

AYS HOSPITALITY PROJECT REVIEW

2012-2022

AYS HOTELS &
RESORTS

Kaufmann

MOVING FORWARD... 2019



- We plan and manage the project base on Hotelier work flow.
 - Develop the hotel concept & design base on star rating and market segmentation.
 - Managing the cost for the entire project expenditure.
 - Recruit and conducting training to design expert and excellent service team.
 - Pre Opening planning and guideline.
 - Managing the operation and revenue base on international hospitality standard.

About Us

Experience Team of Hotelier,
International & Malaysia Brand.
Experience Key Consultant for
Concept & Design

www.aysgroup.company

Team

AYS SENIOR MANAGEMENT



Ahmad Yusrie

CEO

25 years experience in Opening, design & build and operate international and Malaysia chain of hotel. Responsible to AYS Hospitality design team and operation. Lead the business and contract.



Jamaluddin Karim

COO

30 Years of experience as General Manager and Senior Management for International hotel brand and Malaysia chain of hotel. Well verse in Opening new hotel, resort and chain hotel.



Kamarul Hizen

Dir F&B

30 Years of experience in Food & Beverage Operation in MICE, hotel and Covention Center. Well verse in Banquet Operation and experience handling international conference in Malaysia.

Team

AYS KEY PERSONNEL



**Ahmad
Yusrie**
CEO



**Syamsul
Anuar**
CFO



**Rusliadi
Rosli**
PR



**Nuraziah
Abdul Azin**
Head of Operations



Mohd Supni
Head of Technical



**Sharah
Abdullah**
Creative Director

The Problem we solve for our client

No indicator and idea
on the funding
estimation for hotel

Financial



Hospitality Market

Limited market input
and global trend of
traveling guest to
Malaysia



Trusted Partners

Looking for
experience hotelier
and consultant will be
a hard time process.

How to manage and
control the overall
cost on hotel & resort
mangement

Cost



Margins

How to make
maximum margin
from the design and
facility services



Prioritize

Clear direction and
planning on hotel & resort
Project Management and
Operation



Authorize

Given full trust to
manage and plan the
project



Monetize

Ensure the project
salable as property or
business establishment
with profit

Solution

WE share clear information
and direction to our client right
from the beginning till the end.



First to Market
Managing the entire
project base on
Malaysia regulatory



Unique
Various of
consultation task and
segmentation.



Eco
Eco park, aquaculture
& Marin Tourism.



Tested

Positive feedbacks
from our client and
partners..



Authentic
You can count on us,

Our Services

Our services base on
hospitality demand and owner
preferences, this is the reason
why AYS preferable in
Malaysia.

AYS HOTELS &
RESORTS

HOTELS & RESORT PROJECT

AYS MANAGE TO CLOSE ICONIC
PROJECT UNDER THE HOSPITALITY
DIVISION, THIS IS THE STORY OF US .

Our Hotel Project

Sheraton Hotel Nilai

A 5 Star hotel project with 305 rooms key in KLIA. One of upcoming Negeri Sembilan iconic building.





Artist Impression Birds Eyeview of Novotel Langkawi, Legend of Mahsuri.

Our Resort Project

The Legend Of Mahsuri Resort
A 5 star iconic resort bring us the
memori of Mahsuri in Langkawi.
This resort consist of 250 rooms
with NOVOTEL brand.



Our Resort Project

Semporna Eco Resort

A unique concept of nature and green technology design. The landscape blend with open swimming pool in the centre of courtyard..

Our Resort Project

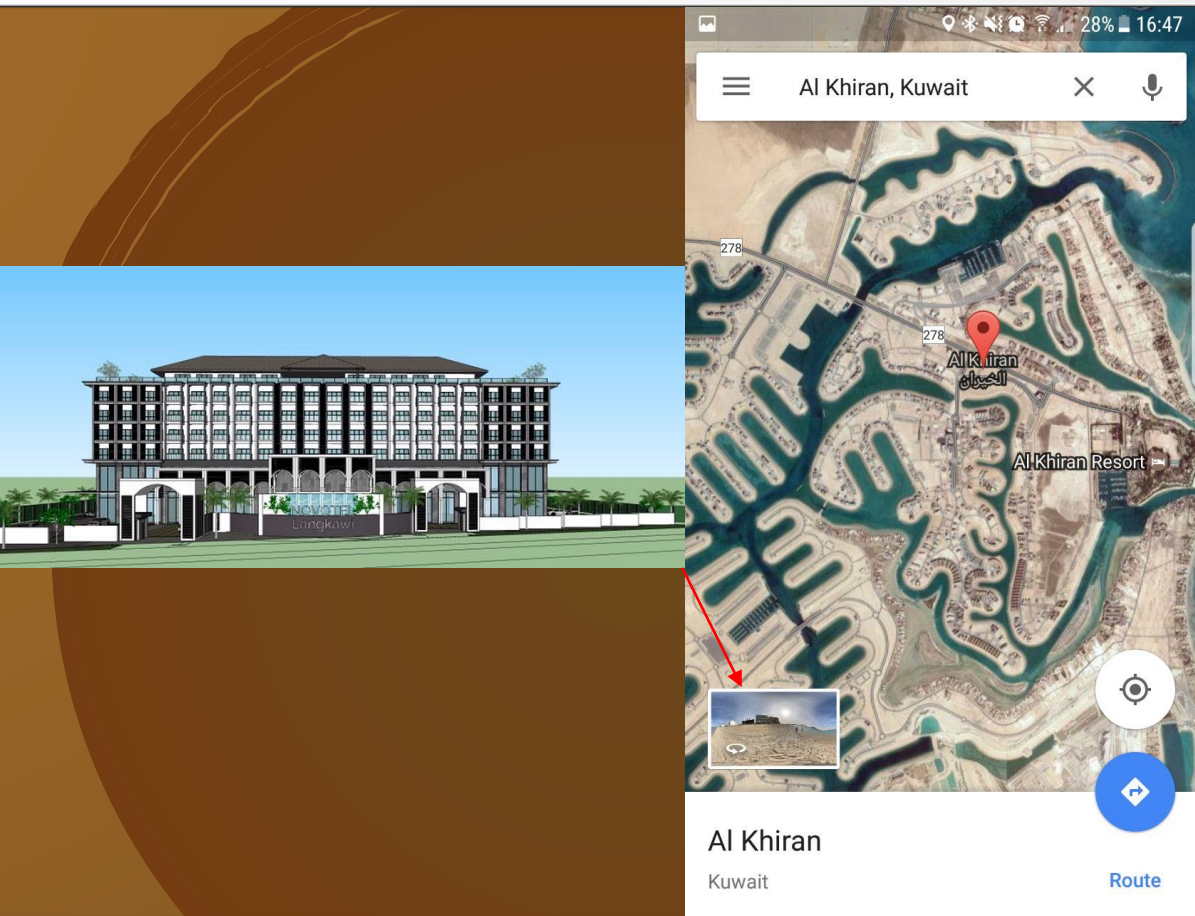


CENANG RESORT 200 rooms



Our Resort Project

A 5 star upper scale resort with
Langham brand
Project located at Al-Kiran
Kuwait was a collaboration
PMC with ARD Malaysia.



Our Group Hotel

EV WORLD Hotel is a successful franchise hotel brand under our group, as of 2018 we have open 14 branch and franchise hotel





Our Hotel Project

PRIMA HOTEL MELAKA
3 star facility hotel located at
Jonker Street Malacca



Our Hotel Project

KOPUTRA HOTEL CYBERJAYA
Boutique hotel with meeting
room facilities for Coop
Association



Our Hotel Project

EV WORLD Putrajaya
Boutique open completely
open on October 2018



HOSPITALITY

we care the habitat of marin and aqua shell, our csr in semporna is to educate our team to maintain the ecosystem..





Our Project

Semporna Eco Tour Resort

A collaboration with local people in developing eco tour package with resort operator

Our AQUA PARK Project

PANGI AQUAMARIN PARK

A collaboration with local
villager to develop aquaculture
and marin Park in Kunak.



Our River Cruise Project

Semporna Eco Tour Resort

A collaboration with local villager to boost up the eco tourism in their area by cruise along the river.



Our Project AQUAMARIN

We collaborate with local
fisherman to build “kelong”
for fish farming and place for
fishing activity with tourist



AYS HOTELS &
RESORTS

HOTELS & RESORT PROJECT

**OFFICIAL AWARD AND ACHIEVEMENT
BY AYS HOSPITALITY.**



Our Project

AYS has been officialy award as
Hospitality Consultant for
NOVOTEL LANGKAWI RESORT



Our Project

AYS has been award as co partners of development the IQS Quality Management System for Hotels & Resorts



Our Project

AYS has been appointed as strategic partners for KOREAN investment team in Malaysia, mainly in hospitality investment



Our Project

Langhams Al-Kiran Kuwait

A Hong Kong base brand hotel to
be develop in Al-Kiran Kuwait, 4
Star Hotel with 250 rooms



Our Project

Hopsitality skills development jointly program with OUM.All program are certified by OUM and train by AYS



Our Project

Hospitality training program
with TMC Group Malaysia.

A photograph of two men standing in front of a blue wall. The man on the left is wearing a black and white checkered shirt and blue jeans. The man on the right is wearing a red checkered shirt and dark pants. The text 'Bank Pembangunan' is visible on the blue wall behind them.

Bank Pembangunan

Our Project

Motac funding initiative with
Zun Asia Group to develop 3
Star Hotel in Kedawang,
Langkawi

Our Project

IQS Quality Management System was design by AYS and Uitm with our IT partners Comanche.





Our Project

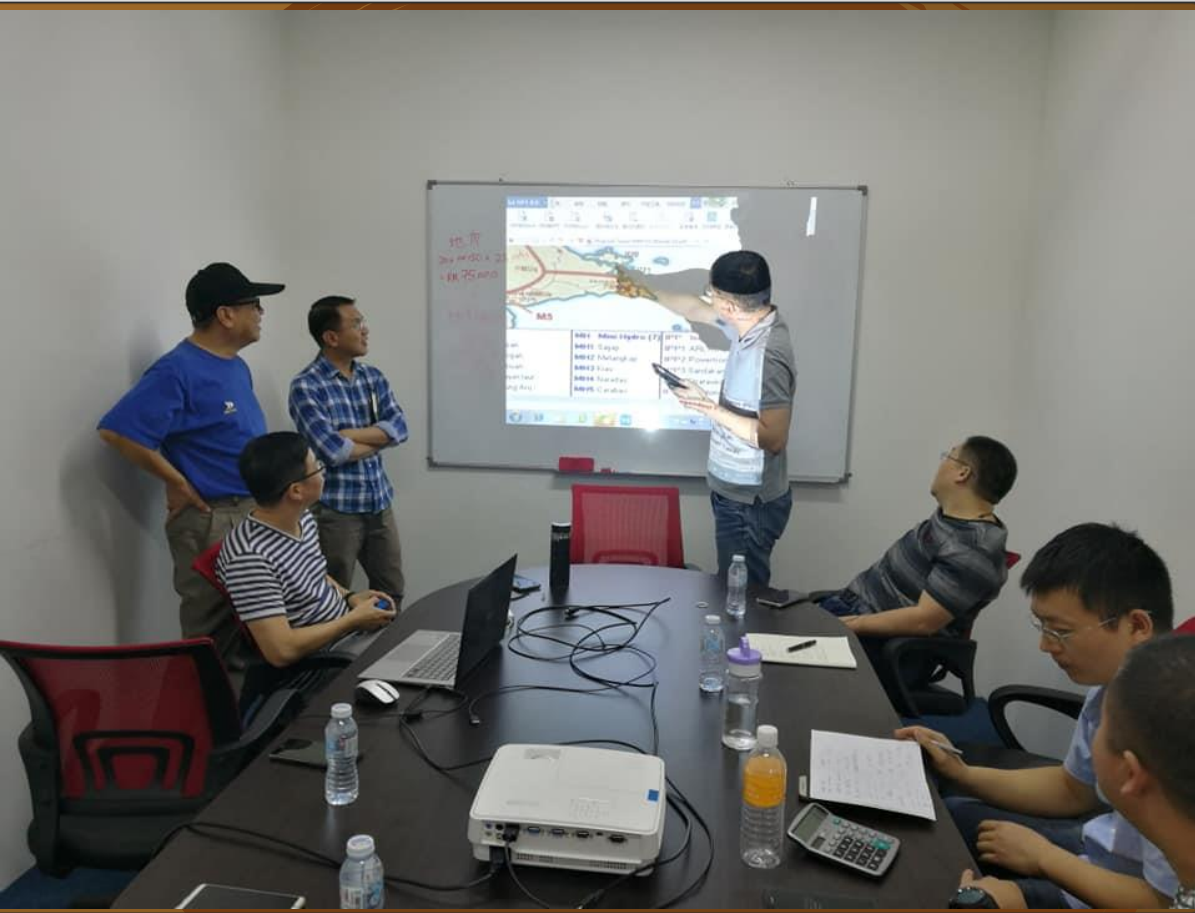
Langham Hospitality
Colabration with Langham on
development hotel & resort in
Malaysia



AYS HOTELS &
RESORTS

HOTELS & RESORT PROJECT

AYS GROUP PRESENT AS PROJECT
MANAGEMENT TEAM TO THE PROJECT



Our Project

Semporna Eco Tour Resort
To build 3 star resort with 200
rooms in Pulau Bum-Bum by
China investor team.



Our Project

Koputra Hotel Cyberjaya
Boutique Hotel with meeting
room and café own by Bank
Muamalt Coop Malaysia



Our Project

Sheraton Hotel Nilai

A 5 star hotel with 300 rooms
in Nilai (KLIA)



Our Project

Medical Tourism KLIA
Propose of mix development
project with hotel facility at
KLIA



Our Project

Novotel Langkawi
A 5 star resort with 200 rooms
at “Makan Mahsuri”



Our Project

Construction of 5 stars hotel in progress, Technical meeting on site.

Our Project

Boutique Hotel at Cyberjaya
by I-City Corporation
Malaysia





AYS GROUP

**DESIGN & BUILD PROJECT,
PROJECT MANAGEMENT TEAM TASK**

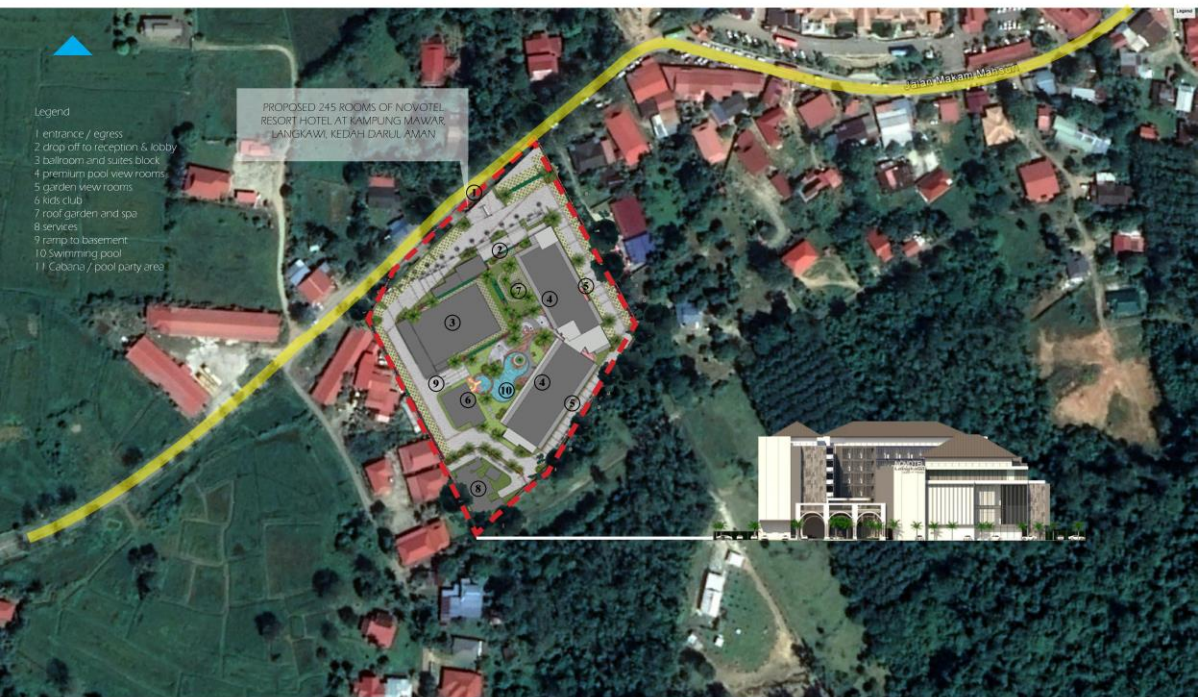
Project Management Team

NOVOTEL HOTEL LANGKAWI

First coordination meeting
with key consultant team and
ARCHITECT



Masterplan

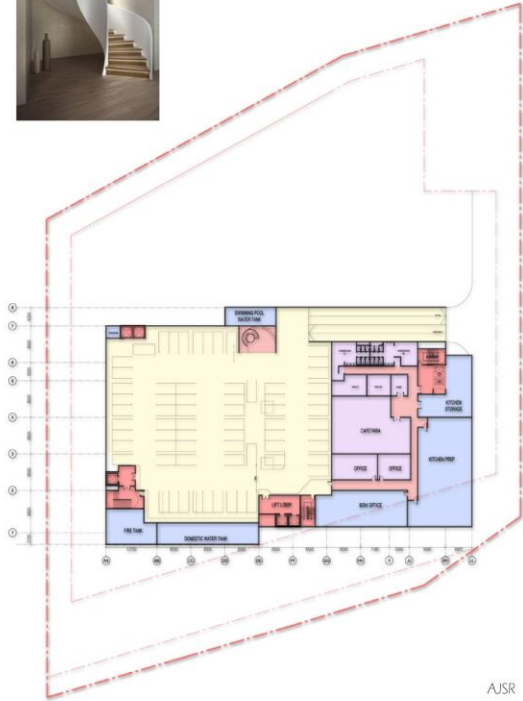


Project Management

LAND SERVEY

To develop a master plan consist of facility and services

Basement floor plan
scale 1: 750



AJSR

Ground floor plan
scale 1: 750



AJSR

Project Management

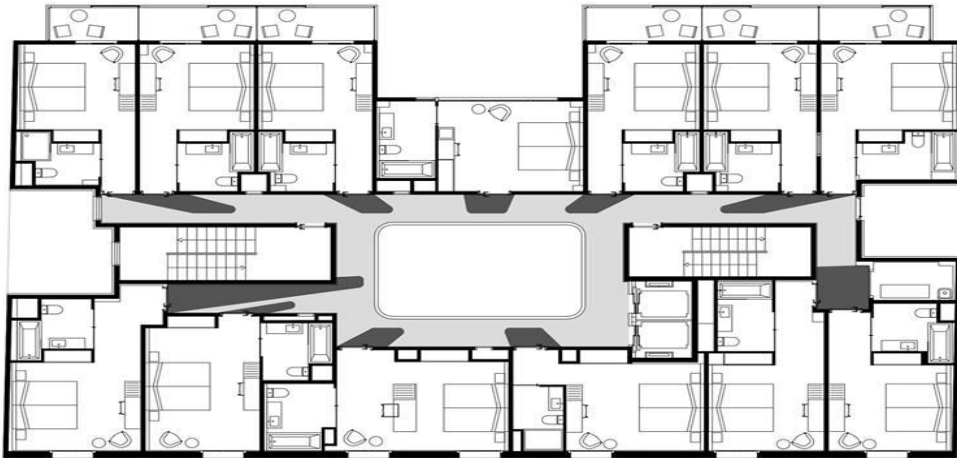
Land Layout

Alayout development base on facilities and services

Project Management

Floor plan layout

Room matrix and facility
services planning

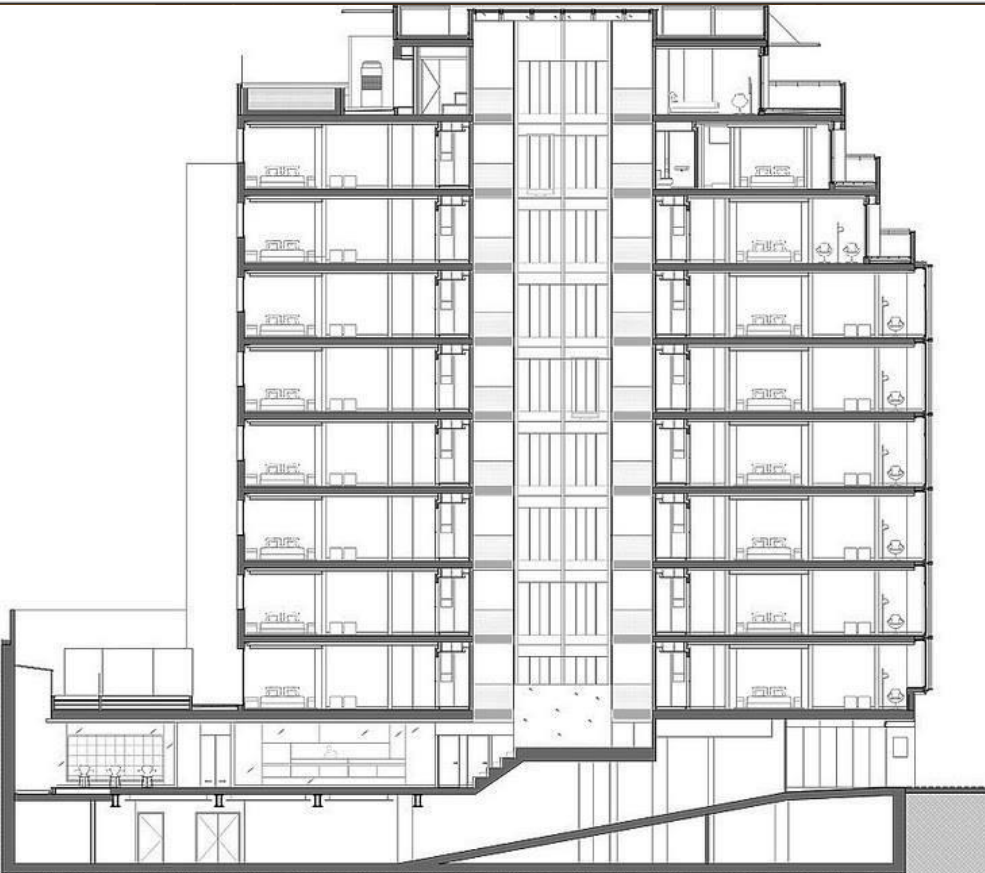


PLANTA TIPO
TYPICAL FLOOR
1/125

Project management

Building Plan

Building plan design and review to fit in facilities according to hotel requirement



Project Management

Interior Design

Our ID team will design the concept and art direction according to the brand standard



Project Management

Food & Beverage Concept
We design the F & B concept
and facilities base on hotel
capacity



Project Management

BOMBA approval

Fire safety standard regulatory
base on Malaysia Standard to
obtain building plan approval



Project Management

Development Order
Building plan submission for
DO approval



Project Management

Parking allotment

Number of parking space is
subject to local authority
approval,
limited of space required
solution for approval





SECTION DIVIDER

DESIGN & BUILD PROJECT, DEVELOPMENT OF
CONCEPT AND DETAIL ID



Project Designer

Hospitality Designer

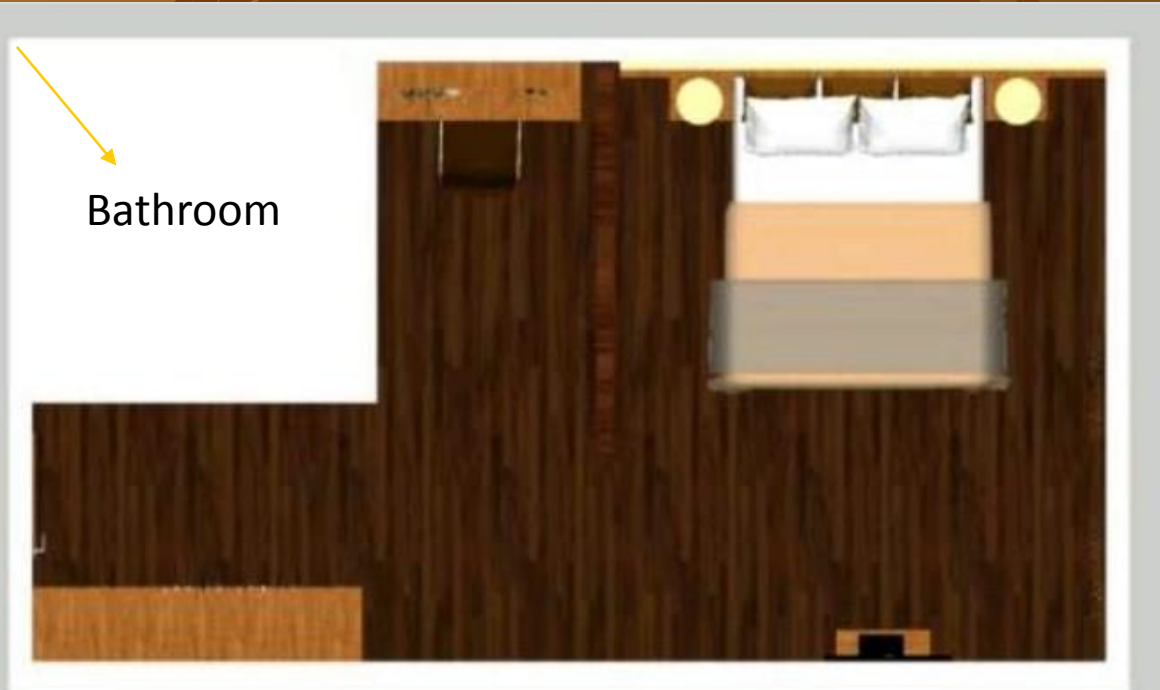
AYS designer team will review the building plan and layout to develop the design direction



Project Designer

Room layout and design

The room specification
according to international
acceptable standard



Project Design

Aminities & Facilities in room
To establish standard and extra
amenities services in room to
boost the service quality

Project Design

Public Area Design

To establish design direction
between public area and room





Project Design

Material Selection

Attention to detail on material selection to ensure quality, maintenance costing and preventive activity have no issue



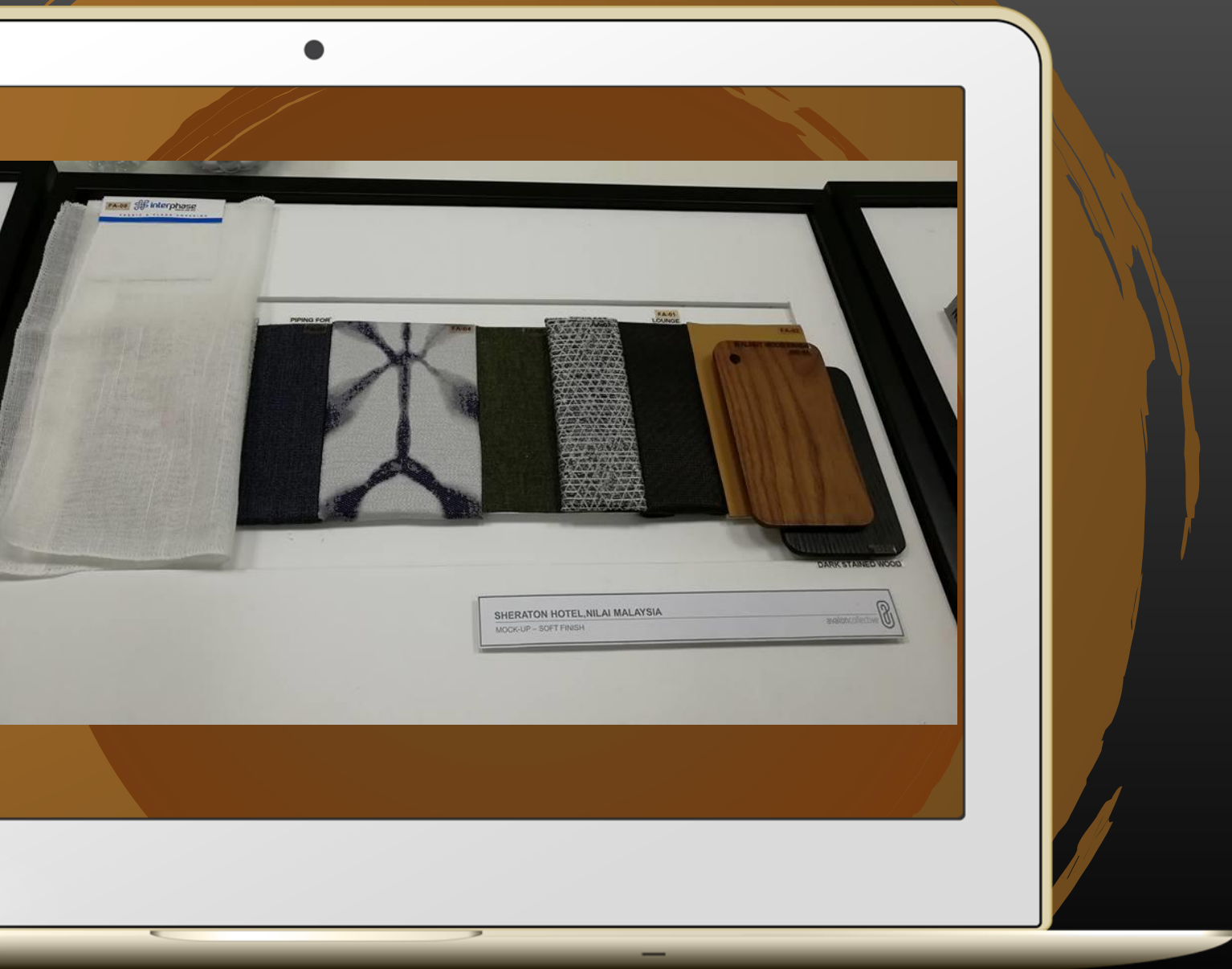
Project Design

F&B Outlets Material
Outlets finishing Material
study for approval

Project Design

Room Material

Room finishing study for
approval





Project Design

Floor and wall material
The best quality selection for
lasting and durable finishing



Our Project

Lobby Lounge
Finishing detail of the Lobby
lounge



Our Project

Banquet Break Out Lounge

New design direction with mini
lounge with island coffee break
area

Our Project

Public area design
Lift landing and corridor
finishing approval





AYS HOSPITALITY

DESIGN & BUILD PROJECT, CONSTRUCTION
WORK PROGRESS (SITE VISIT)

Our Hotel Project

Site coordination Meeting

To coordinate the site management input with architect, engineer and main contractor





Our Hotel Project

Hoarding Board at site
Serounding inspection at site
with sign board contractor



Our Hotel Project

Infra and land clearing at site
Inspection of contractor



Our Hotel Project

Basement structure
Basement 1, 2 & 3 completed
for inspection



Our Hotel Project

Ground Floor Level
Inspection on ground floor
level at site



Our Hotel Project

Parking Lot number
To ensure the number of
parking are follow the
requirement



Our Hotel Project

Ground Floor Level
Construction of ground floor
level on progress

Our Hotel Project

Site Construction Meeting

To review the progress report
and claim report by main
contractor





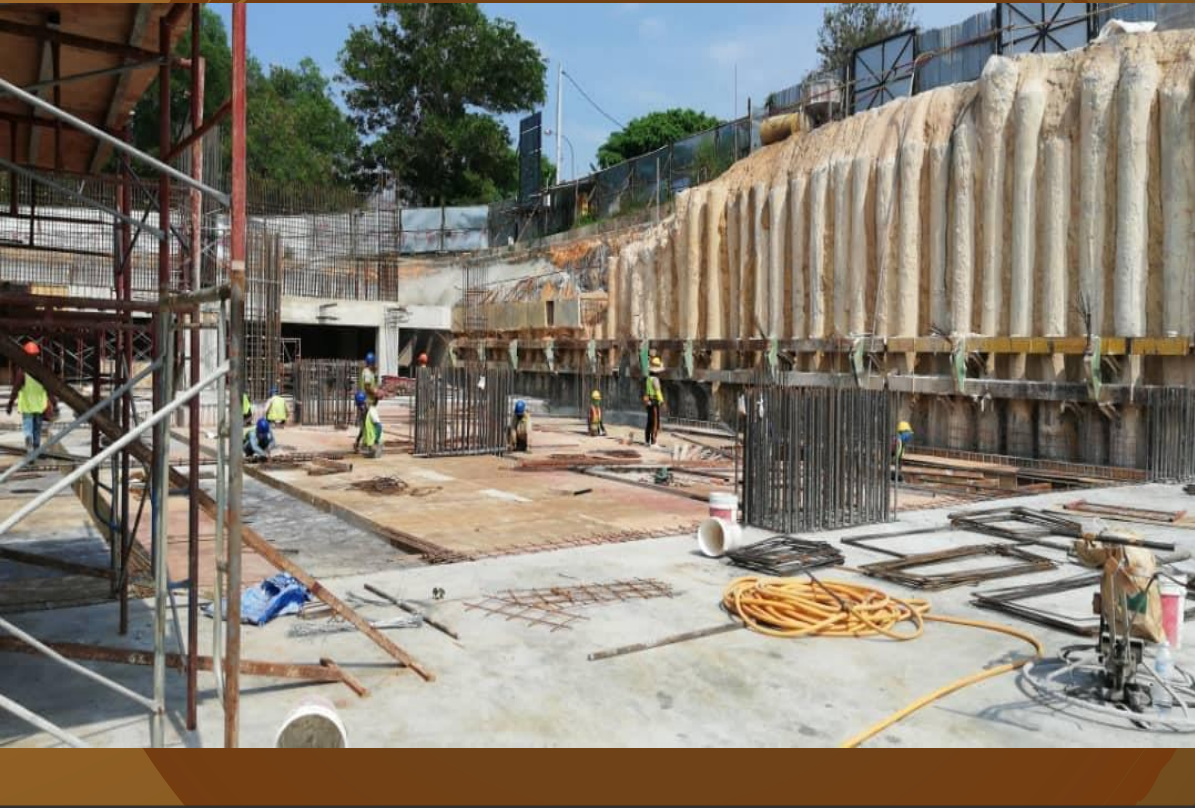
Our Hotel Project

Lift core structure
Inspection on lift core
construction with Main
Contractor

Our Hotel Project

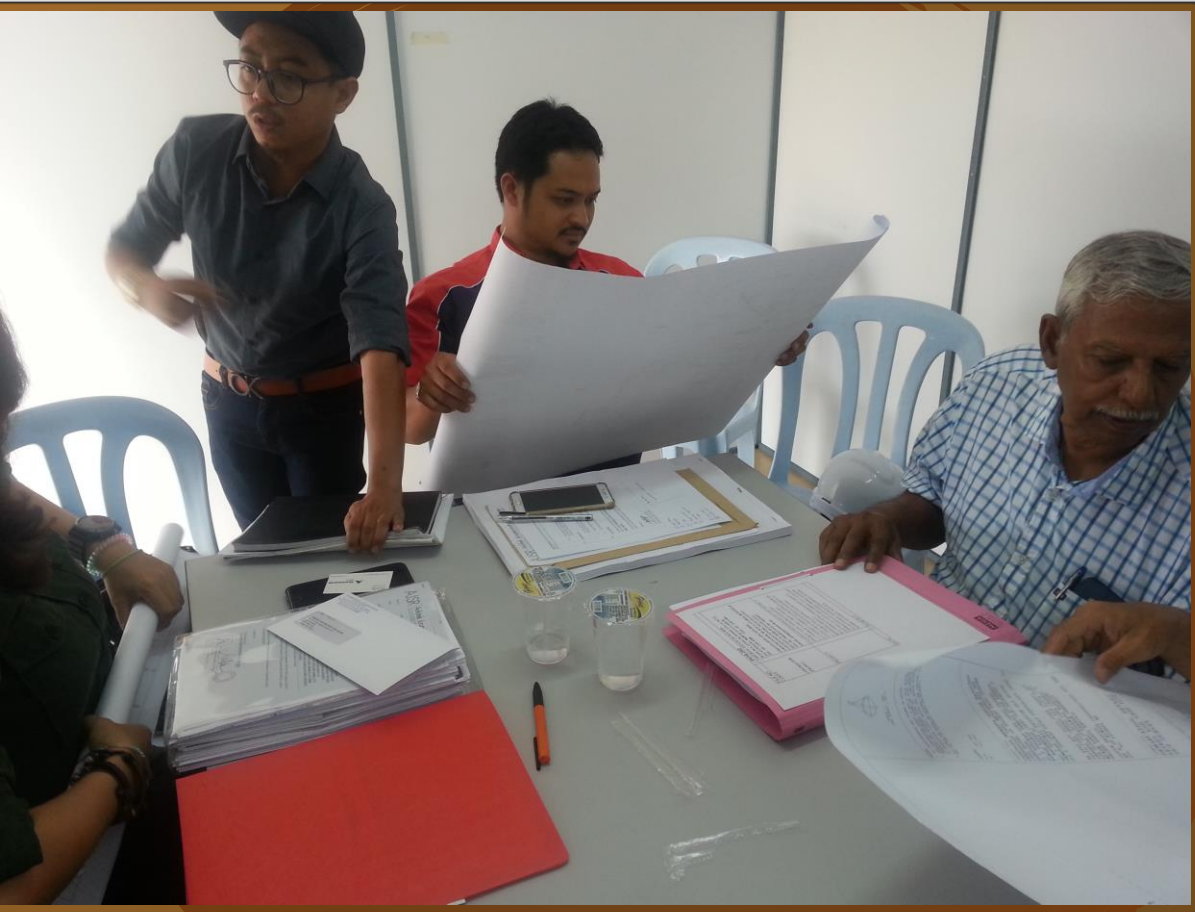
Basement driveway
Inspection on the level high
with facility and finishing





Our Project

Infra work on site
To inspect the water proofing
finishing and slab finishing



Our Project

Drawing Review
Coordination meeting to on
site to view the changes on
drawing



Our Project

Site Inspection

Visiting for inspection and man power count to ensure project time frame achieve

Our Project

Project management review

- i. Site Visit
- ii. Meeting with Bomba
- iii. Construction on multipurpose hall





Our Resort Project

Construction work on site
Progress on unit completion as
per schedule



Our Resort Project

Construction ongoing at site,
41 numbers of unit in private
area at Langkawi



Our Resort Project

Exclusive resort is ready for operation

AYS HOSPITALITY

TRAINING, COACHING, MENTOR AND
HUMAN TALENT DEVELOPMENT



IQS Training

Quality Management System

IQS training with Uitm Faculty,
Yapiem, Hotelier and Investor.

The system was use to
establish high standard service
quality base on Muslims
friendly approach.

IKBN Training

IKBN Malaysia Lectures
Traing the IKBN Lectures on
hotel set up and opening



Pre-Opening

Pre-Opening Training

Newly open hotel training for
staff and management team
and SOP development





SME SUMMIT

SME Hospitality Industries
Poke talk and interview with
hospitality player in Malaysia
to move forward with TPM

f RABBANILAMBHOUSE

BERBUKA PUASA DI RABBANI LAMB HOUSE BERSAMA KAMI

6 JUN
SELASA
AZHAR HELMI



7 JUN | 11 JUN
RABU | AHAD
RABBANI



9 JUN
JUMAAT
RAIHAN

8 JUN
KHAMIS
INTEAM



10 JUN
SABTU
MESTICA

TEMPAHAN HUBUNGI 013 513 8281



seTehsen
by Sherit



F & B Event

Rammadan dinner event
Collaboration with Rabbani
Nasyid Group to organize
dinner program



INSKEN-TERAJU

INSKEN-Biskaunselor
Representing INSKEN as
Biskaunselor to assist mikro
entrepreneur



ECOTOUR

Eco friendly tour

A collaboration event with
PKNP to promo batu Kurau as
eco tour destination

Room Management

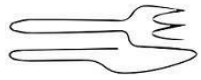
Housekeeping Maid Training
Training for Housekeeping staff
in room service section





Room Deco

Room Art & Deco Training
Train the trainer to be creative
in room preparation



PRIMA HOTEL
MELAKA

BREAKFAST SET MENU — 364, 365 JALAN KEE ANN, 75100 MELAKA



SET A

Western Breakfast

RM12.00



SET B

Yee Mee Soup

RM12.00



SET C

Nasi Lemak

RM12.00



SET D

Mee Goreng/Mee Hoon/
Koay Teow/Nasi Goreng

RM12.00

Restaurant Set Up

Restaurant planing

Menu design and restaurant
equipment set up for opening



Opening Team

Restaurant Opening
Training for Restaurant staff
towards opening



Hotel & Resort Owner

Hospitality training
To develop excellent customer
service representative for
hotel & resort



Hospitality Training

Supervisory skills in Rooms
Division

Training program with IKBN for
supervisory skills in rooms
division operation



Our Project

Semporna Eco Tour Resort

A collaboration with local people in developing eco tour package with resort operator.



اَوْنُو سَتِي تِي كُو لُو كِي مَارَا
UNIVERSITI
TEKNOLOGI
MARA

WITH BEST COMPLIMENTS
FACULTY OF HOTEL AND TOURISM MANAGEMENT

Our Project

Semporna Eco Tour Resort

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Our Project

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Our Project

Semporna Eco Tour Resort

A collaboration with local people in developing eco tour package with resort operator.



Our Training Centre

EV World Training Centre located at Klang Selangor is our main subsidiary to train our key operation team

AYS HOSPITALITY

HOTEL PRE-OPENING ACTIVITY, ALL KEY
OPERATION PERSONNEL ARE READY
ON BOARD..





Pre-Opening

Sani Hotel Kuala Lumpur
Conduct training for operation
staff on board towards hotel
opening



Pre -Opening

EV WORLD GROUP

Conduct Tourism Investment
and resort pre-opening with
stake holder



Project Start Up

IQS Quality Management System
Briefing and project brief for IQS
Management Team



Pre-Opening

EV World Hotel Putrajaya
Opening 16 branch of EV
Wolrd Hotel Group in Malaysia



Pre-Opening

Staff technical briefing
Conduct technical briefing with
staff on the pre-opening
program and work flow



Pre-Opening

Kitchen Set Up

Kitchen inspection for opening
and staff life cook performance

Business Model

How we assist our client



Consultation

We train our client
Key Operation People
to reach the service
standard



Coaching

Coaching them
towards the SOP and
Operation flow



Management

Managing their
administration,
account and
operation

Market Opportunity

More demand in Malaysia..



\$ Domestic

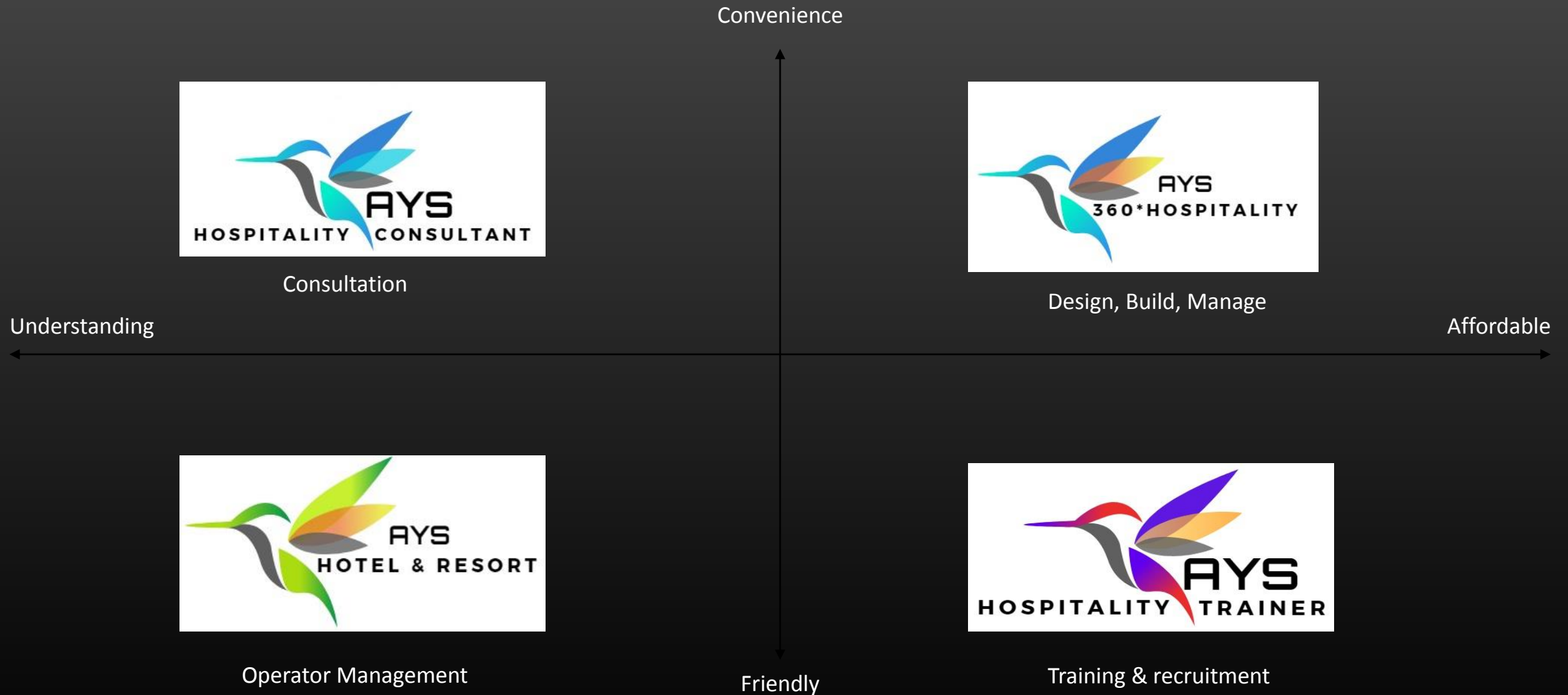
- Local spending in tourism
 - Resort and holidays activity in island, eco area, aquatic, hills, theme park and viral spot.
 - School Holiday event such as wedding, family gathering and visit.
 - Sales person and government daily travelling for seminar, course, site visit, sales & marketing activity



\$ International

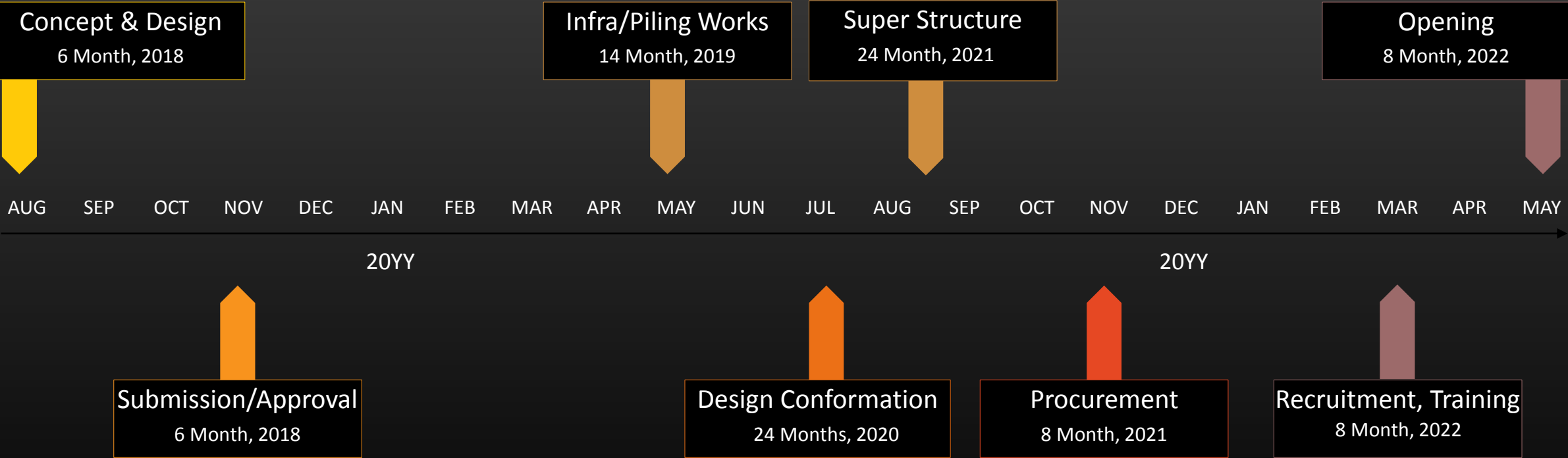
- International spending in tourism
 - Island holiday with water spot activity
 - Eco tourism mainly in nature base activity
 - City shopper and business trip
 - Local culture activity

Service Option



Timeline

Project Management Hotel & Resort



AYS Project Source






- AYS Hospitality will be happy to assist you in so many way we can.
 - Lets share your dream and make it reality.
 - Our journey in hospitality services will always be with our expert team, thus we are confident to be your assistant

Call us

AYS HOSPITALITY aims
to be the leader of
hospitality consultant
and operator in
Malaysia

THANK YOU

AYS TEAM LEADER 

016-6880744 

info.aysconsultant.com 

www.aysgroup.company 