

WAQT

We Assure Quality & Time

Control the build.

WAQT is a UAE-based Construction Strategy & Project Advisory firm that partners with investors, developers, business owners, and expanding brands to deliver projects with clarity, control, and accountability. Rather than operating as a conventional PMC, WAQT functions as an independent control layer — shaping strategy, governing execution, and intervening decisively when time, cost, quality, or risk begin to drift.

Every delay compounds cost. Every weak decision erodes margin. WAQT exists to restore certainty to projects where misalignment, inefficiency, and avoidable delay are no longer acceptable.

● TIME Structured scheduling and milestone control.	● COST Real-time financial visibility and budget discipline.
● QUALITY Continuous monitoring and standards enforcement.	● RISK Early identification and proactive mitigation.

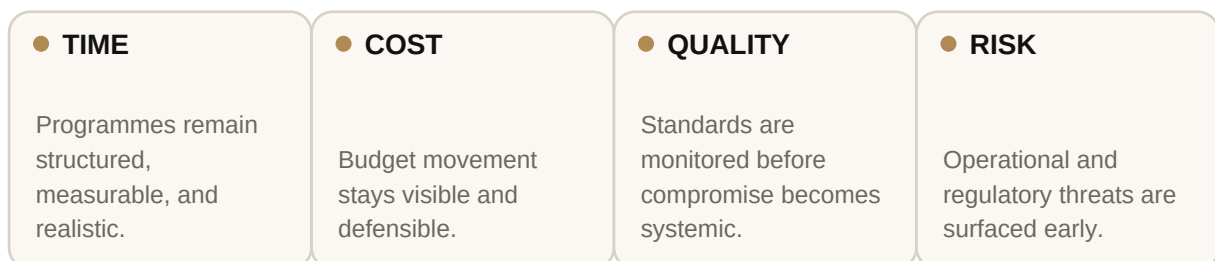
An independent control layer for construction delivery.

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The WAQT Control Matrix™

The WAQT Control Matrix™ governs each project across four critical dimensions: time, cost, quality, and risk. This creates a practical management system that keeps programmes realistic, spending visible, standards enforced, and threats mitigated before they escalate.



Construction Strategy Advisory

Plan with precision. Build with confidence.

Challenge. Most project failures begin before site mobilisation: weak contractor selection, fragile budgets, delayed approvals, unrealistic programmes, and procurement plans that do not match operational reality.

WAQT response. WAQT structures the project before execution begins, aligning feasibility, budget, approvals, procurement, and risk into one clear delivery strategy.

Ideal for. Investors, first-time developers, retail brand owners, entrepreneurs entering physical spaces, and chain brands preparing new locations.

KEY DELIVERABLES

- Feasibility studies and ROI projections
- Budget planning and cost optimisation
- Authority approvals roadmap and regulatory strategy
- Contractor and vendor evaluation framework
- Risk identification and mitigation planning
- Programme development and milestone mapping
- Procurement and contracting strategy

Project Governance & Control

Control every detail. Deliver every promise.

Challenge. Without disciplined oversight, budgets drift, contractors lose coordination, quality drops, and deadlines become assumptions rather than commitments.

WAQT response. WAQT acts as the client's independent command centre, maintaining visibility, discipline, and alignment from mobilisation through handover.

Ideal for. Retail stores, restaurants and cafés, offices, villas, commercial projects, and large fit-out developments.

KEY DELIVERABLES

- Master project planning and phase coordination
- On-site supervision and quality assurance
- Real-time cost tracking and budget control
- Vendor and contractor management
- Schedule monitoring and delay prevention
- Documentation and authority compliance
- Final handover management and defect liability support

Fast-Track & Time Recovery PMC

Rescue the timeline. Restore momentum.

Challenge. Delayed projects keep rent running, staffing plans exposed, opening campaigns at risk, and contractor urgency diluted.

WAQT response. WAQT steps in quickly to diagnose delay, rebuild the critical path, coordinate approvals, and drive accelerated progress on site.

Ideal for. Delayed construction projects, retail and restaurant launches, rent-running situations, investor-led programmes, and projects stalled by contractor issues.

KEY DELIVERABLES

- Critical path delay analysis and diagnosis
- Recovery schedules and acceleration strategy
- Fast-tracked authority approval coordination
- Daily progress monitoring and site push
- Emergency contractor and resource mobilisation
- Stakeholder communication and issue resolution

Retainer & Expansion PMC

Scale without construction stress.

Challenge. As brands expand, multiple locations introduce fragmented contractors, inconsistent standards, misaligned vendors, and unstable opening schedules.

WAQT response. WAQT becomes the strategic execution partner across locations, protecting consistency, pace, and accountability as the brand grows.

Ideal for. Retail chains, clinics, medical centres, gyms, salons, restaurant groups, café brands, and franchise businesses.

KEY DELIVERABLES

- Monthly strategic advisory and growth planning
- Multi-outlet rollout planning and execution
- Centralised vendor and contractor management
- Coordinated opening schedule control
- Brand design and construction consistency enforcement
- Rapid response and emergency issue support

Investment & Feasibility Advisory

Validate the vision before you invest.

Challenge. Many projects fail at the investment stage through weak location choices, underestimated build costs, overstated demand, and poor visibility on operating viability.

WAQT response. WAQT provides data-led feasibility and investment clarity so capital is committed on evidence, not optimism.

Ideal for. Property investors, retail entrepreneurs, developers, hospitality brands, healthcare operators, and first-time business owners.

KEY DELIVERABLES

- Market feasibility and demand analysis
- Financial modelling and ROI forecasting
- Development budget benchmarking
- Location and site suitability analysis
- Concept validation and space planning advisory
- Investment risk assessment
- Development strategy recommendation

A service architecture that follows the project, not just the contract.

Investment Investment & Feasibility Advisory	Planning Construction Strategy Advisory	Execution Project Governance & Control	Crisis Fast-Track & Time Recovery PMC	Expansion Retainer & Expansion PMC
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Why WAQT

Confidence at every stage of the project.

● **ON THE GROUND**

WAQT maintains an active presence where decisions are made and quality is tested — on site, in coordination meetings, and throughout execution.

● **ACCOUNTABLE**

Clients receive clear reporting, defined responsibility, and transparent communication on progress, approvals, budget movement, and risk exposure.

● **UNTIL COMPLETION**

WAQT stays engaged through handover and close-out, ensuring the delivered outcome reflects the agreed scope, quality, and timeline.

THE WAQT COMMITMENT

To manage every project with the discipline, transparency, and professional care required to convert ambitious ideas into successful built realities.

WAQT

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