

*Vision*



Our Property & Facilities  
Management Philosophy

**"Consider it Done!"**



## Lynx's Story

Lynx has been offering diverse property services in the MENA region for two decades and it was a project development mandate in 2004 for a golf-course resort in Cyprus, and the resulting need to manage the resort, that led to the birth of Lynx Facilities Management. With the founders' winning combination of zeal for best-practice with savvy for getting top value, the company swiftly grew and caught the eye of such high-standard clients as NAAFI, the British Navy, Army and Air Force Institute.

It is within this framework that Lynx developed their Asset Management services in Beirut Lebanon and is rapidly becoming a key player in the market.

**Lynx is proud to be known for our high quality outcomes, respected for our acumen, and trusted for our integrity.**

# How do we do it?

## Never satisfied with the “Status Quo”

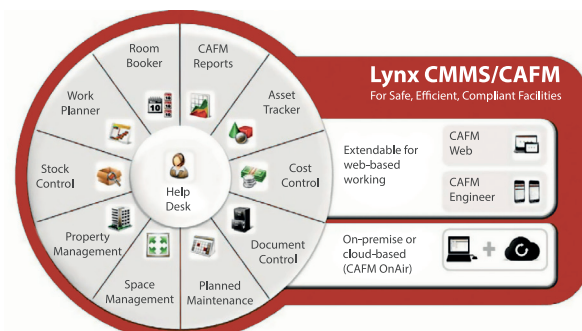
Being good at what we do is not enough for Lynx; we are constantly innovating, learning, flexing with changing times and market demands, pushing up the benchmark for standards, and generally seeking cost effective solutions and dynamic perfection in everything we do.

## The building blocks for success

At the forefront of our operation is our vibrant and inspirational team of engineers, technicians and administration staff, dedicated to realising the vision of Lynx by being the best in the market. Behind the scenes we have invested in leading-edge technological and operational solutions. And to make sure we have our fingers on the pulse our IT department is constantly looking for innovations to improve the efficiency of services rendered.

## What sets Lynx apart?

Optimally functioning assets are the backbone to any business and Lynx takes this tenet one step further. Every one of our team members is motivated and engaged to see things from your perspective. It is our responsibility to learn what you deliver to your customers and how you do it in order to actively introduce creative Facilities Management solutions to enhance your customer experience. **At Lynx our mission is to work on your behalf to such an extent that you will consider us an integrated and valued part of your team.**



## The right man for the job

Ever had a plumber fixing your electrics? With Lynx you can be sure that the only person working on your equipment is a specialized and highly trained technician, using the CMMS to analyze data and with Engineering support at an arms length for sophisticated systems.

## Agile, honest and exacting

When it comes to procurement, we at Lynx pride ourselves on being a nimble and knowledgeable procurer of facility services whilst always being scrupulously honest in our contracting role. Equally we demand performance from our subcontractors to meet our expectations. Emergency planning is second nature in our daily business so planning for continuity in a disaster is customary.

## “Consider it done!”

Our motto says it all; we aim for you to have peace of mind with Lynx knowing that challenges will be overcome in the fastest and most efficient way to your greatest benefit and least cost.

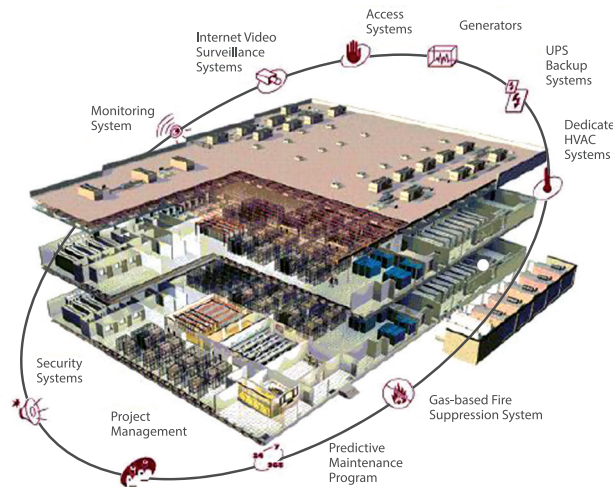
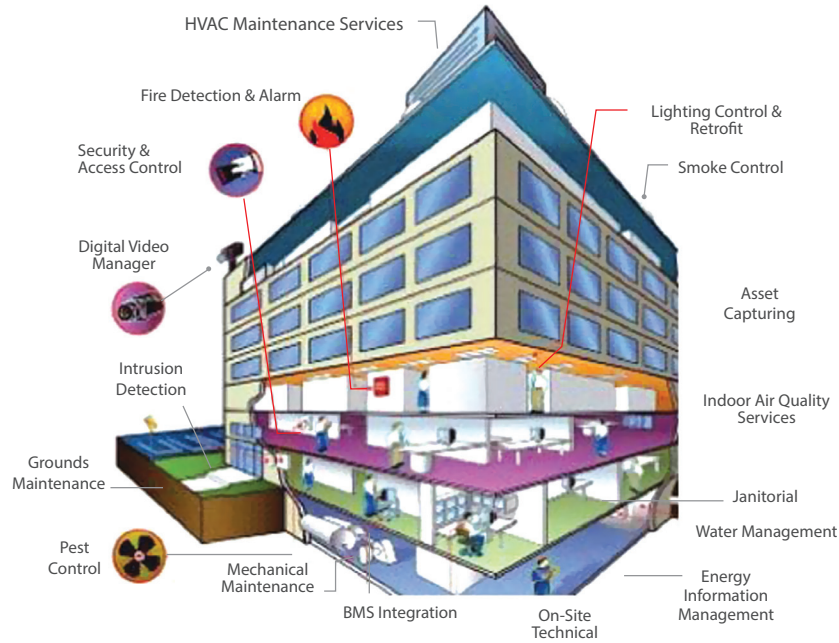
## What our clients say

***“In my opinion, working with Lynx, whether related to response time – quality of service – communication/reporting – project management and management of work orders, all fall under one parameter: Professionalism.”***

***“From the bottom up ground to the back office, your team is one great team.”***

# The Lynx technique

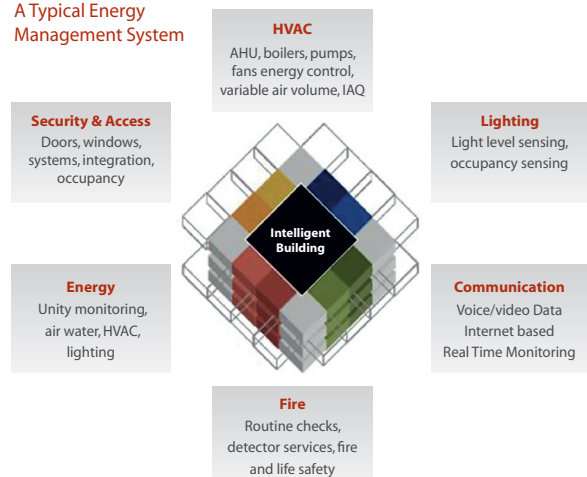
Linking people, expertise, resources, and technology to make a difference to you.



## Asset & Facility Management

<b>Strategic Management</b>	<ul style="list-style-type: none"> <li>- Strategic Facility Planning</li> <li>- Quality Management System</li> <li>- Sustainable Development Planning</li> <li>- Change Management</li> <li>- Facility Operational Planning</li> <li>- Safety &amp; Health Program</li> <li>- Environmental Planning</li> <li>- Risk Management</li> </ul>
<b>Operation and Maintenance</b>	<ul style="list-style-type: none"> <li>- Information &amp; Communication Technology (ICT)</li> <li>- Building Maintenance Management (BMM)</li> <li>- Security and Safety, Health &amp; Environment (SSHE)</li> </ul>
<b>Tactical Planning</b>	<ul style="list-style-type: none"> <li>- Asset Management Information System</li> <li>- Risk Identification, Assessment &amp; Control</li> <li>- Asset Performance &amp; Condition Monitoring</li> <li>- Operational Control - Procedure &amp; Process</li> </ul>

## A Typical Energy Management System





## Our Services

### **Property Management, Managing your property or portfolio**

Our experienced and passionate team takes care of all the operational, financial and compliance aspects of managing your property with an investment strategy. We thrive on close client-interaction and consider it key to the success of any property management arrangement. We cover the following: **Rental Management, Committee Management, Budgeting, Accounting, Condition reporting, Maintenance and Hotline.**

### **Hard Facilities Management & Engineering Services, Cost effective solutions**

Our team of highly-experienced technicians & engineers deliver mechanical and electrical planned preventative maintenance (PPM) and reactive maintenance services with value engineering in mind. Our breadth of experience in hard services along with our CMMS/CAFM allows us to deliver efficient, innovative, safe and cost-effective solutions for all your needs covering: **MEP, HVAC, BMS controls, Asset Capturing, Fire Alarms, Electrical testing, and Energy efficiency services.**

### **Soft Facilities Management Services, Integrated solutions**

Lynx has extensive experience in delivering soft facilities management services, enabling clients to concentrate on their core business safe in the knowledge that everything is

being taken care of. With one point of contact at Lynx, services are provided individually or as part of an integrated solution covering: **Janitorial, security, FM helpdesk, front of house, pest control, and grounds maintenance.**

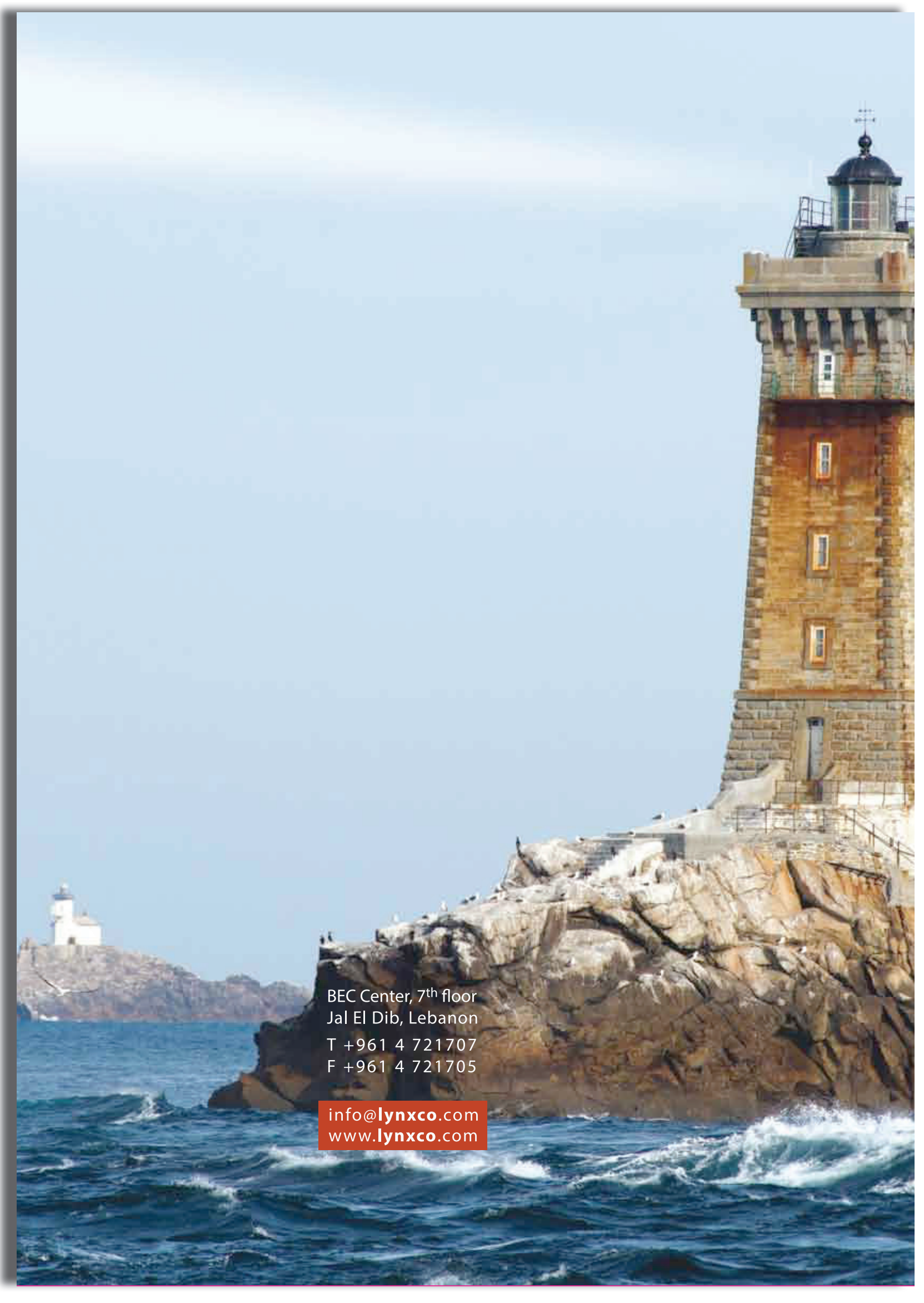
### **FM and Consultancy**

The essence of facilities management is the integration of processes and scope which improve the effectiveness of the clients' core business. With this in mind, we assume the role of **outsourced property consultant** and tailor our services to suit your needs. For projects on the drafting table, we review design from an FM perspective, devise an FM and Energy philosophy and structure FM budgets that are market-driven.

### **Project Management, Fit-out Works.**

Lynx has a dedicated team of specialists to carry out a variety of works embracing everything from redecorating to large scale projects such as electrical panel installation, total rewiring, boiler overhaul, and complete building fabric repair and renovations.

**Fit-out works and renovations** are a regular concern of our business and our team prides itself in delivering high standard and competitive work from the first time.



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