

Personal Resume

PERSONAL DATA		
Applying for	Facilities Manager Maintenance	
Name	Wesam Eldin Elshafey (Egy)	
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Four Valid Driving licenses (International Egyptian Saudi and Emirati) with a clean record		

PROFESSIONAL SUMMARY

Highly accomplished Engineering Expert with over 35 years of hands-on experience in facility management and building infrastructure, supported by specialized formal technical education in Electrical and Mechanical Engineering Technology. Over 9 years of leadership in the Gulf region (Saudi Arabia and the UAE), overseeing construction, operation, and maintenance across large-scale medical cities, healthcare facilities, hospitality, commercial, and residential properties. Proven track record in managing the full asset lifecycle from installation and commissioning to preventive maintenance, achieving up to 50% energy savings through optimized HVAC and mechanical systems. Expert in regulatory compliance (HSE, Civil Defence, ISO, HACCP) and team leadership, directing up to 100 technicians and contractors while maintaining a hands-on approach.

Core Competencies & Strategic Management Matrix

Asset Lifecycle Management: Strategic leadership and facilities management, multi-property portfolio operations. Multi-Property Portfolio Operations

Optimal Resource Utilization: Maintaining asset lifecycle, enhancing asset efficiency, and managing waste to ensure Compliance & Regulations: Comprehensive knowledge of local building codes, work permits, occupational health and safety standards, security, and risk management.

Innovative Thinking: Proven track record in solving complex problems; innovating developmental ideas for equipment that saved energy and extended asset lifespans.

Design and optimization of HVAC systems, along with preventive and corrective maintenance programs.

Vendor, contractor, and Annual Maintenance Contract (AMC) management.

Budget preparation, cost control, and expense reduction.

Direct hands-on technical training and crisis management.

Technical & Engineering Expertise

Asset Lifecycle Management & Energy Efficiency: Managing the complete property lifecycle from installation and commissioning to preventive and corrective maintenance, ensuring extended asset durability and achieving energy savings through system optimization.

Mechanical Systems, HVAC & Compressors (Expert Level):

HVAC Systems: Direct Expansion (Window, Split, Wall-mounted, Ceiling-mounted, Floor-standing, Concealed, Inverter, Package units, Variable Refrigerant Flow/Volume, Cold Storage, Freezers, Ice Makers, Chillers). Indirect Expansion (Chilled Water Systems, Air Handling Units, Fan Coil Units, Chilled Water Piping Networks, Chilled Water Pumps, Air Ducts and Components).

Compressors: In-depth knowledge and extensive expertise as a compressor expert in dismantling, assembling, refurbishing, and repairing various compressors (Hermetic, Semi-hermetic, and Open types). Reciprocating and Screw compressors across numerous brands such as Carrier, York, and Bitzer. Strong knowledge of internal components, associated systems, functions, measurements, tolerances, clearances, motor winding types, and adherence to safety controls.

Designing, developing, updating, and modifying legacy central HVAC systems (Chillers of any type, size, or condition) to outperform market equivalents, maximize energy efficiency across all capacities, and integrate smart automation systems.

Generators: Maintenance, load testing, and operational oversight of backup diesel generators.

Elevators: Routine supervision, safety inspection coordination, and operational maintenance management for building elevators.

Electrical Systems & Automation:

Electrical Distribution: Low Voltage (LV) and Medium Voltage (MV) electrical panels, power distribution, circuit breakers, and load balancing.

Motor Control & Automation: Automated electrical control circuits, motor control circuits, electrical troubleshooting, and control panel wiring.

Fire Fighting Systems: Inspection, testing, fire alarm panels, sprinkler networks, fire pumps, and suppression systems in full compliance with Civil Defence standards.

Solar-powered energy systems, off-grid hybrid power solutions, modern LED lighting systems integrated with solar units and smart automation.

Pneumatic compressed air systems and hydraulic pressurized oil systems.

Plumbing, Finishing, Painting & Asset Lifecycle Management:

Plumbing & Sanitary Systems: Water supply networks, drainage, sewage pumps, booster pumps, and drinking water filtration systems.

Painting & Architectural Finishes: Supervision of building finishes, minor structural repairs, interior/exterior painting works, and architectural maintenance.

Specialized Equipment & Advanced Systems:

Medical & Sports Equipment: Maintenance of advanced medical and healthcare devices (artificial respirators, dental equipment, vertebral traction units, vibration and vacuum massage devices, phlegm suction machines) and gym/fitness equipment (treadmills, frequency slimming devices, resistance equipment).

Pharmaceutical, Food & Beverage Production Lines and Industrial Equipment: Comprehensive maintenance and servicing of commercial bakery manufacturing machinery, food processing lines, hotel/restaurant equipment, and industrial refrigeration.

Proven innovation and development skills to execute effective modifications for equipment, machinery, and products. orrective maintenance, ensuring extended asset durability and achieving energy savings through system optimization.

PROFESSIONAL EXPERIENCE

Facilities Manager Maintenance

Ajyad Property Management | UAE

July 2024 – Present

Overseeing day-to-day facilities, maintenance, and technical operations for the company's property portfolio in the UAE.

Managing preventive and corrective maintenance programs covering MEP, HVAC, electrical, and plumbing systems.

Directing maintenance teams and contractors, monitoring service contracts (AMCs) for quality, performance, and cost-effectiveness.

Ensuring full compliance with UAE health, safety, environmental, and Civil Defence regulatory requirements.

Senior Facilities Supervisor

ABV Rock Group | KSA July 2017 – July 2023

Managed facilities maintenance operations for major projects including the Security Forces Medical City and King Saud University Medical City.

Oversaw infrastructure and maintenance for main buildings, residential camps, restaurants, gyms, clinics, and catering stores.

Implemented strict safety protocols and asset-tracking mechanisms to optimize maintenance expenditures and extend asset lifecycles.

Senior Facilities Supervisor

Fresh Cool Contracting and Trading Company | Egypt & China June 2009 – July 2017

Managed permanent/periodic installation and maintenance teams for multinational clients (ABB, Johnson & Johnson, Johnson Wax, Heinz, Fine Touch).

Appointed as company deputy to attend international modern LED lighting exhibitions in Hong Kong and Guangzhou, China, for product evaluation and quality testing.

Senior HVAC Technician / MEP Technician

Rich Bake & ITS | Egypt *July 2007 – July 2009 (Rich Bake) | May 2000 – July 2007 (ITS)

Member of a multinational engineering team (Russians, Italians, Germans, Americans) establishing and assembling the largest bakery factory in the Middle East.

Maintained automatic electrical control systems for industrial machines and production lines.

AWARDS & RECOGNITION

Innovation Certificate (2009): Awarded by Rich Bake for developing 15 innovative modifications from recycled materials that resolved recurring technical failures and optimized operational efficiency

Experience

N	From	to	Job title	The company	Country
1	July2024	now	Facilities Manager Maintenance	Ajyad Property M	UAE
2	July2017	July2023	Senior Facilities Supervisor	ABV Rock Group	KSA
3	June2009	July2017	Senior Facilities Supervisor	Fresh Cool	Egypt - China
4	July2007	June2009	Senior HVAC Technician	Rich Bake	Egypt
5	May2000	July 2007	MEP Technician	ITS	Egypt
6	Jan1998	May 2000	HVAC Technician	Egyptian army	Egypt

Academic qualification and training courses

Certificate	Organizations	Grade	Year	Country
HVAC	Higher Industrial School	Good	1995	Egypt
HVAC	Ein Shams University	Very Good	1996	Egypt
Electronics	Ein Shams University	excellent	1997	Egypt
Electrical Control	Ministry of Defense	excellent	2002	Egypt

Language	Read	Write	Talking / Listening
Arabic	Native	Native	Native
English	Good	Good	Good

Computer Skills

Strong command Operating Systems, Microsoft Office - Internet browsing and searching – AI

My faith is great that what Allah has bestowed upon me from experiences that are not expressed by these Words;

As much as it can appear in the actual and practical work environment.

My highest regards and appreciation.

Wesam Elshafey