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ABOUT US

Swaidan Engineering & Consultancy commenced business in 1999 under the registration number 16236 dated 04-01-1999 in Saida.

The company is headed by a directors council formed by Engineer Hasan Swaidan & Mrs. Azza Farhat

Since its establishment, the company has provided its clients with the best different engineering studies and services for the public and the private sectors in urban design, surveying studies and roads design, property development also in infrastructure and its similar domains in project management and execution, due to company's general manager and its team work and company's collaborators with their different majors.



VISION & GOALS



Vision

Our team possesses deep and accurate knowledge about the requirements of the local market in terms of development and improvement through engineering studies and investments within the real estate sector. This Knowledge meets the diverse needs of our clients and guarantees achievements of the highest quality within the right cost.

Therefore, it was one of our advanced vision, that have been achieved, to start preparation of database and computerized information network for surveying maps, cadastre, and design guidelines for areas and their parcels and also determination of ownership of land and properties in a way that an immediate identification can be reached via computers & leads to delivering the right and quick opinions/answers to the sites in questions.

Our Goals

The most prominent goals that swaidan engineering is working to achieve through various works on the lebanese territory:

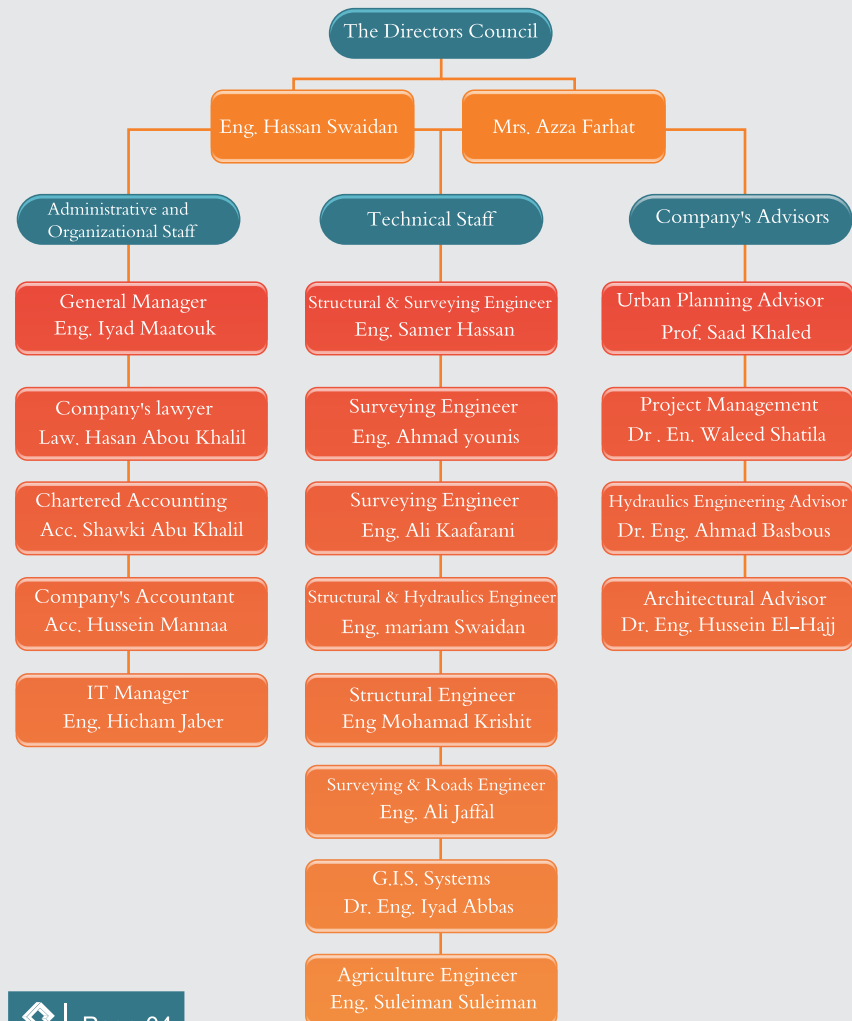
- Working to serve their customers in a professional and honest way to satisfy their expectations and aspirations of the project that are spending their money for the investment and thus development .
- Establishing fixed rules of trust, cooperation and understanding on scientific grounds with the various Official departments concerned on the approval of engineering studies
- Promoting company's staff with the best innovations and new technologies of surveying engineering to bring the best and most accurate results at various levels dealt with engineering studies.

TEAM

Our Team

The company steams its value from its permanent administrative and technical staff who are specialized in various engineering disciplines. In addition, it is possible, when needed, to support the company with the required expertises to fulfill high standard and perfection works.

-The following are the names and terms of reference of the administrative, technical and advisory support team within the company:an immediate identification can be reached via computers and leads to delivering the right and quick opinions/answers to the sites in questions.



EQUIPMENTS

Office Equipments

Equipment Type	Equipment Name	Quantity
Servers	HP Proliant ML 350 G6	2
Computers	Dell optiplex	6
Laptops	Dell Inspiron	2
	Dell XPS 15Z	1
	HP Pavilion dv8	1
Printers	HP Officejet pro 8500	2
	HP Officejet 7000 Wide Format	2
	HP DesignJet T770	1
	HP DesignJet1050C	1
	Toshiba ES282	1

Software

Software Type	Software Name
Surveying Software	Land Desktop 2009
	Autodesk Civil 3d 2011
	Prolink 1.15
	Arc GIS 9.3
	WaterCad v8i
	StormCad Sewer v5.6
	Microstation v8i
	Google Earth Plus Pro v6
Drawing Software	Autodesk Autocad 2010/2011/2012/2013
Accounting Software	Dolly Software
Graphics Software	Adobe Photoshop CS6



Surveying Equipments

Equipment Type	Equipment Name	Quantity
G.P.S	GSR 2700/2600	2 base + 5 rover
Total Station	Sokkia	4
Laser Level Machine	Sokkia	2

PROJECTS

Evolved Swaidan Consulting and engineering studies through the years of experience through the completion of the list of important projects at the level of Lebanon. Mention the most important projects completed as follows:

- 1 - Private Sector Projects
- 2 - Public Sector Projects
- 3 - Roads Engineering Studies
- 4 - Surveying projects
- 5 - Parcellation Schemes
- 6 - Latest Project



PROJECTS



Private Sector Projects

- * Parcellation Scheme of lots number 1811,1812,1638,1647,1648,2019 & 1956 of Al-Abbasiyi area at Kaza of Tyr(Around 60,000 m2)
- * Al Mishrif of Tyr Project, Burj Al Shamali Area-Al Hosh at Kaza of Tyr, Al Nadi Street, Parcellation Scheme (Around 100,000 m2)
- * Al Mansour Development project (Majdel Zoun, Jib Swaid) at Kaza of Tyr, Subdividing & Adding Lots Numbers 1307,1308,1309 and parcellation of Lot number 1298 (Around 500,000 m2)



PROJECTS



Private Sector Projects

- * Parcellation Scheme of Lots numbers 1 & 465 of Kawthariyi Area at Kaza of Saida (Around 700,000 m²)
- * Parcellation Scheme of Lot number 49 of Nakoura Area at Kaza of Tyr (Around 241,000 m²)
- * Parcellation Scheme of Lot number 23 of Burghuz Area at Kaza of Hasbaya (Around 135,000 m²)

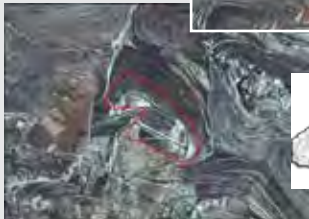


PROJECTS



Private Sector Projects

- * Parcellation Scheme of Lots Numbers 645 & 23 of Maaroub Area at Kaza of Tyr (Around 116,000 m²)
- * Parcellation Scheme of Lots Numbers 624 & 135 of Burj AlShamali Area (Al Ramali) at Kaza of Tyr (Around 110,000 m²)
- * Parcellation Scheme of Lots Numbers 3146 & 1647 & 280 of Abbasiyi Area at Kaza of Tyr (Around 65,600 m²)



PROJECTS



Private Sector Projects

- * Parcellation Scheme of Lot Number 59 of Burj AlShamali AlHawsh Area at Kaza of Tyr(Around 60,000 m2)
- * Parcellation Scheme of Lot number 17 of AlKatrani Area at Kaza of Jizzine(Around 30,000 m2)
- * Parcellation Scheme of Lot number 66 of Shbeil Area at Kaza of Jezzine(Around 30,000 m2)
- * Parcellation Of Lot number 19 of AlKatrani Area at Kaza of Tyr(Around 23,000 m2)

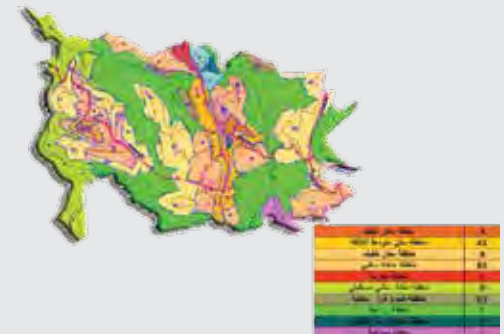
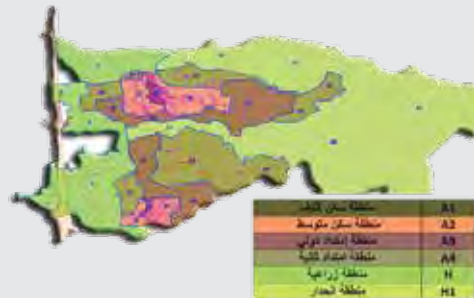


PROJECTS



Public Sector Projects

- * (2002) Participating as a Join-venture in Re-planning the city of Tyr.
- * (2003) Enhancing the master plan of Klayle & Hinniyyi region.
- * (2003) Enhancing the master plan of Ramadiyi & Kana region.

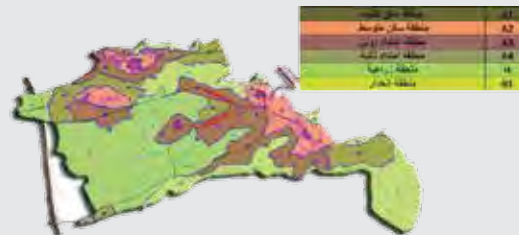
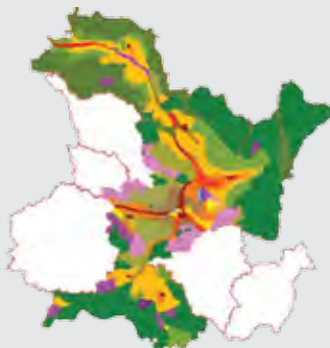


PROJECTS



Public Sector Projects

- * (2003) Participating as a Join-venture in re-planning the city of Nabatieh and its vicinity.
- * (2003-2005) Enhancing the master plan of Deir Kanoun Raes Al Ain & AlShaetiyi & AlKanisa region.
- * (2006) Preparing master plan Enhancement of Batoulay region at Kaza of Tyr.

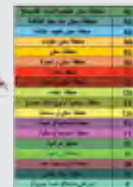
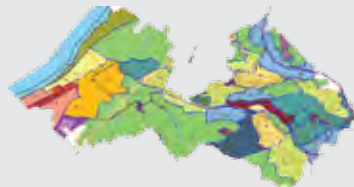
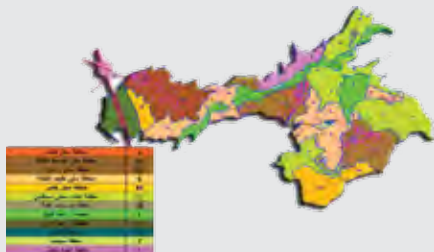


PROJECTS



Public Sector Projects

- * (2006) Preparing master plan Enhancement Study for Ain Baal & Hanaway region at Kaza of Tyr.
- * (2006) Preparing master plan Enhancement for AlAbbasiyi region at Kaza of Tyr.
- * (2009) Enhancing the master plan for Burj AlShamali at Kaza of Tyr.

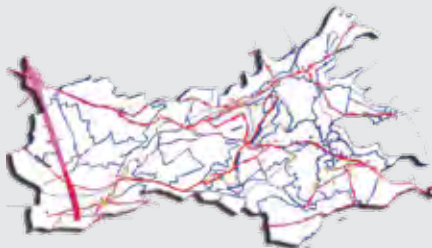


PROJECTS



Roads Engineering Studies

- * (2007-2009) AL Haoush-Kana-Tebnin Roads rehabilitation Project (Around 25 km)
- * (2012) Kana and its environs Roads.



PROJECTS



Surveying projects

- * Determination & Liberation works of AlTiry region at Kaza of Bint Jubeil.
- * Defining the propriety lines of Tebnin region at Kaza of Bint Joubeil.

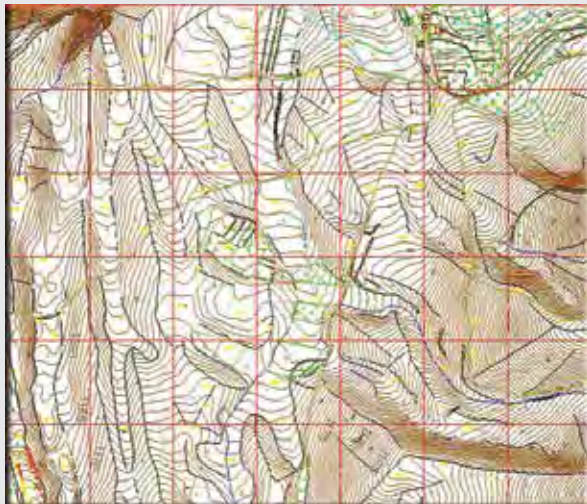


PROJECTS



Parcellation Schemes

- * Parcellation Schemes of Younine Region at Kaza of Baalback.



PROJECTS



Latest Project

- * Urban Design Editing For A Large Lot-Part of Al Delhamiyi Area-Dibbiyi Real estate (Area 3,529,502 m²)
- * Parcellation Scheme of Lot number 3341 from Delhamiyi Area at kaza AlShouf (Around 682,340 m²)
- * Parcellation Scheme of Lot number 233 of Delhamiyi Area at kaza AlShouf (Around 1,085,720 m²)



PROJECTS



Latest Project

* Urban Design Editing For A Large Lot-Part of Al Delhamiyi Area-Dibbiyi Real estate (Area 3,529,502 m2)

Wide-area aside from Al Delhamiyi real estate, extending from the coastal area along the south highway to the upper highlands bordering the Damour area real estate and the other side along Dibbiyi town. The total area of the 69 Lots that compose the wide main lot is 3.529.502 m2.



The project has been designed and the natural places has been analyzed and monitored to discover all its properties, using the latest technologies and equipments.

Main Road path (main artery) of the project was specified which runs through the entire area between project's entrance and exit in the direction of AlDibbiyi town, so that the roads network with all its internal and external loops is completed with its ramifications and its secondary roads and other subsidiary.

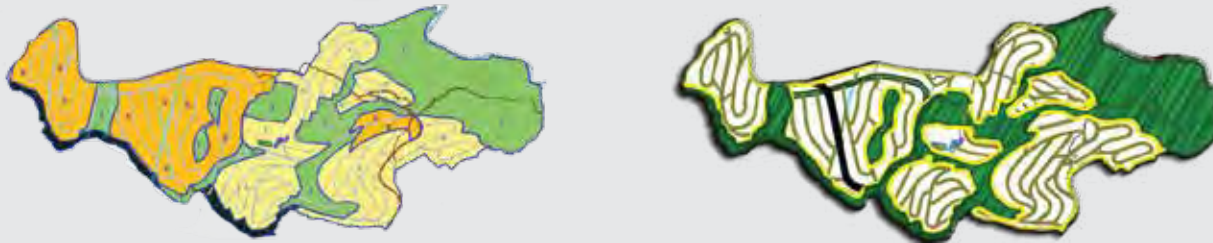
The whole picture will not be completed except with the relationship that the roads network spun with the urban areas(particularly residential) located in a great form between the tender green spaces surrounding all its five residential areas from all sides

PROJECTS



Latest Project

Orchestrating an unprecedented similar parcelling project, this project has been allocated by 40% of green areas and roads, not to mention also the green bar areas along the wide roads, so that greenery become the main feature of the project and one of the most important regulatory advantages; From here was its proposed name "Green Hills".



With the completion of the general guiding design, project's parcelling schemes was launched approaching the guiding design parameters, coherent and harmonious with the natural environment, presenting a number of lots ready for construction investment basing on precise technical specifications.

As the Environment protection law no. 444\2002 was enacted in year 2000 which said to prepare the environmental impact study E.I.S. for each development & investment project that will have some effects on the environment which embrace it from everywhere, this aspect must be studied by an office of special studies which is approved by the ministry of environment.

PROJECTS

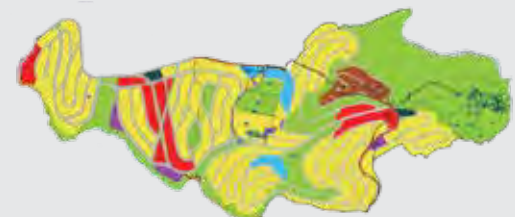
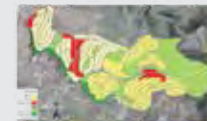
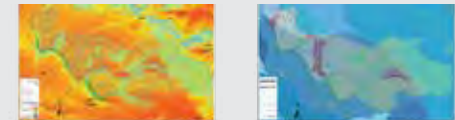
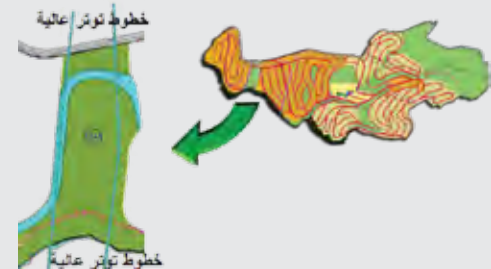


Latest Project

One of the recommendations of the E.I.S. was to not to develop residential areas between the high-voltage lines in that region, and it was taken into consideration in the parcelling draft.

Within the framework of the completion of the region's natural features, winter water lanes, the average of the sun exposure on each zoning lots, lots tendency, and the lots altitude, were identified for the whole project using the Geographic Information System G.I.S. where it was taken in account in the general guiding design and therefore in the parcelling of all types of lots.

A beautiful contours of design guideline was born from the organizational structure, which in turn classified areas and select land use, between residential, mixed residential and commercial, along with the sprawling greenery with its all uses, in addition of customization of some locations to attract educational, cultural, recreational, hospitalization and administrative...



PROJECTS



Latest Project

* Parcellation Scheme of Lot number 3341 from Delhamiyi Area at kaza AlShouf (Around 682,340 m2)

The proposed large lot to be parcelled, takes a wide gateway for it through a local road going towards some existing built properties in the region, where emanates from it a main road with 18 meters width that form the arterial road and one of the main components of the road network for the project. From it ramify veins road that pumps life in the parcelled real estates centered on the sides of these roads.

This main road goes through the main big lot, some paces in a centered way and other places in sides way, where it meets another major road with 22 meters width forming together a harmonious duet to accomodate major traffic flow and the activities based upon it in region scale in general and the proposed lot to be approved in particularity.

The geographical location of the lot occupies a welcomed entrance of its compliment real estate group when its order is completed, Apparently integrated with the same hand woven ties of its components in a harmonic way, which are the parcelled lots centered arround roads network and the green area spaces infiltrating them with balance and moderation which form 17% of lot's total area without counting of the roads and service roads percentage which is 16% , for a total 33% In excess of the ratio adopted in similar projects which is 25%.



PROJECTS



Latest Project

* Parcellation Scheme of Lot number 233 of Delhamiyi Area at kaza AlShouf (Around 1,085,720 m²)

Parcellation scheme of lot number 233 of al delhamiyi area is the second phase of the whole parcellation project and it came after the first phase (parcellation scheme of lot number 3341), with an area of 1.085.720 m².



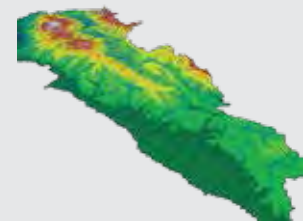
Services

Services

Swaidan Company is committed to offer a range of engineering services related to Land Surveying, Roads, Property Development and Urban Planning through the use of latest technologies in our era from GNSS instruments to Total Station and analyzing data by employing dedicated advanced software.

The key services provided by our company are in the following areas:

- * G.I.S.
- * SURVEYING ENG.
- * URBAN DESIGN
- * REGIONAL PLANNING
- * CADASTRAL DEVELOPMENT



Services

G.I.S.

Swaidan engineering and consultancy provides systems integration and services to federal and local government and private institutes and companies.

We provide you an unparalleled level of support to large, complex projects, using the most advanced and recent technologies in GIS and IT solutions.

The G.I.S. guiding you to integrate your projects beginning with a paper map, ending with an advanced programming user and experts interfaces, which help you to acquire, inter, manipulate and share your spatial or relational data in easily, accuracy, friendly and completed ways.

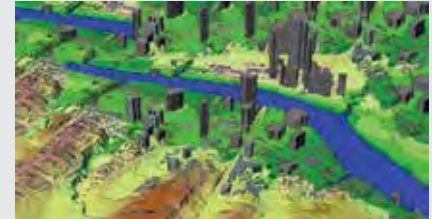
Without forgetting the advanced of database technologies, either in GIS projects and database - based application... so you can get all benefits from enterprise databases technologies and GIS technologies, to get the integrated solution for your company.

Swaidan engineering and consultancy have important expertise in this field through its expert team of GIS experts, GIS applications developers, IT engineering, civil engineering, earth imaging, image processing and mapping experts, database administrations...

Municipal Management:

This project handles all data within municipalities. It processes these data through digitizing paper maps and organizational charts. The digital version depicts the topographic features of the region. It also allow adding layers of premises, buildings and infrastructures with the possibility of inquiring descriptive or spatial information about them (e.g., finding premises with a certain organizational chart, finding all routes between two locations), detecting violations, storing information, facilitating documents finding and tax calculations, printing required reports (a statement of required fees from parts within a property, report of contents of these parts in the property).

The project establishes a uniform standard for municipalities and enforce common models of data and integrated knowledge within all municipalities to facilitate any future interaction between them to achieve a common benefit.



Services

G.I.S.

Real Estate Management:

This project consist of digital map and a central database. The map contains a real estate layer and some other layers; and the central database contains a complete description of these real-estates (owners, shares, area, neighbouring properties, physical condition, equipment, legal status, investments, roof rights, insurances...). The project also offers the ability to modify and enter the conditioning parameters for the existing real estate or the new ones. Generally speaking, this project automates the work of the real estate judge and provides several advantages that simplify and speed up his work depending on geographic information systems in searching, inquiring and organizational charts.



Transportation Managment:

The system processes complete data about all roads in a particular area.

This information is classified as:

- Static information, namely (length, width, extension, order, designed speed, road area...
- Variable information includes:
 - Accidents: (Place, date, human and financial damages);
 - Conditions: (physical conditions of the road, holes, technical condition);
 - Maintenance: (Place, cost, duration, starting date, the length in need of maintenance);
 - Contracts: (Executing company, duration, date, cost);
 - Data extraction: (Accidents in a certain place, accidents between two dates, maintenance time between two maintenance operations, road condition in a certain date, contracts at a certain time).



Services

G.I.S.

Regional Planning:

This project handles an enormous amount of data for regions in terms of statistics and population growth, environment, tourism, energy resources, topography, social studies, infrastructure, human resources, industry, and commercial centers. It also support classifying and enquiring this information such as: population density, industrial density and best centers for industry, trade and communities.

Organizational and Touristic Projects:

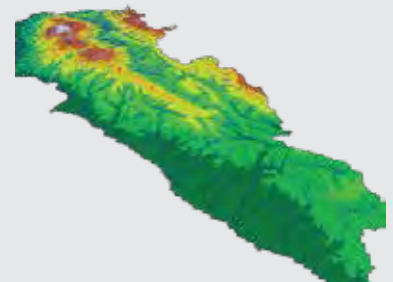
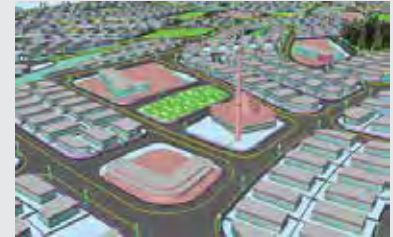
Reviving the touristic aspect via the possibility to locate the touristic sites within the map and link them with their descriptive information. In addition to the ability of viewing a range of real pictures which are associated with the region in order to promote tourism and attracts the largest number of tourists to it.

Assisting municipalities in solving problems that face the development processes and the economic advancement.

System Map: real estate layer, existing land pieces layer, building layer, touristic sites layer, polluted areas layer.

Environmental Projects:

Study the environmental status by offering the ability to locate polluted areas on the map and linking them to a set of actual pictures and descriptive information that reflect the status of pollution.



Services

Surveying Eng.

Preliminary works:

Preliminary works include creating 3D network of points tied with the geodetic network at a first or second order accuracy level by using GPS.

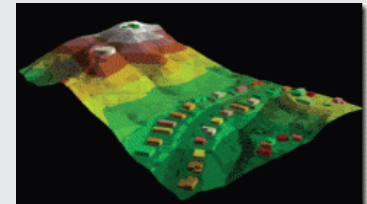
Field Works:

Based on the aforementioned points, the topographic setting out is undertaken using GPS or Total Station techniques as required and this includes:

- 1- Contour lines
- 2- Digital Terrain Model (DTM), Digital Elevation Model (DEM)
- 3- Setting out all geographic features on the earth such as roads, buildings, electricity lines, sewage and etc ..

Office works:

- 1- Data entry within the GIS and AutoCAD environments within layers and as required;
- 2- Using GeoDatabase to include information related to each feature within GIS environment;
- 3- Showing border of a particular property includes:
 - A- Showing premises' border
 - B- Eliminating any dispute between neighbouring premises



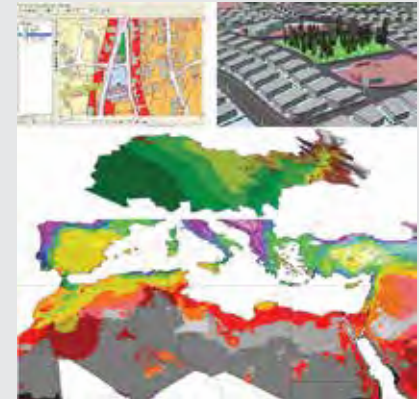
Services

Regional Planning

Regional planning is undertaken for a relatively large region such as a county or a district. Or it may not necessarily follow the administrative issues but it is related to lands layers and their natural borders such as mountains, large rivers or valleys.

The process aims to find appropriate areas for touristic, agricultural, urban and industrial development.

Thus it identifies projects and their required budgets in order to habitat citizens around their lands and avoids their immigration to cities for job seeking.



Cadastral Development

This is one of the major activities undertaken by the company through the adoption of real estate development projects.

It starts from a land to reach a cadastral area ready for construction, detached and provided with roads, pavements and infrastructures such as water, sewage, electricity and telephone line. These activities successfully led to development of a large real estate area in Dalhamia, Al-Shouf region (20 km from the capital Beirut) when 3,529,502 m² of lands near the highway were studied and planned.

The Company undertakes all real estate development projects from A to Z and even the sales process with all administrative and legal procedures and the project are executed with modern techniques and high professionalism.



Swaidan Engineering & Consultancy

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