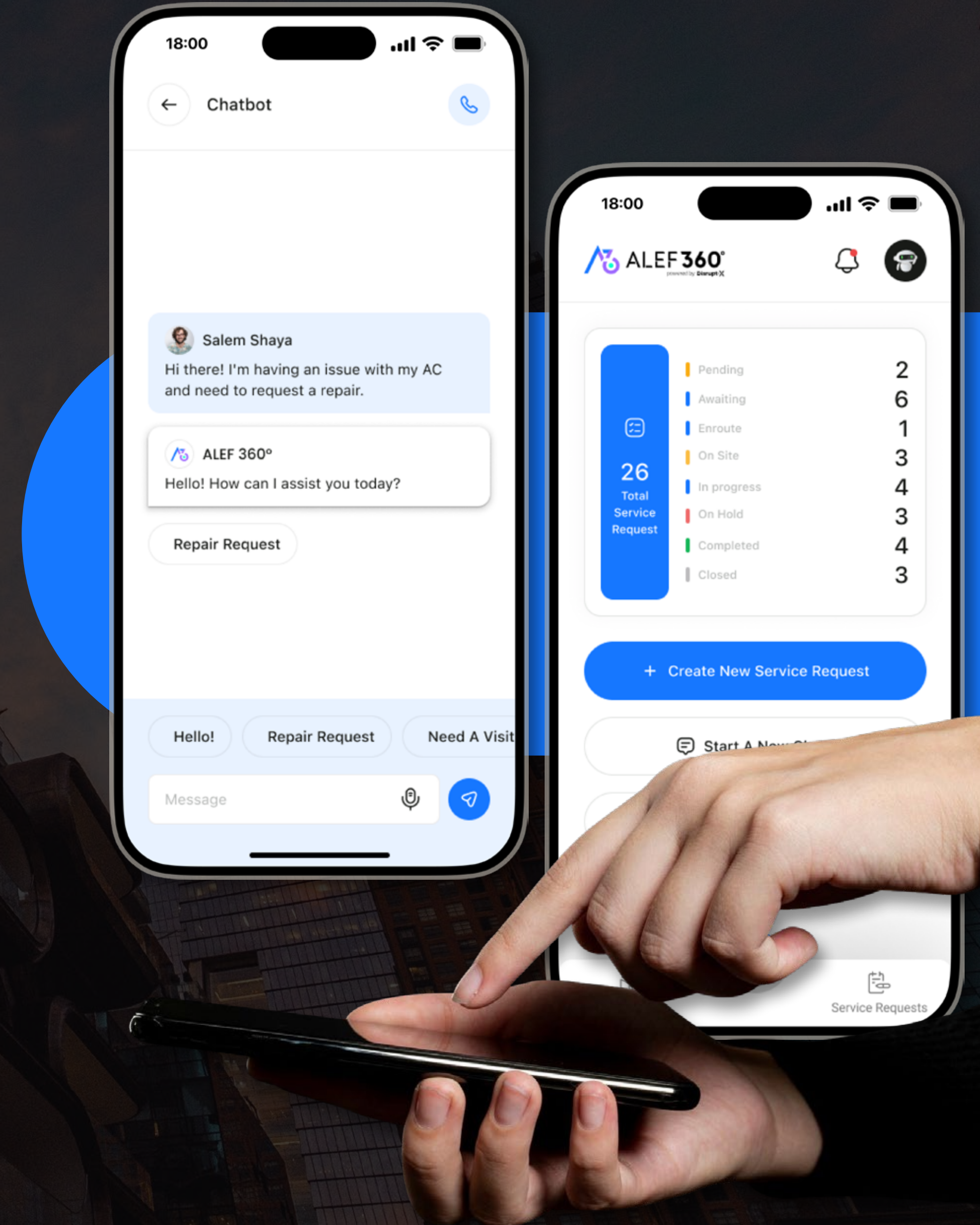
See every step (submitted > in progress > completed) in real time.

❖ My Requests Dashboard

Monitor total raised vs. closed with live counters.

❖ Proof of Completion

Digital signature, star rating, and feedback on every job.



Custom Dashboards & Reports

❖ Drag-and-Drop Dashboards

Build personalized dashboards and reports in minutes with an intuitive visual editor.

❖ Comprehensive Widget Library

Enrich dashboards with alarms, maps, gauges, charts, asset lists, and live sensor data.

❖ All Data in One View

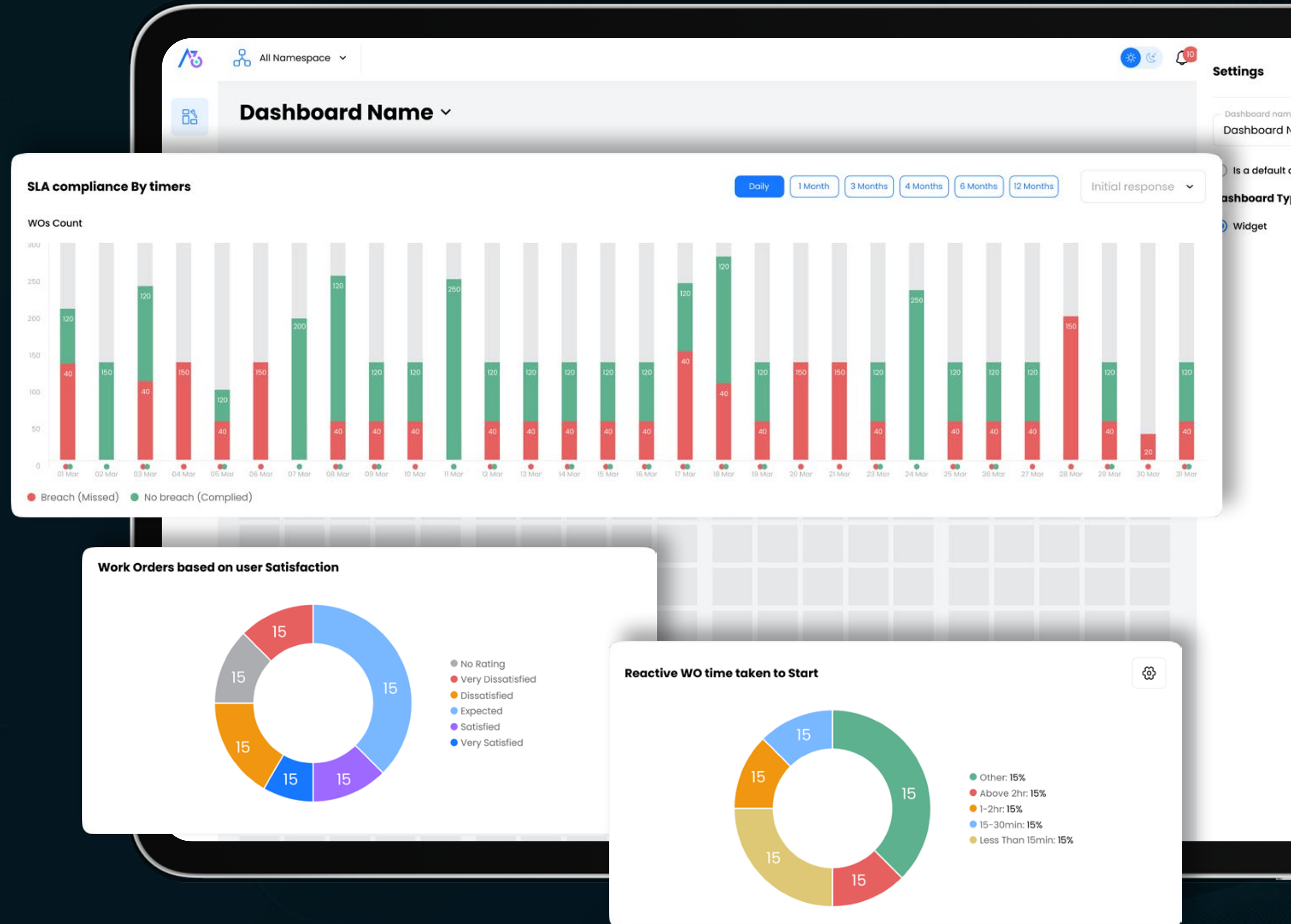
Unify performance, IAQ, energy, and other metrics in a single, consolidated view.

❖ Custom Filters

Apply filters by building, asset type, class, or time period for deeper analysis.

❖ Save, Share & Schedule

Reuse layouts, collaborate with teams, and automate daily, weekly, or monthly reporting.



Asset Condition Survey

An Asset Condition Survey builds a reliable FM strategy by linking asset registry, maintenance, and contract planning.

❖ Accurate Asset Registry

Ensures every asset is correctly tagged and eliminates gaps or duplicates.

❖ Asset Scoring & Benchmarking

Assigns scores to quantify health and prioritize interventions.

❖ Contract Estimation & Budgeting

Provides data-driven inputs for realistic costs and contracts.

❖ Maintenance & Lifecycle Planning

Guides preventive, predictive, and lifecycle strategies.



How CAFM Asset Condition Surveys Address FM Needs?

❖ Validated Asset Registry

Keeps registers updated with verified on-site data.

❖ Standardized Scoring

Applies consistent condition ratings across sites.

❖ Contract Evidence

Supplies objective data for fair, KPI-aligned contracts.

❖ Condition-Based Maintenance

Enables smart, condition-driven maintenance planning.



The **Hidden Gaps** in “Connected” CAFM + EAM

❖ **Inconsistent Asset Records**

Mismatched data across systems creates confusion and duplication.

❖ **No Live Sync**

Usage data from CAFM isn't instantly reflected in EAM, causing inaccurate depreciation and asset status.

❖ **Manual Cross-Checks**

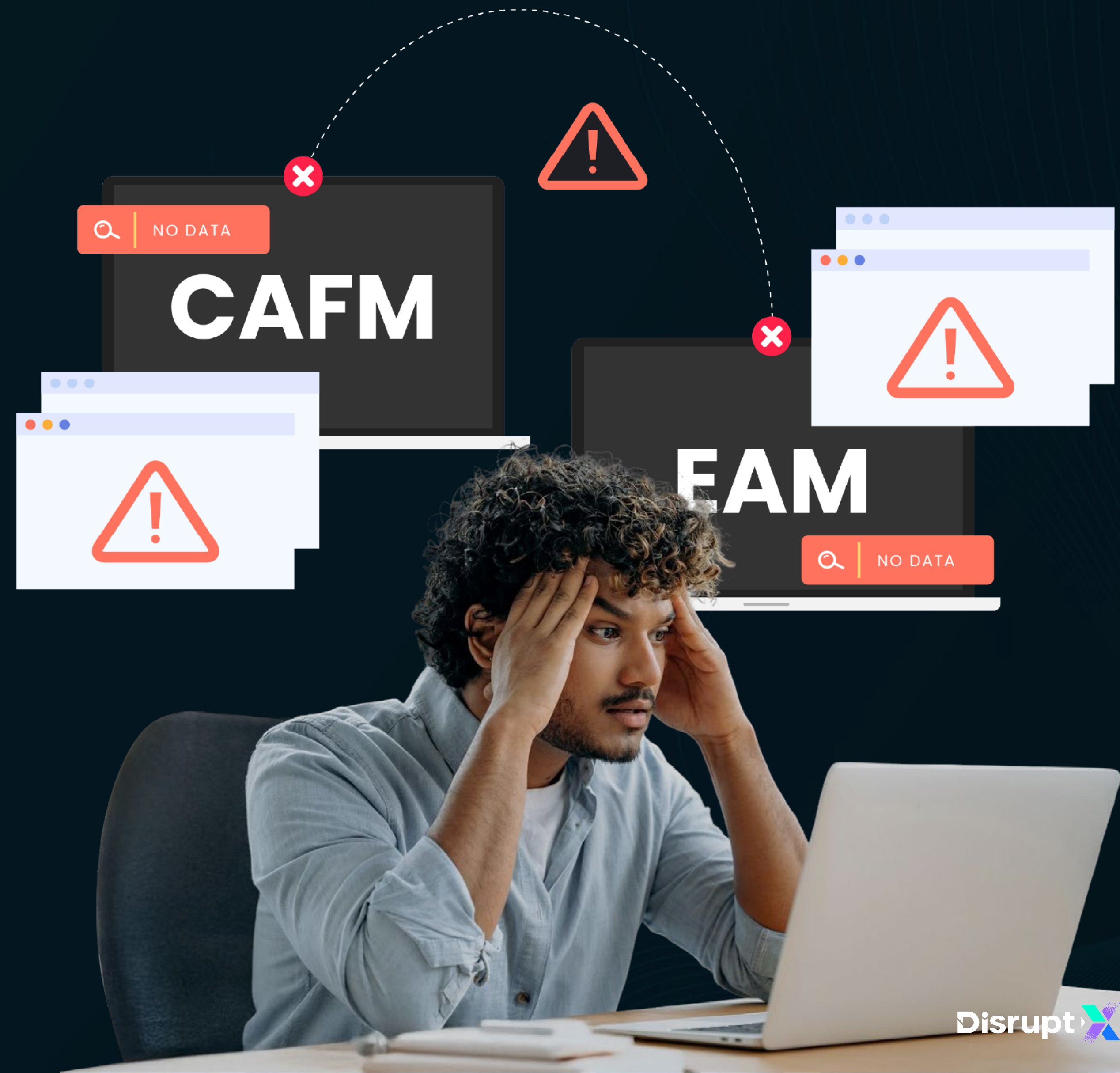
Disconnected systems force teams to match asset IDs, locations, or histories data manually.

❖ **Poor Forecast Accuracy**

Inaccurate asset data triggers poor lifecycle calls and drains CapEx budgets

❖ **No Unified Asset ID System**

Assets are labeled differently across CAFM and EAM, disrupting traceability at scale.



CAFM + Enterprise Asset Management

Unified Asset Intelligence

Brings together location, usage, and financial data for better visibility and planning.

Smarter Maintenance & Planning

Links condition, age, and value to prevent over-maintenance and poor timing.

Consistent Audit & Reporting

Keeps records in sync across systems for easy audits and compliance.

Accurate Depreciation Tracking

Syncs usage and maintenance data for precise asset valuation.

Reduced Manual Errors

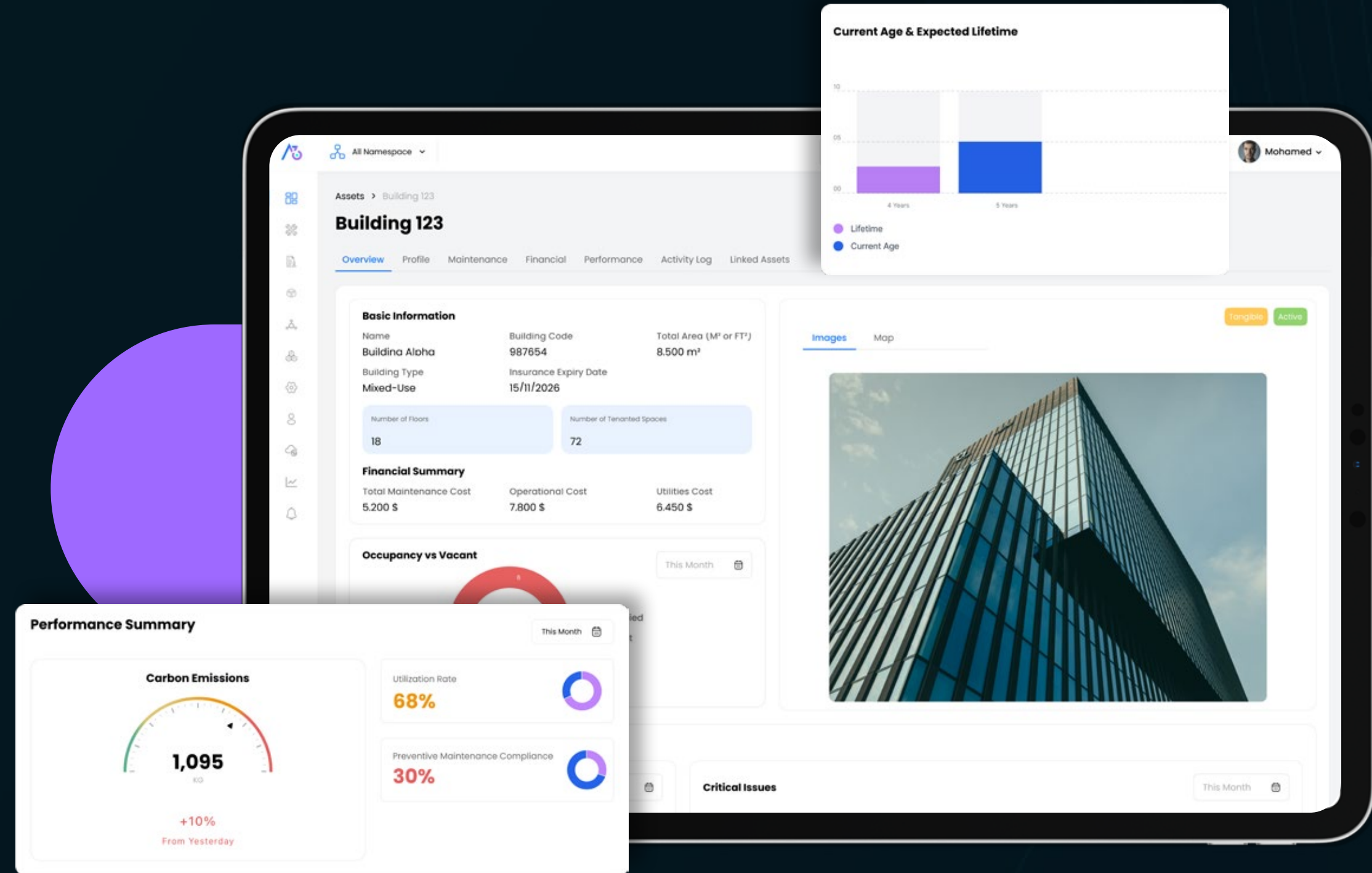
Eliminates duplicates and keeps data consistent across teams.

Optimized Lifecycle Strategy

Supports timely upgrades or replacements based on real data.

Strategic Risk Planning

Flags risky assets early to support insurance and recovery plans.



Why other CAFMs **fail** in IoT?

❖ API Integration Challenges

Works with 10 devices—fails with 1,000. No way to tell which sensor or gateway is offline.

❖ No Device Management

You can't check if devices are working. No alerts if something goes offline.

❖ No Alarm Escalation or SLA Logic

Ignored alerts stall at Level-1 with no auto-escalation, risking SLA breaches

❖ Poor User Management

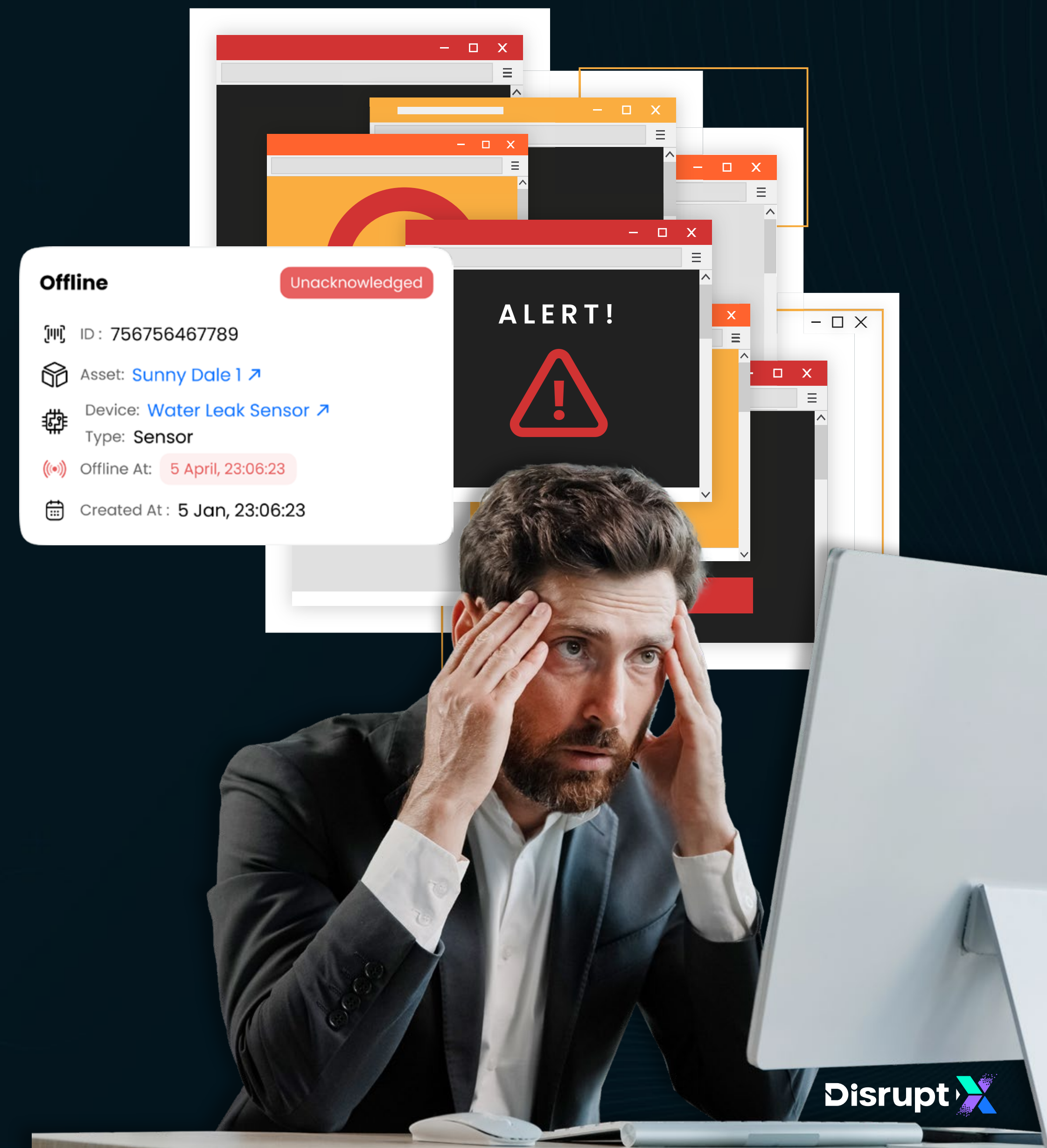
Cannot restrict user access to IoT sensors based on 3rd party Sub-Contractors

❖ Middleware Latency & Fragility

Multiple layers increase may cause performance issues & risk of failure

❖ Onboarding Challenges

Linking devices to assets takes time and leads to errors.



Native IoT Integration

Seamless Synchronization

Instantly sync assets between ALEF 360° CAFM and IoT to eliminate manual data entry.

Time Efficiency

Automates asset-to-device mapping, saving hours of manual work.

Real-Time Alerts

Receive instant IoT alerts linked to assets for quick action.

Automated Workflows

Trigger work orders and tasks automatically for faster maintenance.

Offline Unacknowledged

ID: 756756467789

Asset: [Sunny Dale 1](#)

Device: [Water Leak Sensor](#)

Type: Sensor

Offline At: 5 April, 23:06:23

Created At: 5 Jan, 23:06:23

Online Online

ID: 756756467789

Asset: [Sunny Dale 1](#)

Device: [Indoor Air Quality](#)

Type: Sensor

Online At: 1 April, 23:06:23

Created At: 5 Jan, 23:06:23



The dashboard displays a grid of IoT device cards. Each card includes the following information:

- Device Name:** Indoor Air Quality 1, Water Leak Sensor 1-4, Quality Parking, Indoor Air Quality 3, Indoor Air Quality 4.
- Identifier:** Unique ID for each device.
- Type:** Sensor.
- License Status:** Expired.
- Last seen:** 5 April, 23:06:23.
- Health Indicators:** Battery level (e.g., 20%, 71%, 13%, 5%), signal strength, and status (Offline or Online).
- Actions:** Refresh, Acknowledge, and other control buttons.

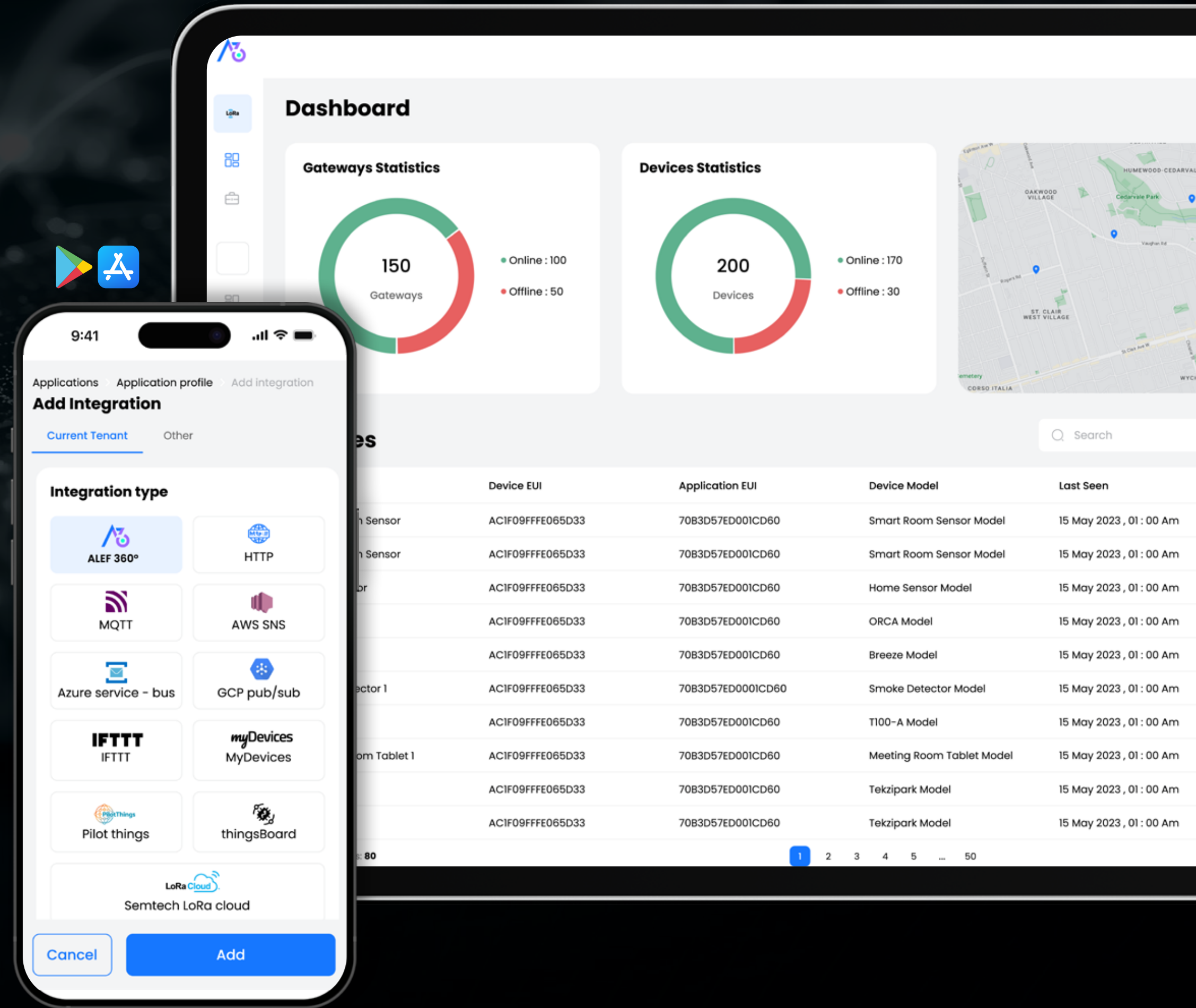
At the bottom of the dashboard, there are controls for 'Selected: 0', 'Edit', 'Enable', and 'Delete'.



Built-In LoRaWAN[®] Network Server

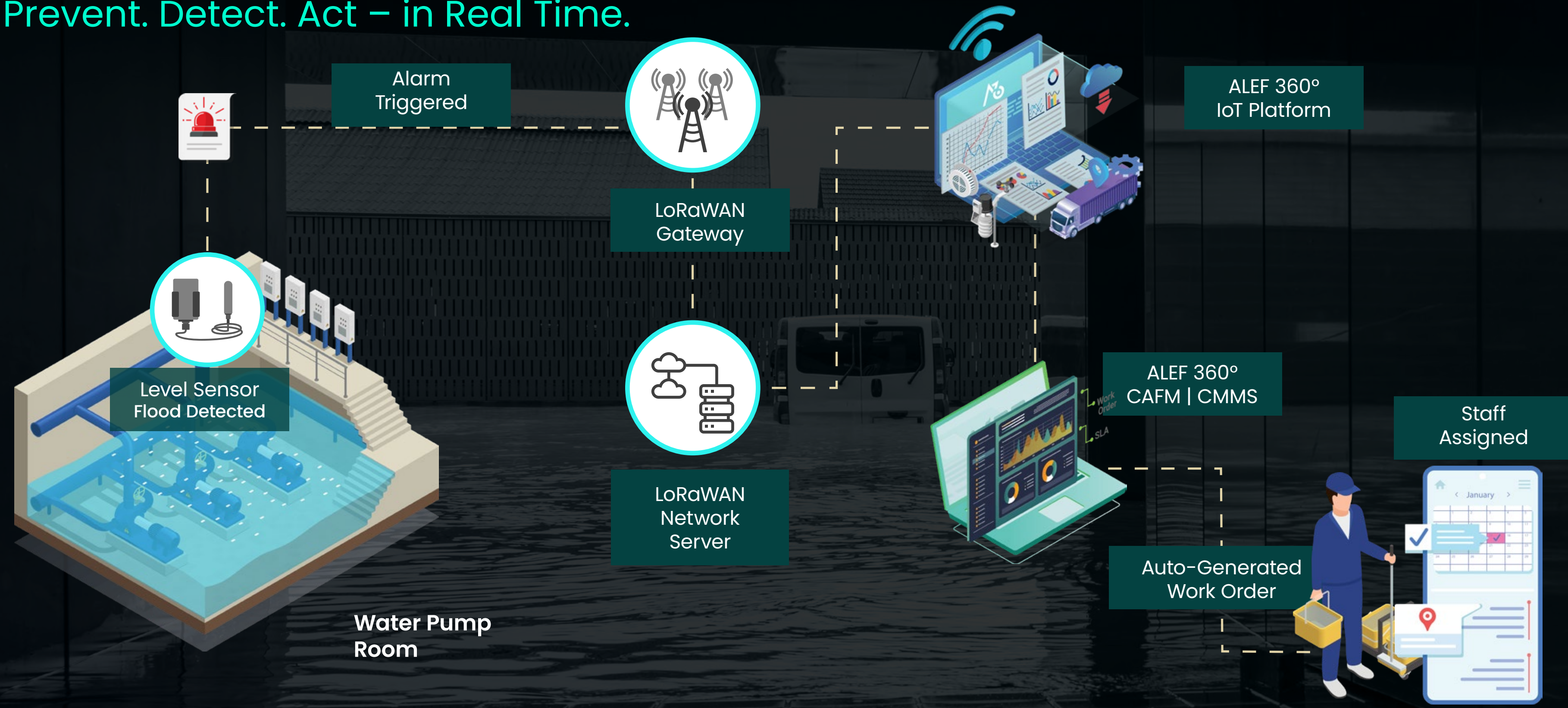
- ❖ Native to the ALEF 360° ecosystem
- ❖ Fast setup with minimal configuration
- ❖ Ideal for internal deployments and managed devices
- ❖ Supports multi-vendor LoRaWAN devices
- ❖ Scales with your project size and complexity

**Seamlessly Embedded
Within ALEF 360° Platform**



Flood Detection

Prevent. Detect. Act – in Real Time.



Key Platform Features:

- Flood Level Monitoring
- Automated Work Order Creation via Integrated CAFM | CMMS
- Instant notifications via SMS, Email, Call, or Platform.
- Historical Maintenance Data Access

Radar Distance / Level Monitoring
Product Code: RDL-LORX-030

LoRaWAN

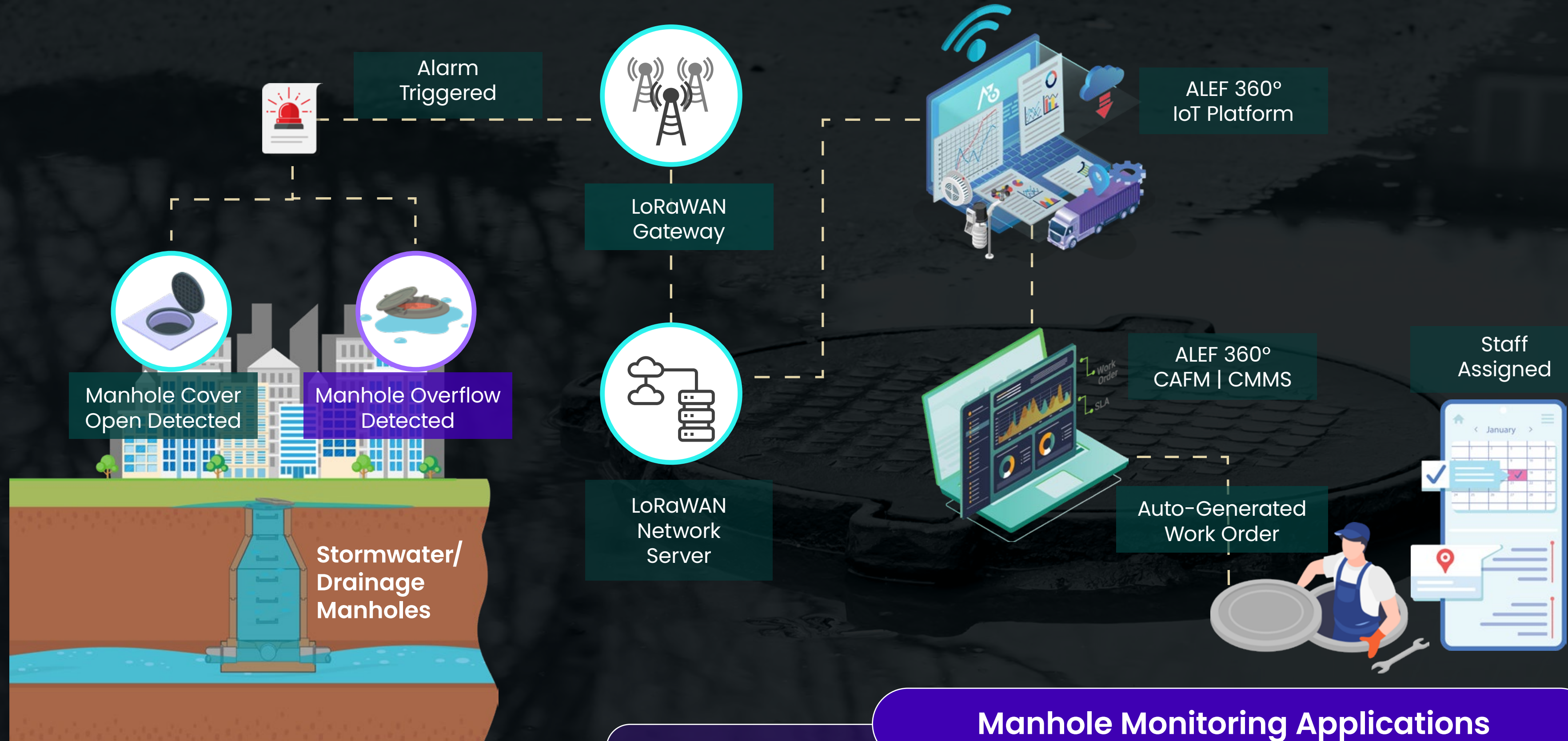
- Long Detection Distance - 12m
- Up to 7 years

Flood Detection Monitoring Application

- Basements
- Rooftops
- Loading Docks
- Pump Rooms
- Parking Lots
- Manhole / Sewerage

Sewer & Manhole Monitoring

Track Underground Issues Before They Escalate



Key Platform Features:

- Lid Tamper Detection (Open / Closed)
- Threshold-Based Overflow Alerts
- Instant notifications via SMS, Email, Call, or Platform.
- Automated Work Order Creation via Integrated CAFM | CMMS

Level & Distance Monitoring Sensor
Product Code: MNH-LORX-037

sigfox
 LoRaWAN
 NB-IoT

Corrosion Resistance
 Up to 10 years

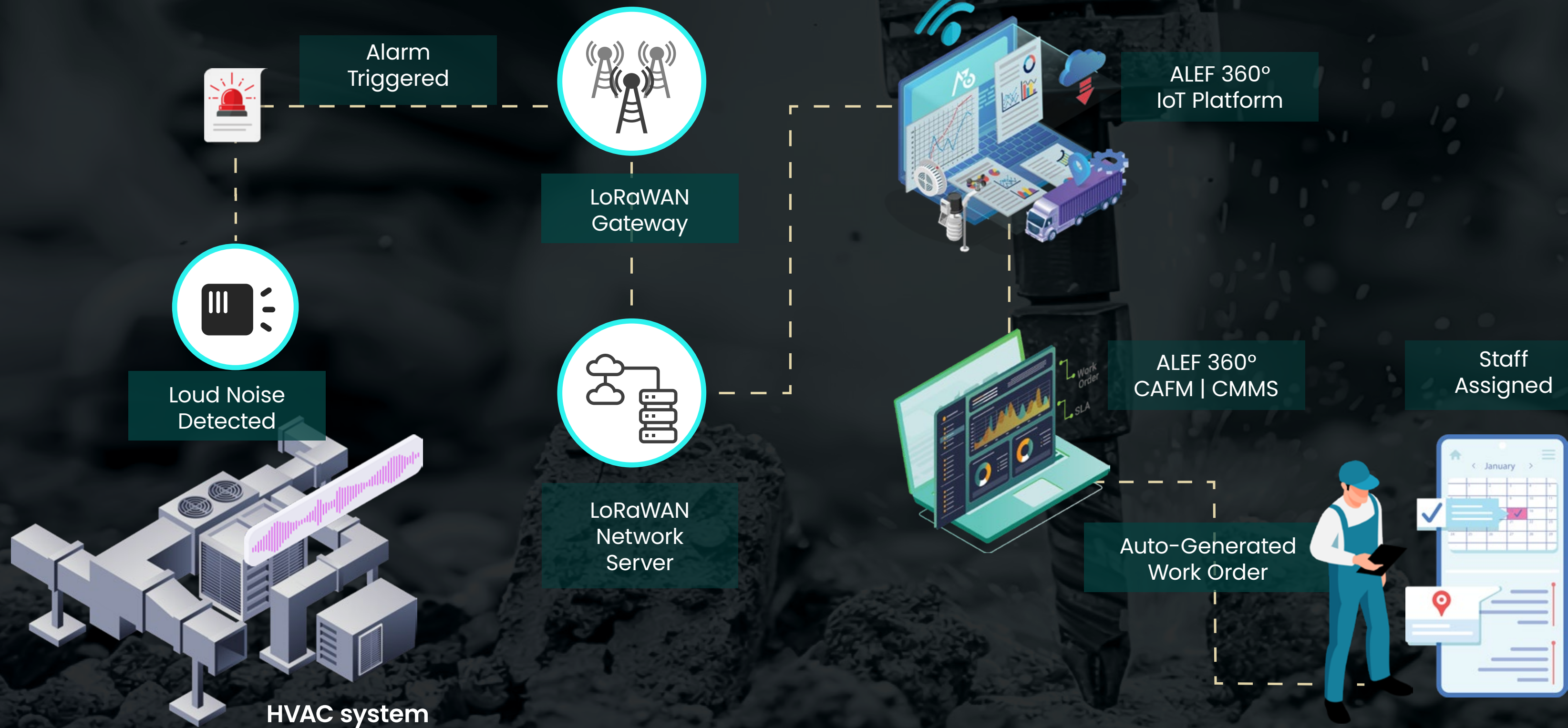
Manhole Monitoring Applications

- Sewer Manholes
- Stormwater / Drainage
- Utility / Service Manhole
- Grease Trap Manholes
- Roadway Pavements
- Telecom Chamber

Noise Pollution Monitoring

Act on Noise Pollution Instantly.

💡 **70dB+** for long durations can impact your hearing.



Key Platform Features:

- Monitor Noise / Sound Levels
- Automated Work Order Creation via Integrated CAFM | CMMS
- Real-time Notifications on Abnormalities
- Export alarm logs, audit trails, and performance trends

Noise Level Monitoring
Product Code: NOM-LORX-030

LoRaWAN

- Noise Detection
- Up to 1 - 4 years

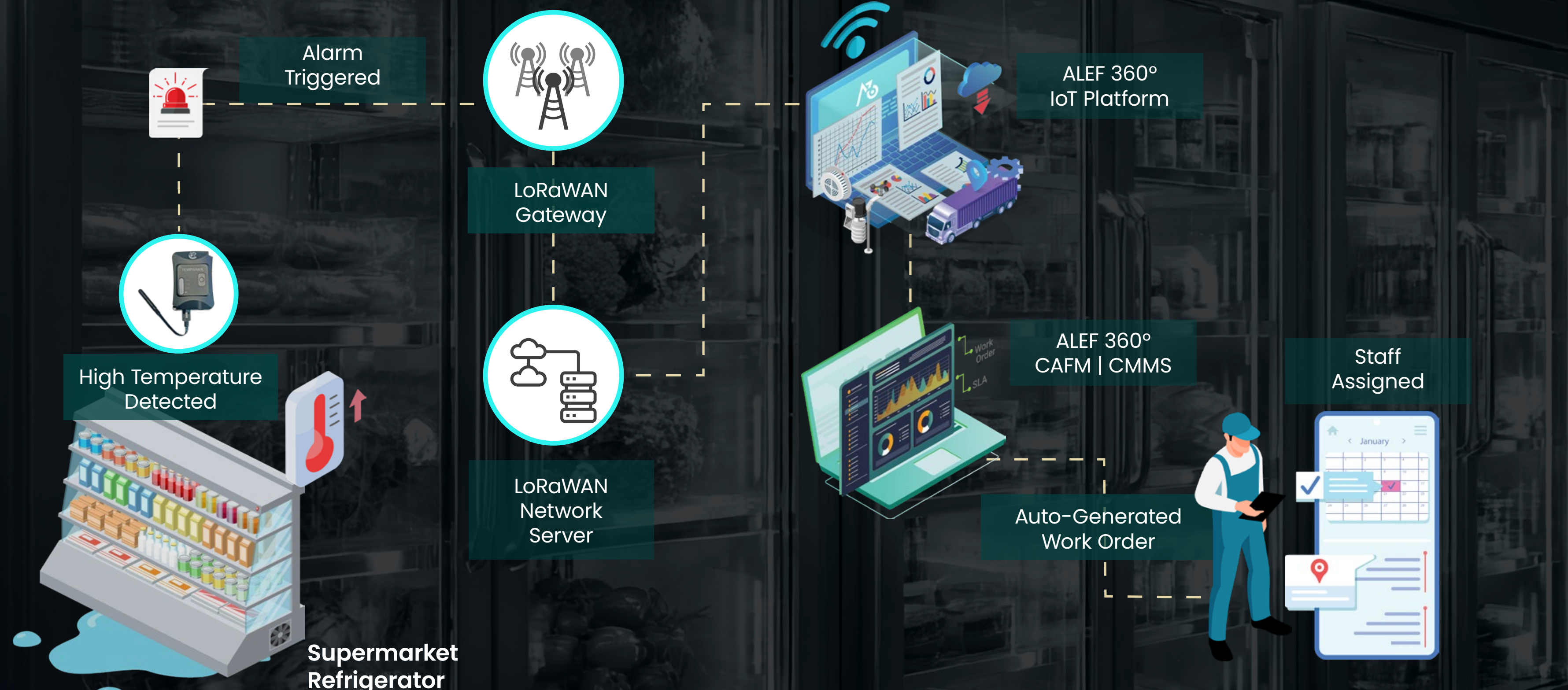
Smart Noise Monitoring Application

- Commercial Zones
- Residential Buildings
- Construction Sites
- Educational Campuses
- Hospitals / Clinics
- Hotels & Resorts

CAFM + IoT

Cold Storage Monitoring

Preserve stock. Reduce Losses. Improve Response Times.



Key Platform Features:

- Monitor Temperature & Humidity
- View Analytics Based on Sensor Readings
- Instant notifications via SMS, Email, Call, or Platform.
- Automated Work Order Creation via Integrated CAFM | CMMS

Cold Storage Monitoring Application

Product Code: CSM-SIGX-005

- Temperature
- Humidity
- Up to 6 months (Rechargeable)



Pharmaceutical Warehouses



Food Distribution Centres



Supermarkets & Hypermarkets



Agriculture Farms



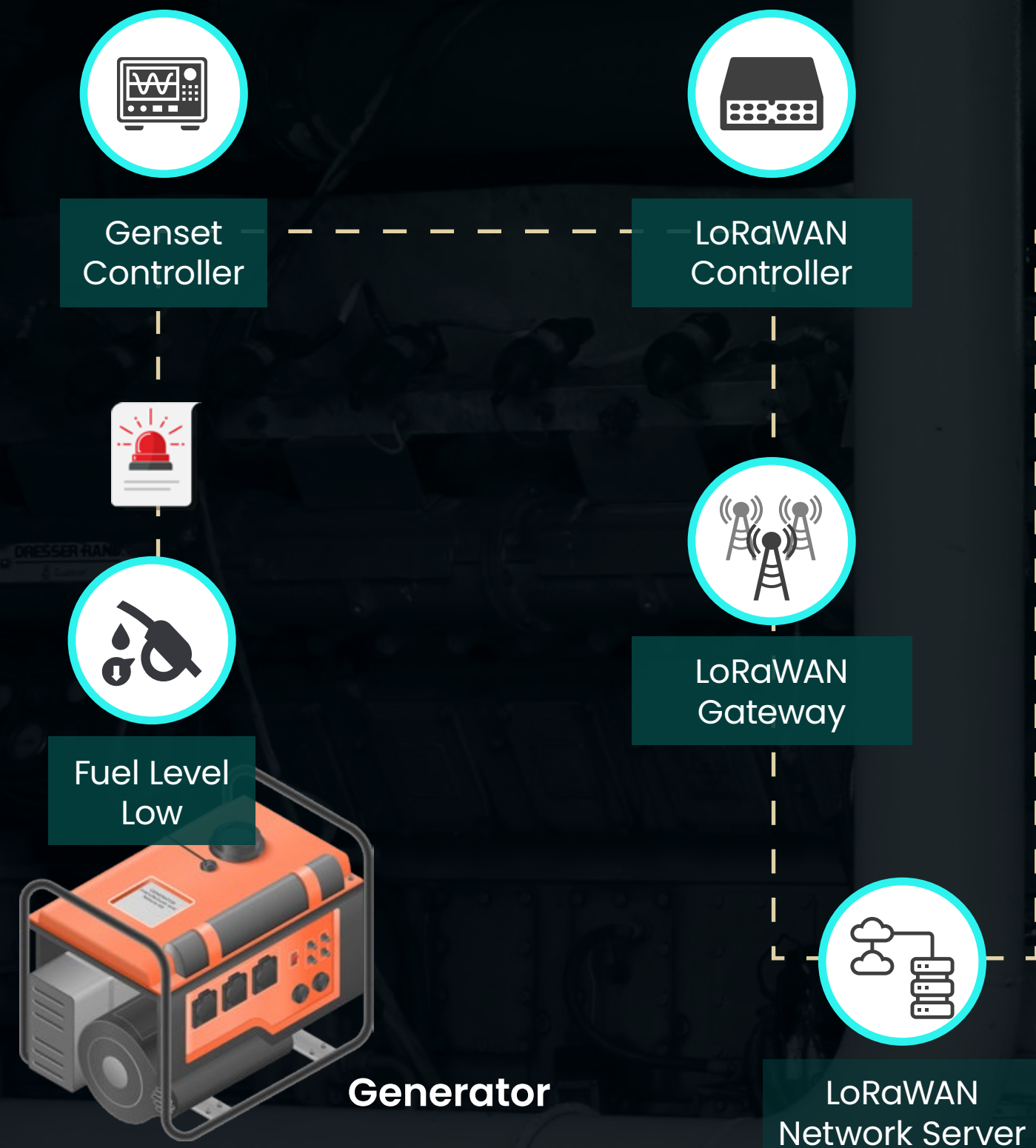
Hospitals & Clinics



Restaurants / Central Kitchen

Genset Monitoring

Ensure Emergency Power is always ready.



Parameters

- Temperature
- Humidity
- Fuel Level
- Water Leakage
- Operational Status
- Smoke Detector
- Load Sensor
- Runtime Meter

Key Platform Features:

- Real-Time Genset Monitoring
- View Analytics Based on Sensor Readings
- Instant notifications via SMS, Email, Call, or Platform.
- Automated Work Order Creation via Integrated CAFM | CMMS

Controller
Product Code: FMT-F13-016

4G NB-IoT BLE
Rechargeable Battery

Genset Monitoring Application



Residential Buildings



Remote Locations



Commercial Complexes



Airports & Transits



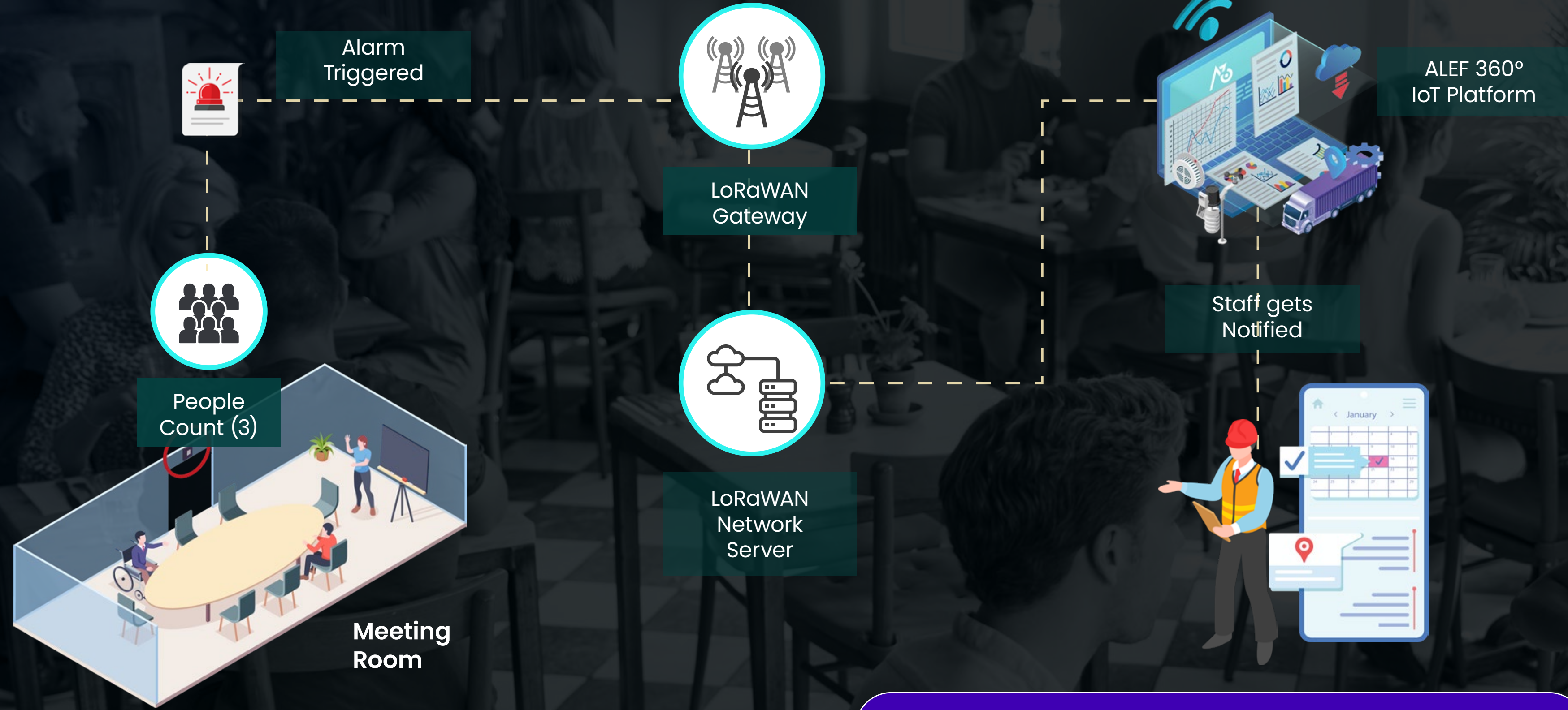
Data Centers



Hospitals / Clinics

People Counting

Optimize Resources with Footfall Data



Key Platform Features:

- Real-time Occupancy Levels per Zone or Building
- View Historical Footfall Trend Reports
- Automated Alerts When Occupancy Exceeds Set Thresholds.
- Automated Work Order Creation via Integrated CAFM | CMMS

People Counting Sensor
Product Code: PPC-LORX-030

LoRaWAN

ToF Technology (0.5 to 3.5 m)

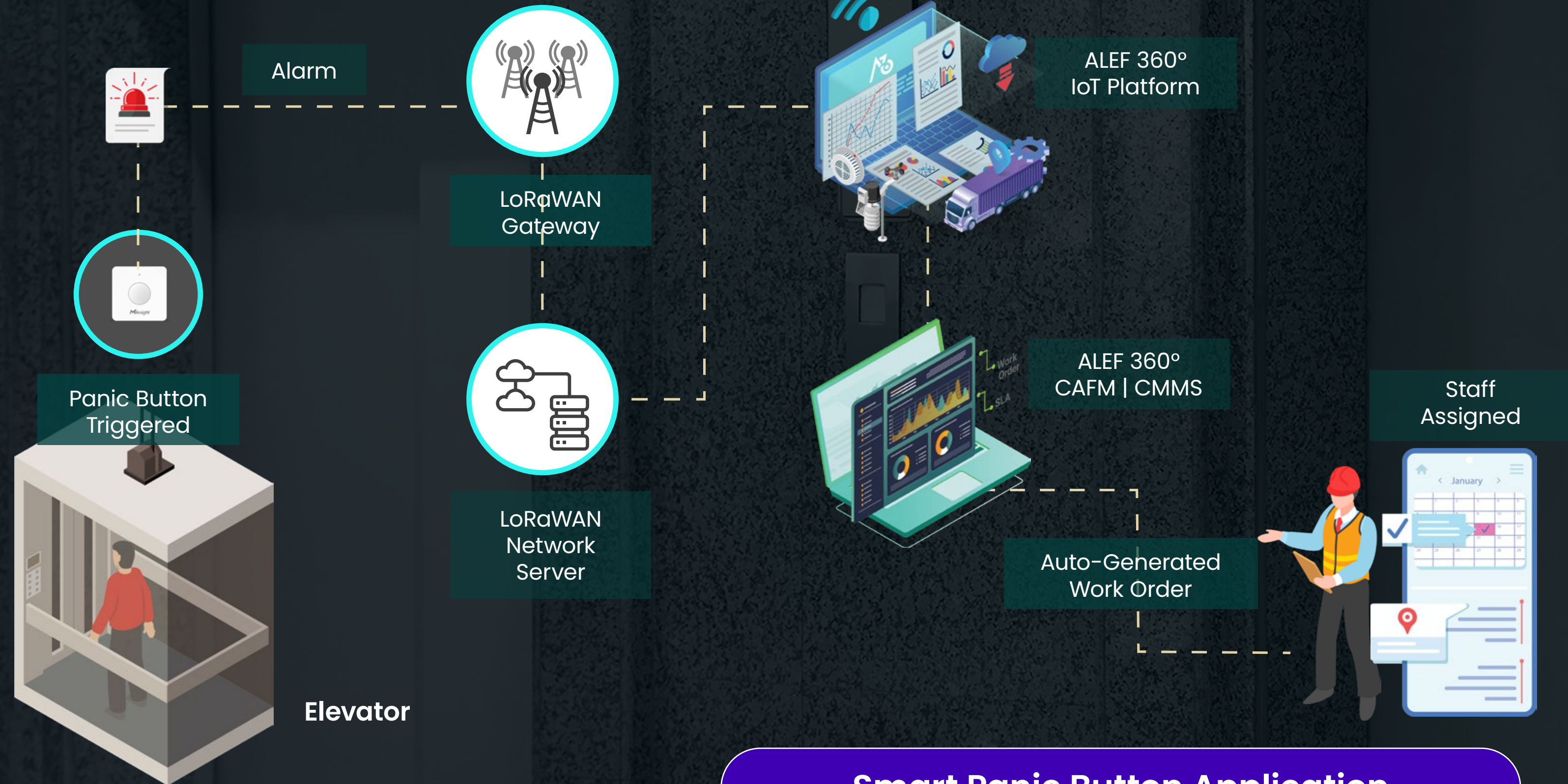
People Counting Application

- Office Spaces
- Public Washrooms
- Museums & Event Spaces
- Airports & Transits
- Hotels & Resorts
- Educational Campuses

CAFM + IoT

Smart Panic Button

Instant Emergency Notifications



Key Platform Features:

- Receive Instant Alert when Panic Button is Triggered
- View Analytics Based on Sensor Readings
- Multi Channel Notifications via SMS, Email, Call, or Platform.
- Automated Work Order Creation via Integrated CAFM | CMMS

Smart Panic Button
Product Code: SPB-LORX-030

LoRaWAN

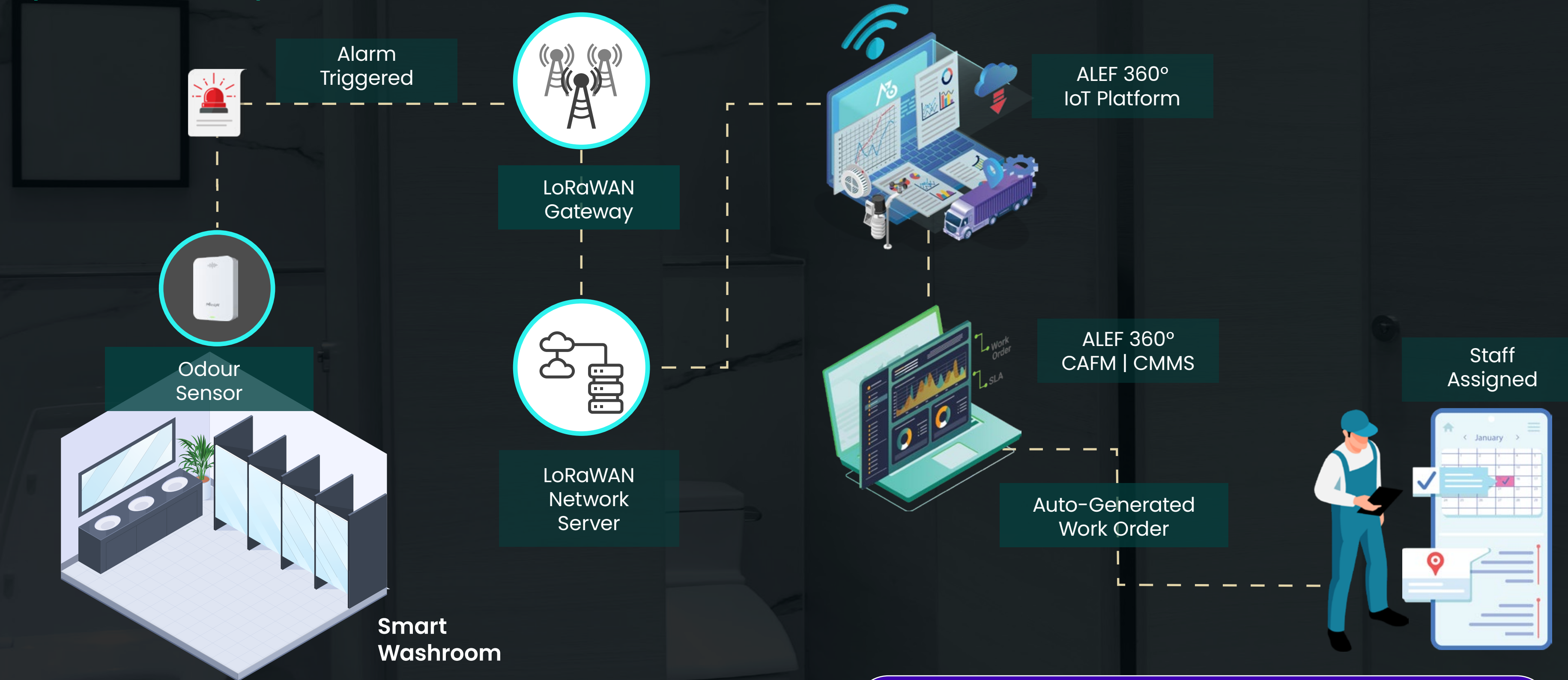
- Multi-Press Actions
- Up to 5 years

Smart Panic Button Application

- Elevators
- Restrooms
- Senior Level Facilities
- Hospitals & Clinics

Smart Washroom

Optimize Manpower. Elevate Services. Minimize Waste.



Key Platform Features:

- Tracks All Key Washroom Metrics
- View Analytics Based on Sensor Readings
- Instant notifications via SMS, Email, Call, or Platform.
- Automated Work Order Creation via Integrated CAFM | CMMS

Bathroom Odour Monitoring

Product Code: ODM-LORX-030

LoRaWAN

- Ammonia (NH₃)
- Hydrogen Sulfide (H₂S)
- Temperature
- Humidity

Smart Washroom Application

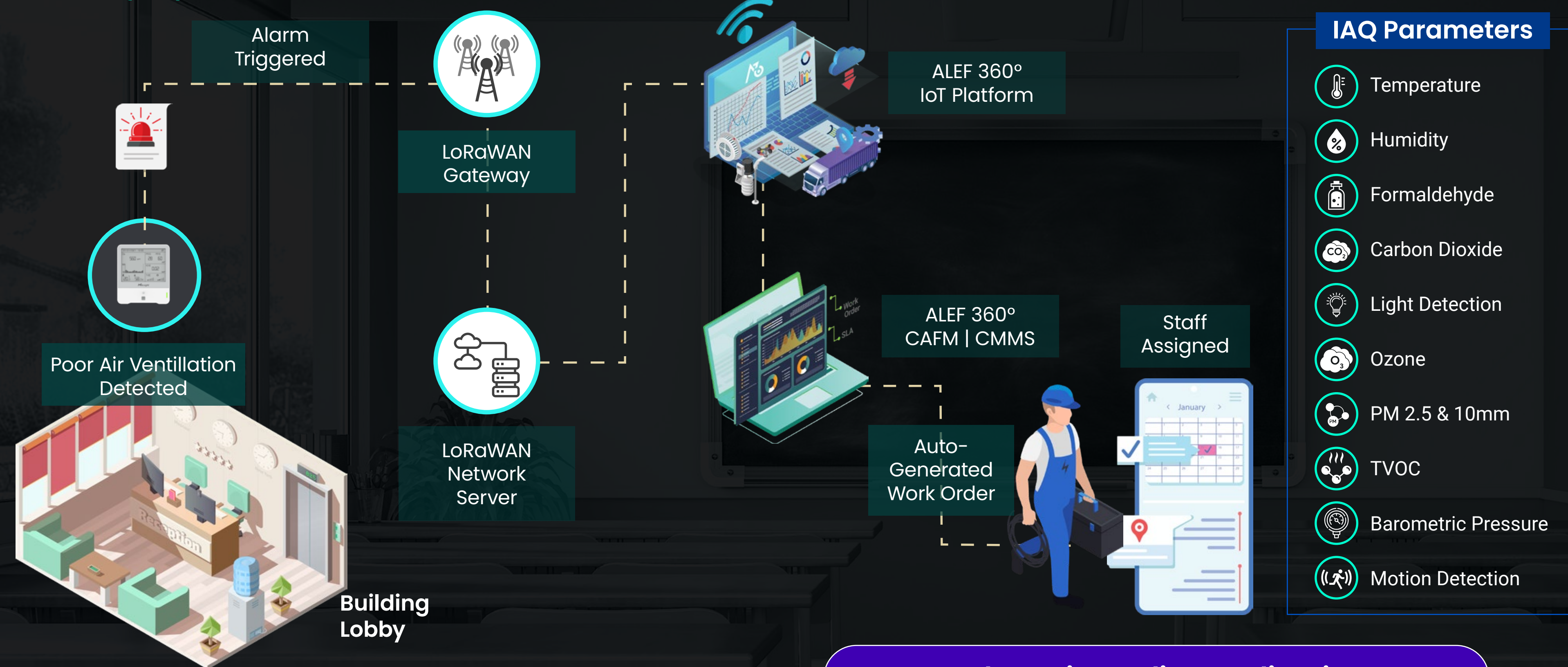
- Commercial Zones
- Malls & Retail Centers
- Airports & Metro Stations
- Stadiums & Event Venues
- Hospitals & Clinics
- Hotels & Resorts

CAFM + IoT

Indoor Air Quality Monitoring

Healthy Spaces, Tracked in Real-Time

💡 **3.2M** people die every year from exposure to household air pollution.



IAQ Parameters

- 🌡️ Temperature
- 💧 Humidity
- 🧴 Formaldehyde
- 🌫️ Carbon Dioxide
- 💡 Light Detection
- 🌫️ Ozone
- 🌫️ PM 2.5 & 10mm
- 🌫️ TVOC
- 🌡️ Barometric Pressure
- 🚶 Motion Detection

Key Platform Features:

- 📊 Indoor Air Quality Parameter Monitoring
- 📈 View Analytics Based on Sensor Readings
- 🕒 Instant notifications via SMS, Email, Call, or Platform.
- ⚙️ Automated Work Order Creation via Integrated CAFM | CMMS

Indoor Air Quality - CO₂
Product Code: IC2-LORX-034

LoRaWAN

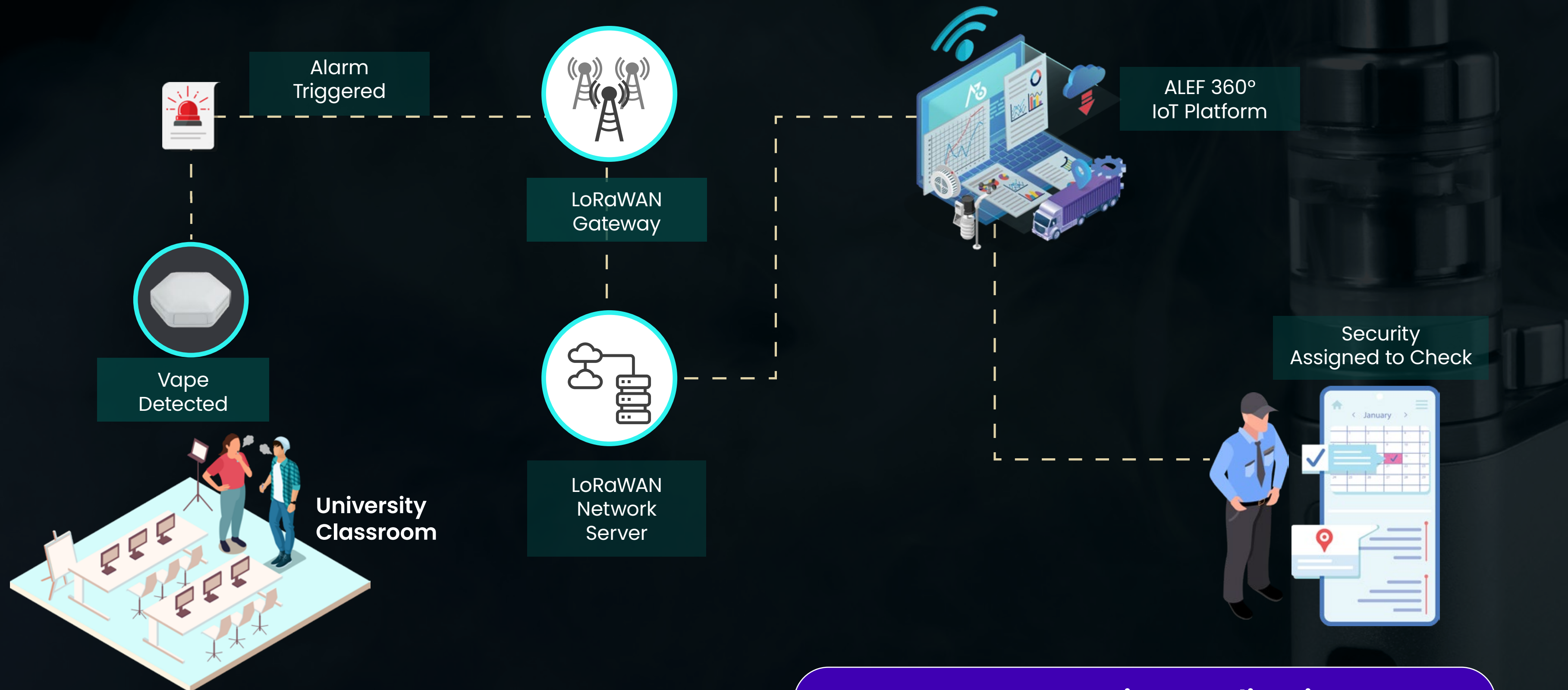
- 🌡️ Temperature
- 💧 Humidity
- 🌫️ Carbon Dioxide

Indoor Air Quality Application





- Commercial Zones
- Malls & Retail Centers
- Residential Buildings
- Hotels & Resorts
- Hospitals & Clinics
- Educational Campuses

Vape Detection Monitoring

Identify Vape-Prone Areas Across Facilities




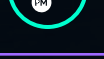


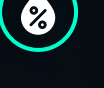



Key Platform Features:

-  Detect Indoor Vaping Gas
-  Monitor Temperature & Humidity
-  Real-time Notifications
-  View Detailed Device Readings

Vape Detection Sensor
Product Code: VPM-LORX-030

LoRaWAN

-  Weed Detection
vape + smoked
-  E-Cigarette
cigarette + burnt nicotine
-  Temperature
-  PM 1.0, PM 2.5 & PM 10
-  Vape Index
-  TVOC
-  Humidity

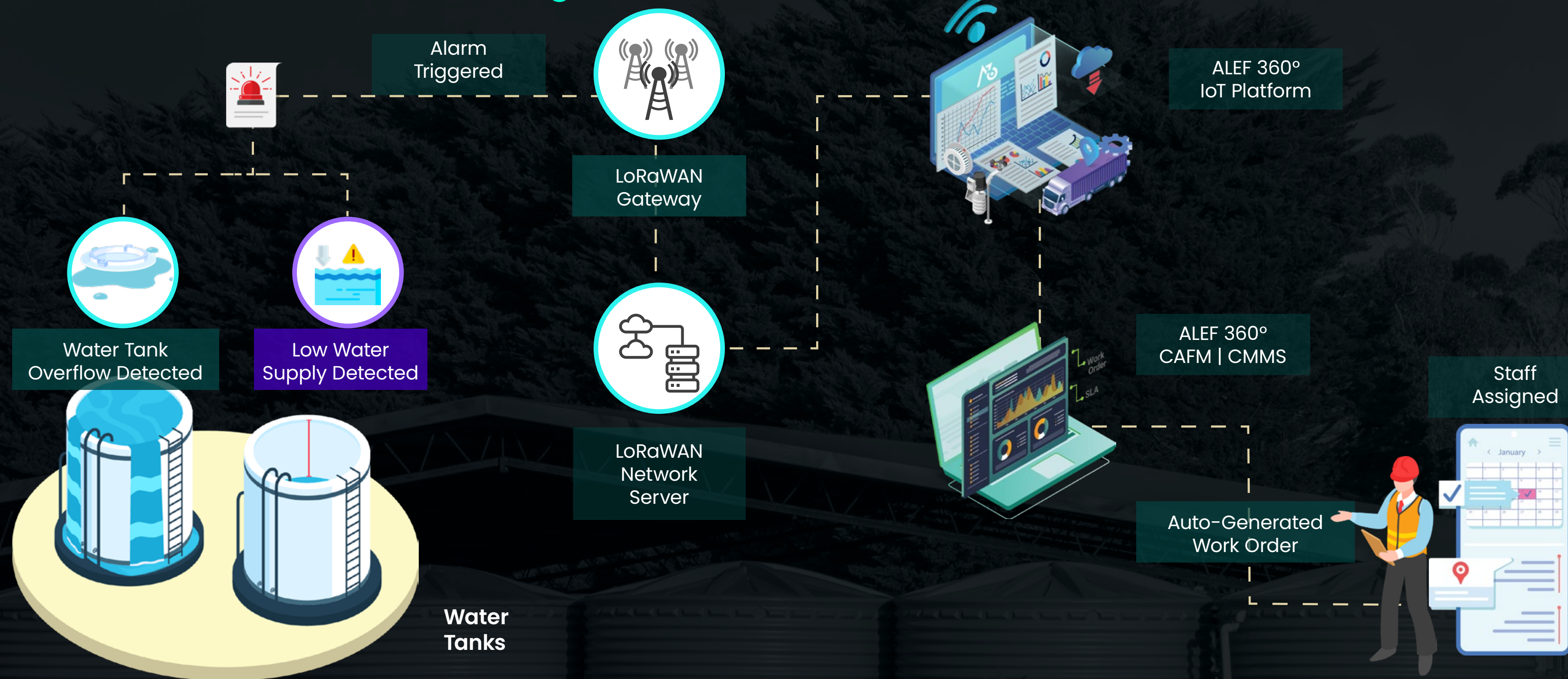


Vape Detection Application

-  Commercial Zones
-  Malls & Retail Centers
-  Airports & Metro Stations
-  Entertainment / Cinema Zones
-  Hospitals & Clinics
-  Educational Campuses

Water Tank Monitoring

Prevent Overflows and Shortages.



Key Platform Features:

- Monitor Water Quality Parameters
- Water Level Monitoring
- Instant notifications via SMS, Email, Call, or Platform.
- Automated Work Order Creation via Integrated CAFM | CMMS

Level Monitoring Ultrasonic
Product Code: LMU-LORX-030

LoRaWAN

- Distance / Level Measurement
- Up to 10 years

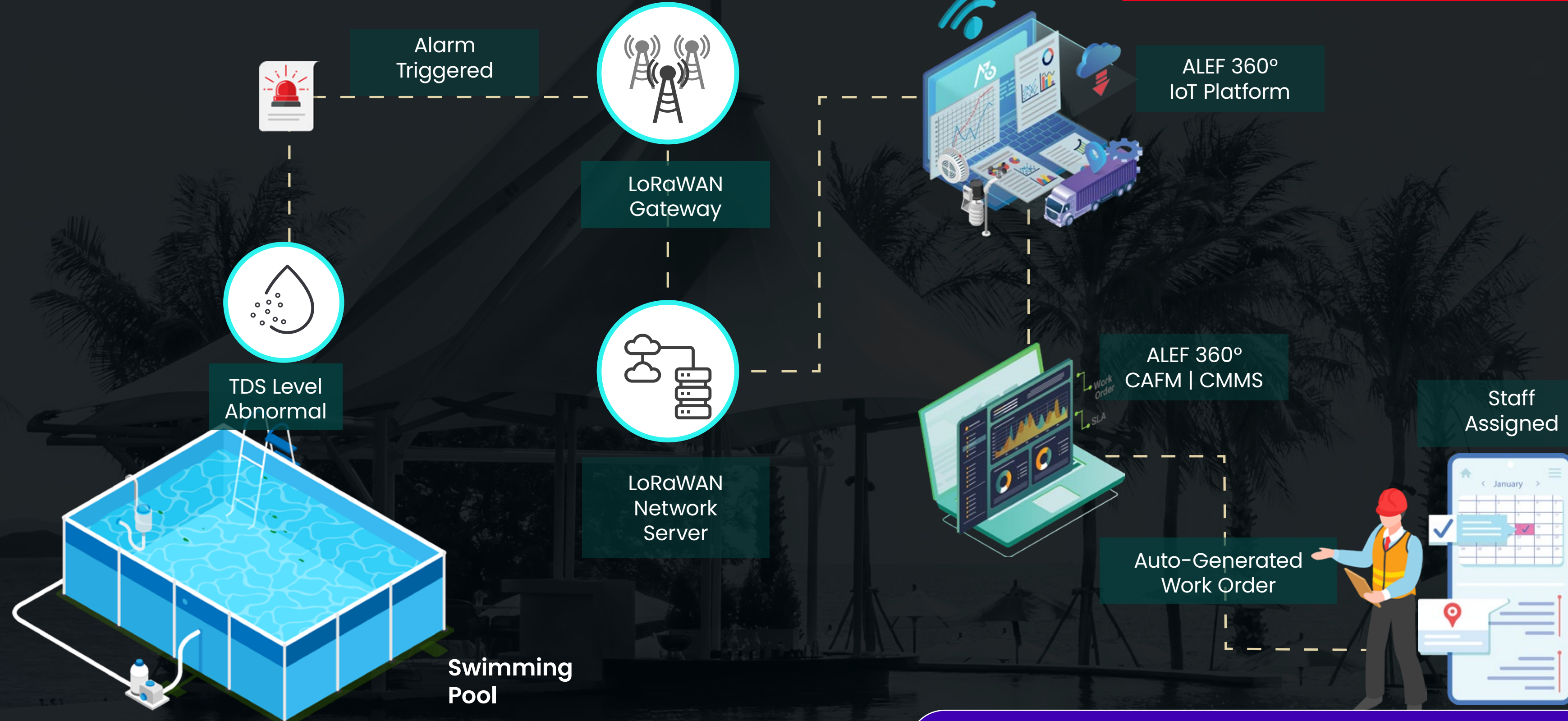
Water Tank Monitoring Application

- Residential Buildings
- Agriculture & Farm Sites
- Commercial Complexes
- Industrial Facilities
- Utility Providers
- Hotels & Hospitals

Swimming Pool Monitoring

Continuous Pool Safety & Quality

Source: World Health Organization (WHO)
3.4M people, mostly children, die annually from water-related diseases.



Key Platform Features:

- Monitor Water Quality Parameters
- View Analytics Based on Sensor Readings
- Instant notifications via SMS, Email, Call, or Platform.
- Automated Work Order Creation via Integrated CAFM | CMMS

Water Quality Monitoring

Product Code: WAR-SIGX-010

sigfox

- pH Level
- Temperature
- ORP
- Conductivity
- TDS
- Salinity
- Free Chlorine (Calculated)

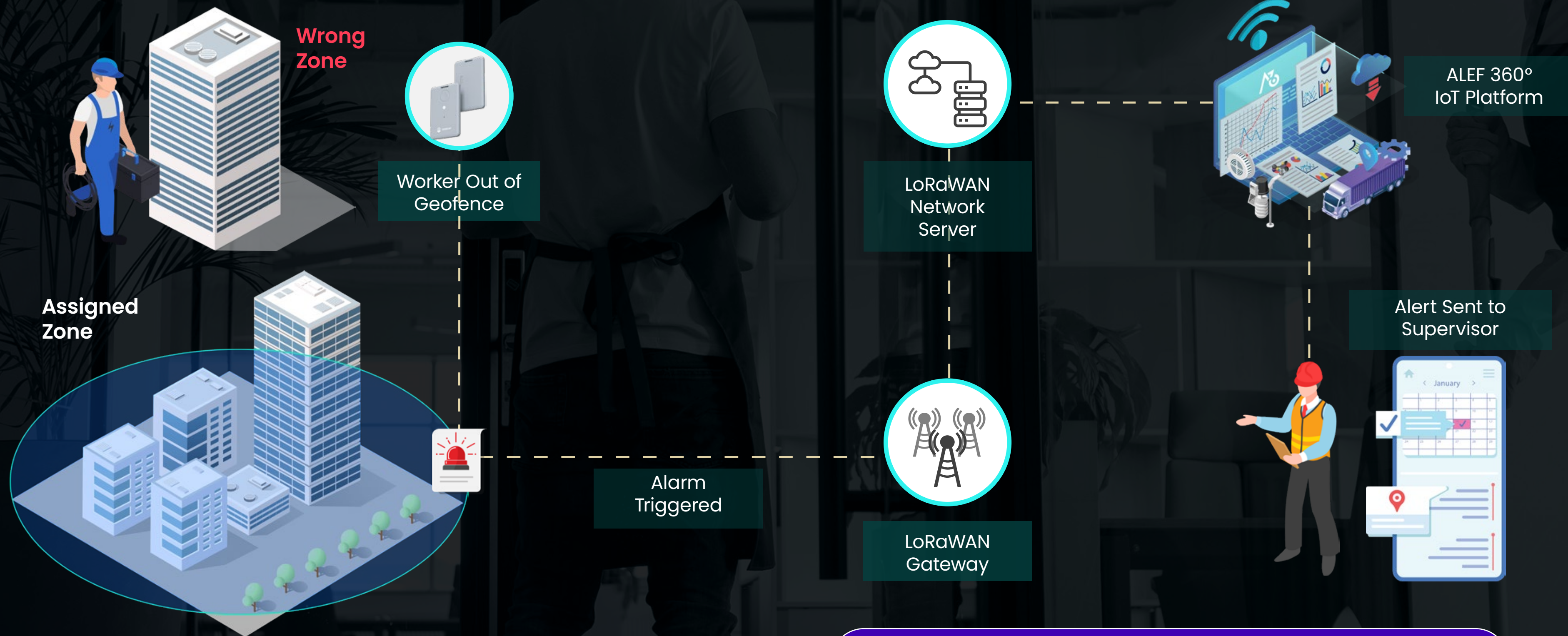
Swimming Pool Monitoring Application

- Residential Buildings
- Health & Wellness Centre
- Commercial Complexes
- Recreational Facilities
- Hotels & Resorts
- Schools & Universities

CAFM + IoT

Workforce Tracking

Know Who's Onsite, In Real-Time.



Key Platform Features:

- Real-time Workforce Tracking
- View Analytics Based on Sensor Readings
- Alerts & Notifications on Emergencies
- Set Geographical Boundaries

Outdoor & Indoor Personal Tracker
Product Code: OIA-LORX-021

LoRaWAN

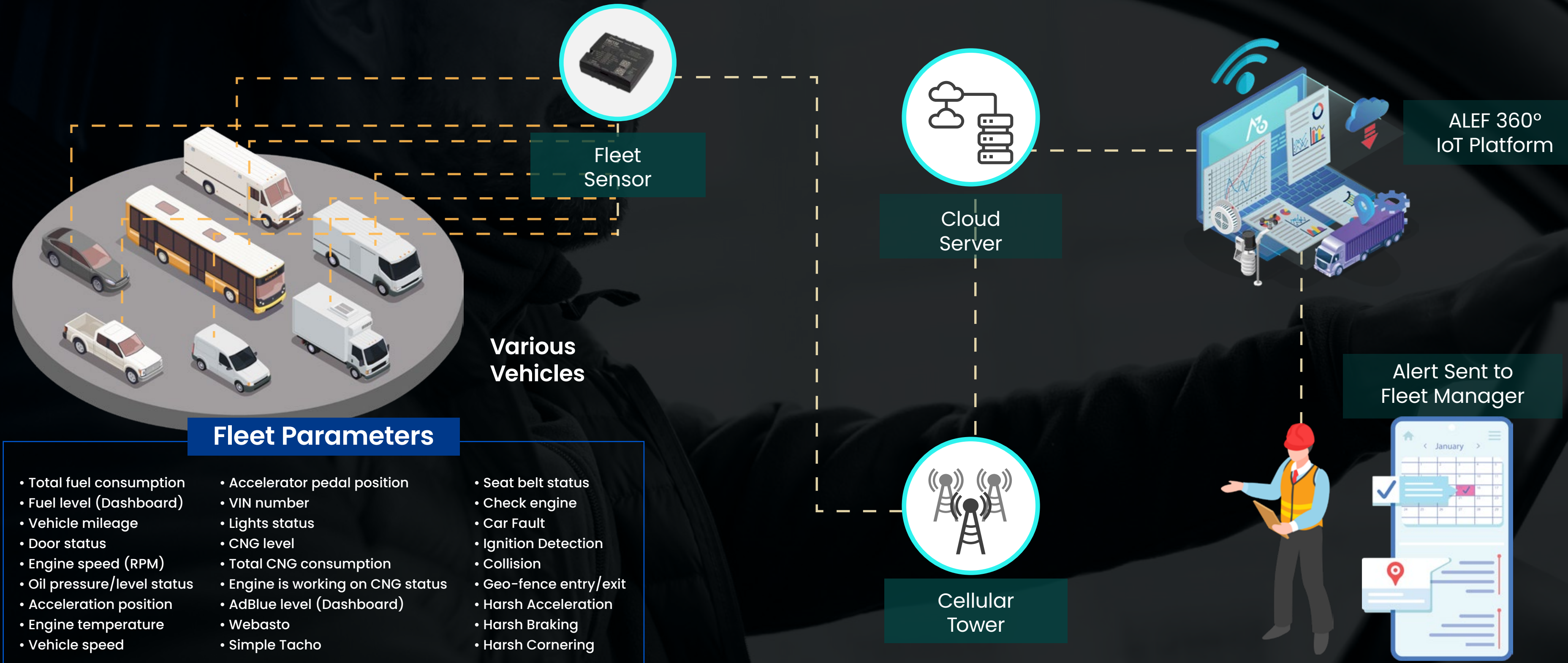
- Panic Button
- Rechargeable Battery

Workforce Application

- Security Patrols
- High-Risk Areas
- Utility & Field Technicians
- Mining & Oilfield Workers
- Firefighters in Hazard Zones
- Field Responders

Fleet Management

Seamless Tracking. Smarter Decisions.



Connectivity



- ### Fleet Parameters
- Total fuel consumption
 - Fuel level (Dashboard)
 - Vehicle mileage
 - Door status
 - Engine speed (RPM)
 - Oil pressure/level status
 - Acceleration position
 - Engine temperature
 - Vehicle speed
 - Accelerator pedal position
 - VIN number
 - Lights status
 - CNG level
 - Total CNG consumption
 - Engine is working on CNG status
 - AdBlue level (Dashboard)
 - Webasto
 - Simple Tacho
 - Seat belt status
 - Check engine
 - Car Fault
 - Ignition Detection
 - Collision
 - Geo-fence entry/exit
 - Harsh Acceleration
 - Harsh Braking
 - Harsh Cornering

Fleet Management Application

Fleet Tracker
Product Code: FMT-F13-016

Battery: 170 mAh Li-Ion, 3.7 V
Dimension: 65 X 56.6 X 20.6 mm
Weight: 55g
Operating Temperature: -20°C ~ 40°C
IP Rating: IP41
Sensors: Accelerometer

Powered with Backup Battery

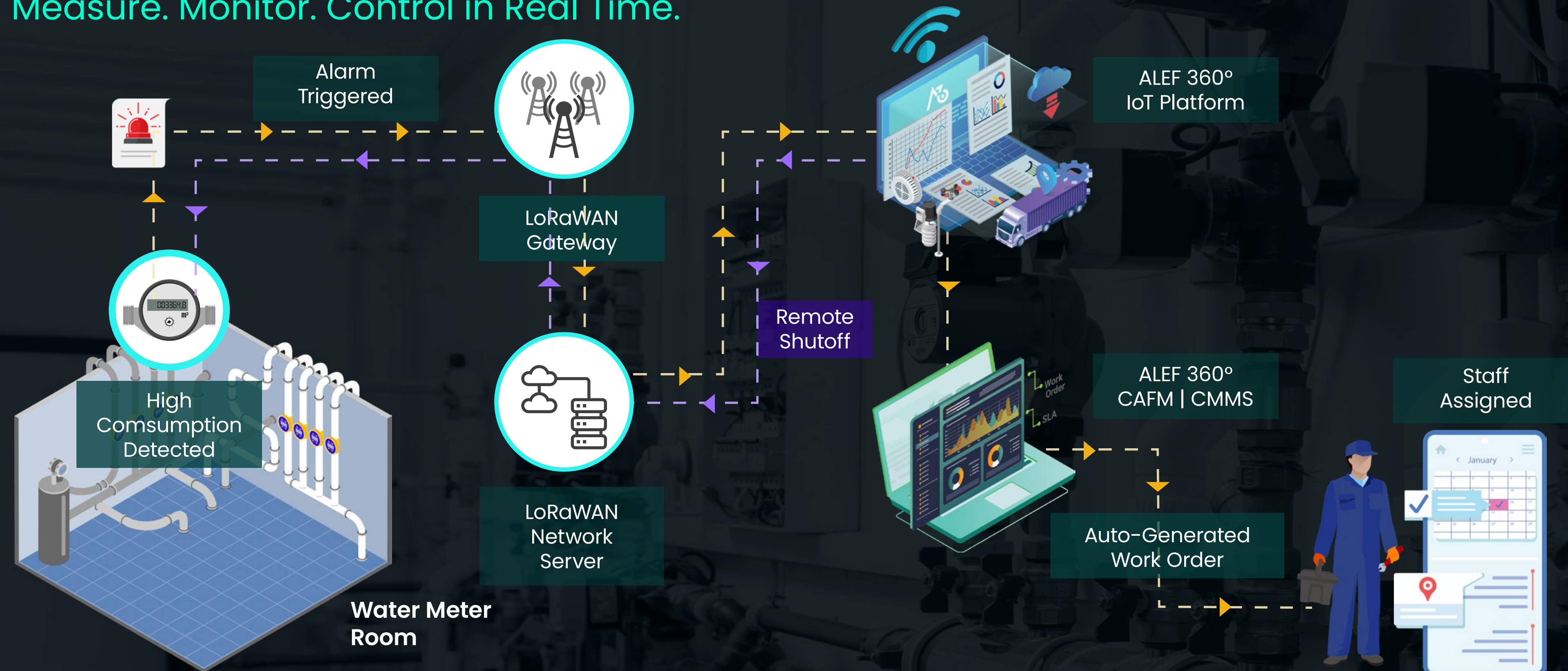
- Enterprise Fleet
- Car Rental Vehicles
- Farm Machinery
- Construction Machinery
- Cold Chain Trucks
- Airports Operations

Key Platform Features:

- Real-time Vehicle Tracking
- Driver Behaviour & Scoring
- Fuel Consumption
- Maintenance Management
- Dispatch Management

Water Metering Management

Measure. Monitor. Control in Real Time.



Key Platform Features:

- Monitor Water Consumption
- Automated Work Order Creation via Integrated CAFM | CMMS
- Real-time Notifications on Abnormalities
- Remote Water Meter Shutoff via IoT Platform
- View Billing Through Consumption Analysis

Smart Water Meter
Product Code: WDN-LORX-033

sigfox LoRaWAN NB-IoT

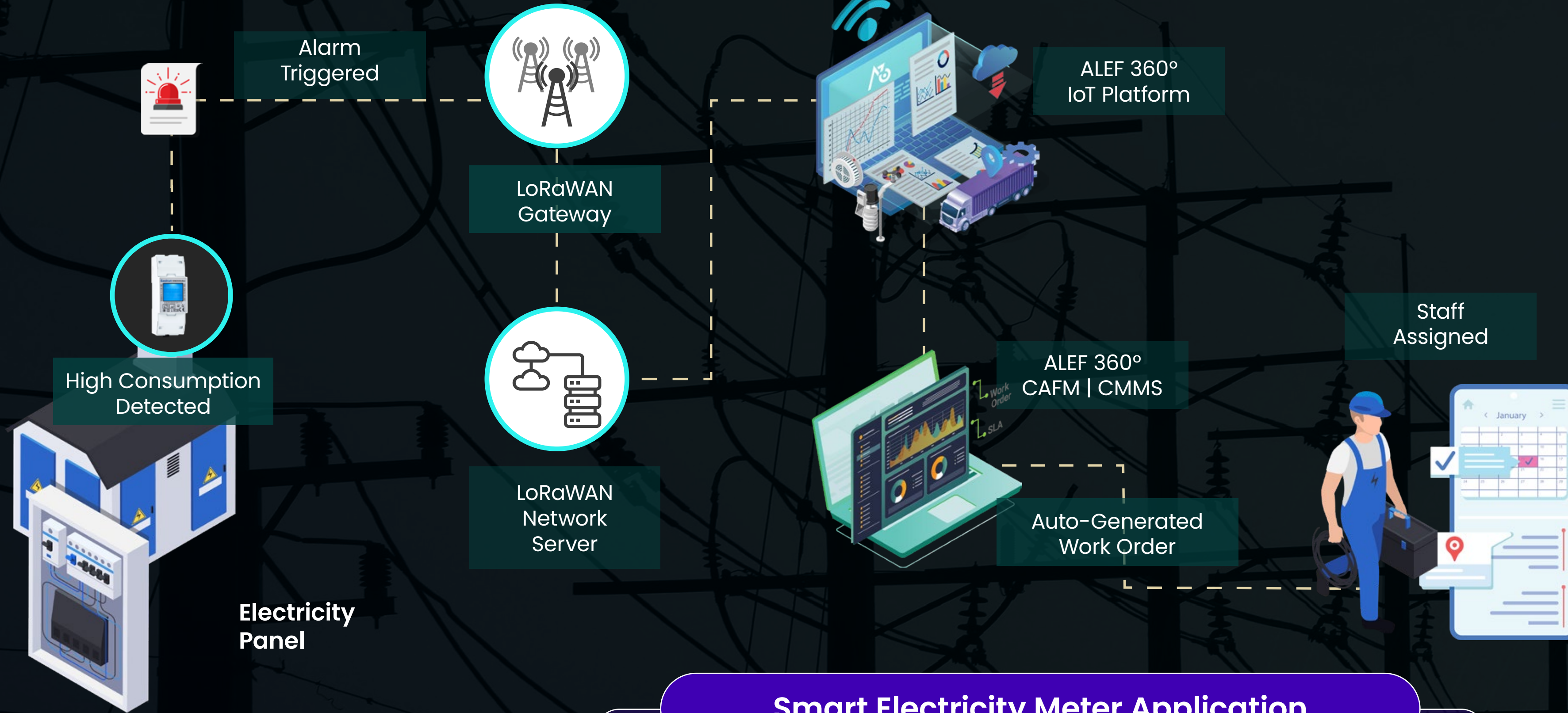
Up to 10 years

Sustainable Water Metering Management

- Commercial Real Estate
- Residential Complexes
- Industrial Facilities
- Retail & Malls

Smart Electricity Metering

Track, Compare & Reduce Consumption.



Key Platform Features:

- Monitor Electricity Consumption
- Automated Work Order Creation via Integrated CAFM | CMMS
- Real-time Notifications on Abnormalities
- View Billing Through Consumption Analysis
- Track carbon output from usage.

Power Meter Three Phase
Product Code: EM3-LORX-039

LoRaWAN

Three phase 1/5A current transformer operated

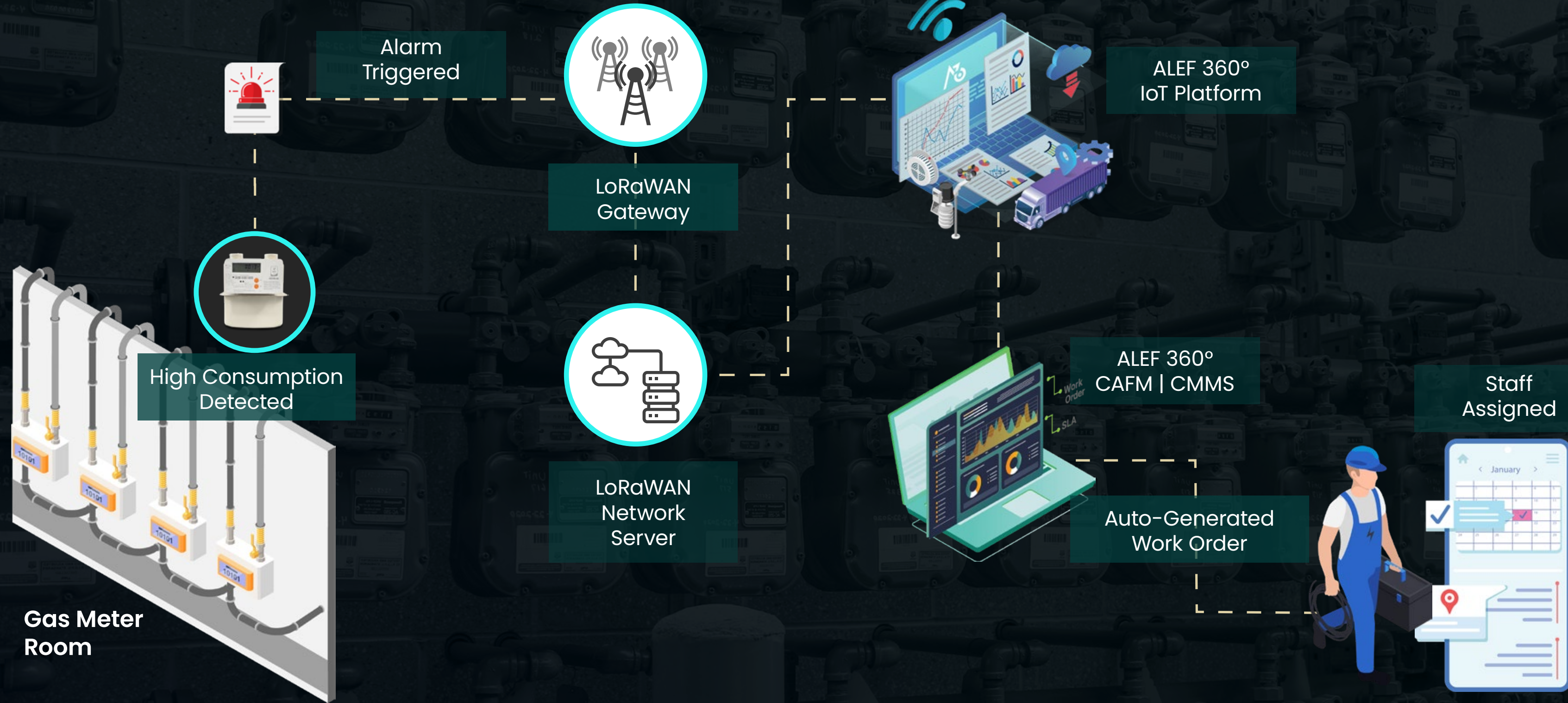
Smart Electricity Meter Application

- Commercial Real Estate
- Residential Complexes
- Industrial Facilities
- Retail & Malls

CAFM + IoT

Smart Gas Metering

Real Time Visibility into Gas Systems



Key Platform Features:

- Monitor Gas Consumption
- Automated Work Order Creation via Integrated CAFM | CMMS
- Real-time Notifications on Abnormalities
- View Billing Through Consumption Analysis

Gas Meter
Product Code: GDN-LORX-051

sigfox
 LoRaWAN
 NB-IoT

- Smart Meter Reading
- Remote Valve Control

Smart Gas Meter Application

- Commercial Real Estate
- Residential Complexes
- Industrial Facilities
- Retail & Malls

Why BMS alone **fails** at scale?

❖ **Islands of Monitoring**

Each building has a BMS operator clearing alarms with no link to maintenance. ALEF 360° CAFM|CMMS connects every building and gives one command and control view for the entire portfolio.

❖ **Data Point Chaos**

Field teams name BMS Data points ad hoc and only graphics reveal what is what. With native mapping to CAFM assets and spaces every point is readable and comparable across sites.

❖ **SLA that starts Late**

Tickets begin only after a phone call. With integration timers start on detection and escalations run automatically with a full audit trail.

❖ **Decisions without Data**

PPMs follow calendars not condition. With integrated trends runtime and fault history maintenance plans and replacements are driven by evidence.

❖ **Control Room Dependency**

Mismatched data across systems creates confusion and duplication.



Native Building **Systems Sync**

❖ Proactive Over Reactive

Issues are detected and assigned before anyone calls the helpdesk. Less downtime and fewer escalations.

❖ Hands Free Monitoring

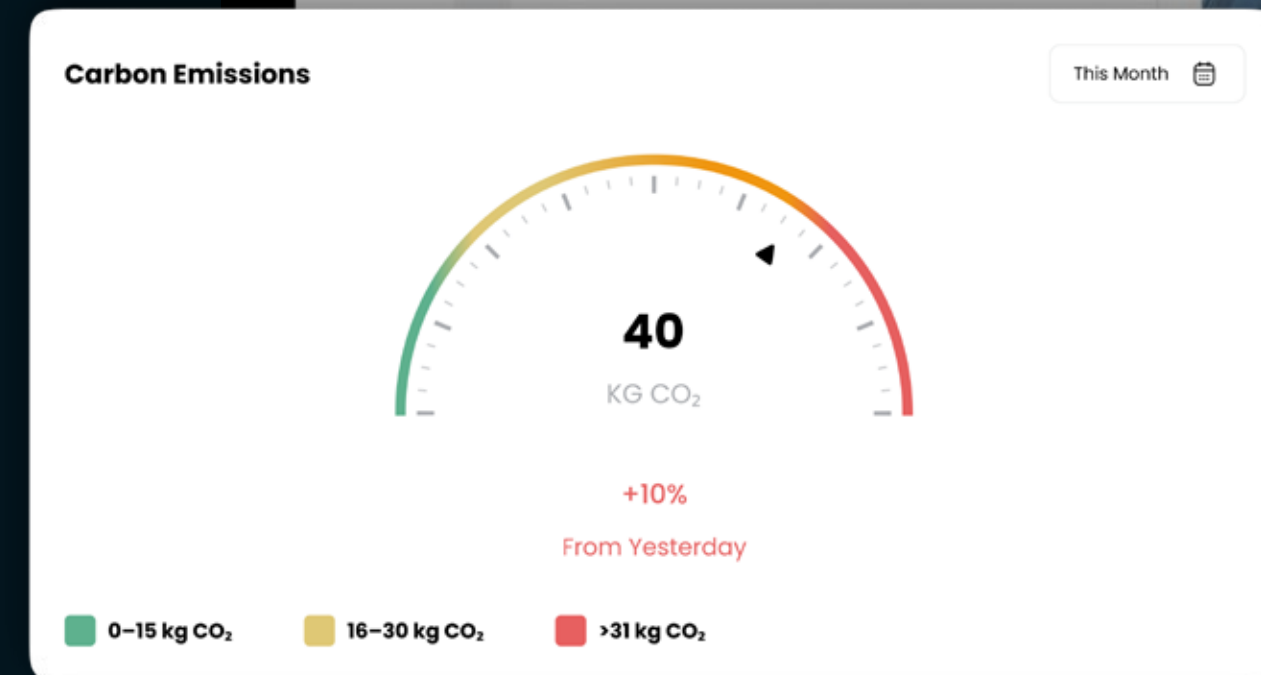
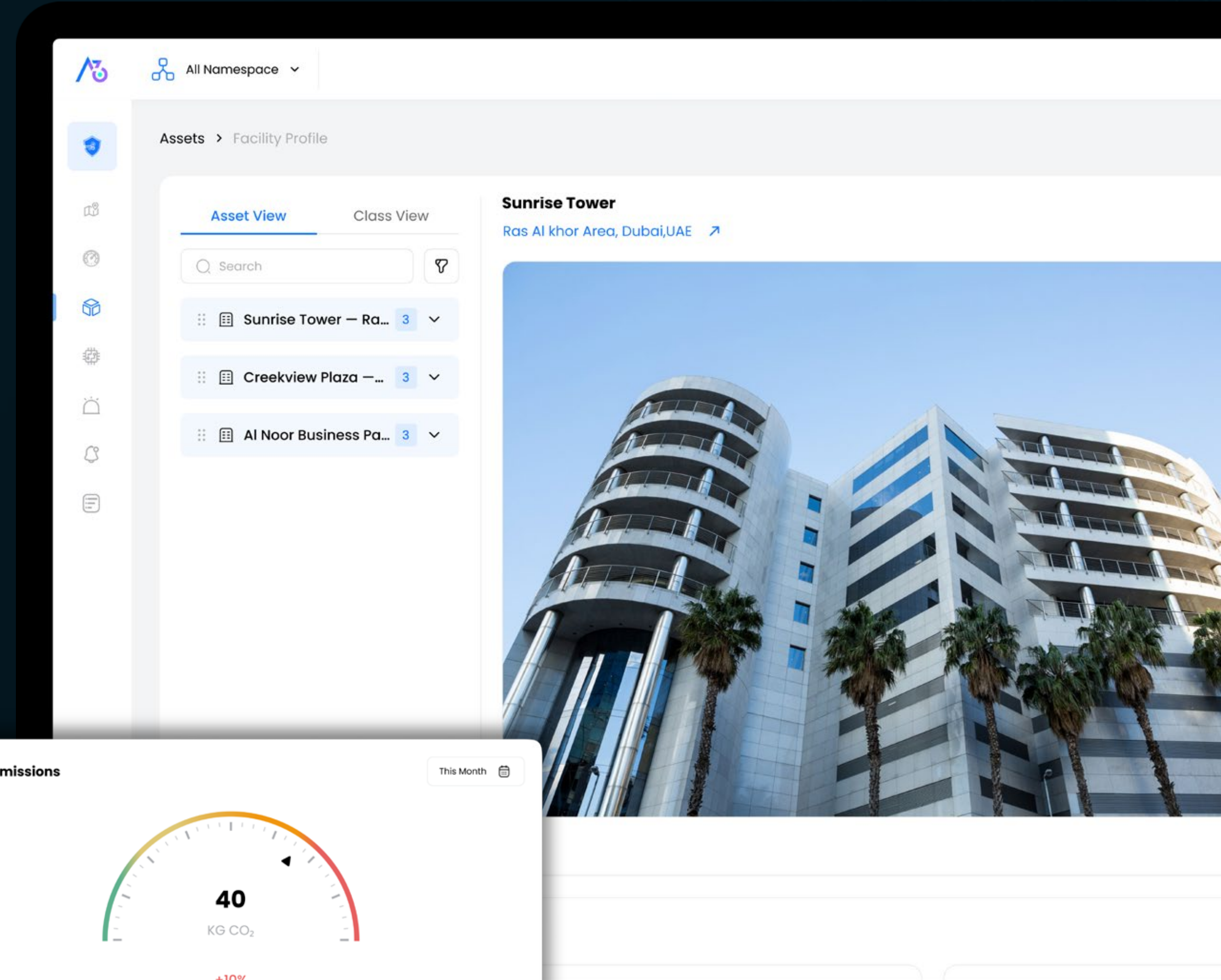
Building alarms trigger dispatch without phone calls or forms.

❖ Root Cause in Hand

Technicians see live iBMS values trends and last faults on mobile to find root cause fast.

❖ Improve Tenant Satisfaction

Temperature, humidity, CO₂, and kWh trends drive actions not reports. Improve occupant experience while cutting waste.



ALEF 360° as a Complete IWMS Platform

❖ ALEF 360° CAFM

Work order automation, preventive/ reactive maintenance

❖ ALEF 360° Asset Management

Asset lifecycle tracking, downtime monitoring, space analytics, inventory control

❖ ALEF 360° IoT

Environmental & energy monitoring, space booking, predictive alerts

❖ ALEF 360° iBMS

HVAC/ lighting/ fire system integration, rule-based automation, dashboards

❖ Compliance Tools

Lease management, ESG monitoring, workflows, AI-enabled mobile technician app



ALEF 360° IWMS

Functional Capabilities by Module



IWMS Functional Area	ALEF 360° Modules Involved	Description
Maintenance Management	CAFM/CMMS, Asset Management, IoT, iBMS	Automates work orders, monitors SLA and downtime, triggers predictive alerts and alarms.
Asset Lifecycle Management	Asset Management, IoT	Tracks lifecycle from procurement to disposal with real-time condition monitoring.
Space Management & Occupancy	Asset Management, IoT	IoT manages occupancy & booking; Asset Management provides space analytics and optimization tools.
Environmental Monitoring & Sustainability	IoT, CAFM	IoT tracks air quality; CAFM logs data and generates ESG compliance reports.
Energy & Utility Management	IoT, iBMS	IoT handles metering; iBMS connects to BMS for energy trend insights and system control.

ALEF 360° IWMS

Functional Capabilities by Module



IWMS Functional Area	ALEF 360° Modules Involved	Description
<p>Lease & Contract Administration</p>	<p>Asset Management</p>	<p>Centralizes contracts, sets renewal alerts, supports multi-site lease management.</p>
<p>Compliance & Workflow Automation</p>	<p>CAFM</p>	<p>Customizable approval chains for work orders by type, value, and facility.</p>
<p>Building System Automation & Control</p>	<p>iBMS</p>	<p>Direct BMS interaction for automation rules and equipment command execution.</p>
<p>Visualization & Operational Intelligence</p>	<p>iBMS, IoT</p>	<p>Equipment dashboards, live status, trend graphs, and actionable insights across facilities.</p>

Key Market Challenges in Sustainable Real Estate

❖ Difficulty Maximizing Asset Value

Without wellness and sustainability features, properties risk lagging competitors and losing valuation.

❖ High Tenant Churn Risk

Occupants increasingly demand healthier spaces; failure to meet expectations drives turnover and rent stagnation.

❖ Unclear ROI on Sustainability Investments

Current certification models are costly, slow, and don't consistently translate into higher rents or lower lifecycle costs.

❖ Pressure to Demonstrate ESG Alignment

Boards and investors expect visible sustainability and wellness initiatives; failure to show progress harms reputation and access to capital.

❖ Compliance Burden and Risk

Tightening regulations (Dubai Municipality, Estidama, MOCCAE, WELL, LEED, etc.) increase costs and expose asset owners to fines and reputational damage if unmet.



FMSP's in the Sustainability Era

How FM companies can't stay competitive in sustainability-driven operations.

❖ Competitive Differentiation

Technology-led sustainability is a key winning factor in next-gen RFPs.

❖ Proof of Delivery

Clients increasingly ask for hard data, not just reports; FMSPs need IoT-driven evidence of service quality.

❖ Stay Relevant

Without digital adoption, providers risk being outcompeted by tech-enabled entrants.

❖ Sustainability Expertise

Must integrate green ops, IAQ monitoring, energy efficiency into service scope to meet client and market expectations.

❖ Market Positioning

Being seen as a trusted sustainability partner strengthens renewals and long-term contracts.



Disrupt X

ALEF 360° iBMS
Optimizing Building Operations with Data-Driven Results

ALEF360°
powered by Disrupt X

Disrupt X

ALEF 360° IoT
Real-Time Visibility and Control Across Your Connected Assets

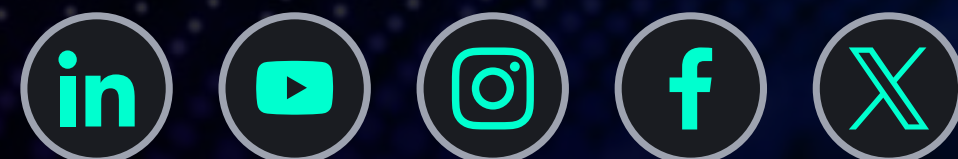
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Extend Your Capabilities with ALEF 360° Modules

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Advanced Fleet Control for Modern Operations

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