

COMPACT LIVING MOCK UP UNIT INVESTMENT PROPOSAL



FAZALWafa
DESIGN STUDIO
architecture + interior + construction

Intellectual Property Rights Of Red Sail Malaysia Sdn Bhd



INTRODUCTION



**Red Sail Malaysia
Sdn Bhd**

**FAZALWAFI
DESIGN STUDIO**
architecture + interior + construction

A project management consultant company established in 2016, Kuala Lumpur, Malaysia. The team consists of well experienced professionals from various discipline and industries. Our members has been involved with projects all around the world initiated by private organization and government.. Red Sail Malaysia (RSM) is focused on providing ingenuity solutions, networks and project management services for various industries including military, logistics, construction, renewable energy and sustainable farming technology

In 2017, Fazal Wafa Studio Design (FWDS), an architect firm with international project experience, signed a collaboration agreement with RSM for its future conventional or sustainable base projects.



Azurimie Adrine

Degree In Business Management from Management and Science University, Shah Alam, Selangor, Malaysia.

1. MBF Sdn. Bhd - Sales & Marketing Executive
2. Measat Broadcast Network Sdn Bhd – Sabah Region Sales Manager
3. Red Sail Malaysia Sdn. Bhd – Director.



Stephanie Cabeu

Engineering Degree, Building and Energy (ESIROI) FRANCE

1. GreenYellow Ltd. France – Operations Manager Energy Efficiency
2. Alfa Ingénierie Ltd. France – Project Manager



Shamsul Bahrin Abdul Aziz

Degree In Banking and Financial Support Services, Mara Institute of Technology, Shah Alam, Selangor

1. Bank Bumiputera Malaysia Berhad – Head Of Credit Department
2. PSC Industries Berhad (now known as Boustead Heavy Industries Berhad) - General Manager Finance & Administration



Dr. Nurul Muiz Murad

PhD from Swinburne University Australia, specializes in Environmental Sustainable Development (ESD) & Mechanical Engineering

1. Puteri Harbour Imperia (GBIRNC Gold) – Project Consultant
2. Taman Rimba, Melaka (KeTTHA) – Project Consultant
3. Green Earth Design Solutions Sdn Bhd – Director
4. ASV Group Capital Bhd - Chief Strategic Alliance Officer



Dato Kamalul Azlan

MBA in Business Science Analytics from University California at Los Angeles (UCLA), California.

1. Superior Communication Sdn Bhd – Project Manager
2. APM Holdings Berhad – Special Assistant To MD
3. Dolomite Berhad – Special Assistant To MD
4. Asia Trade Ventures Sdn Bhd – General Manager



Mohd Jais Siol

Pengerusi KAFA Kg.Tanjung Aru W.P.Labuan

Presiden Kelab Reakrasi dan Sukan Bermotor W.P.Labuan

Penyelaras Badan NGO Penduduk Wilayah Persekutuan Labuan



Syed Fazal Wafa

HND in Building Environmental Architecture (IUCCT), specializing in Design, Architecture, Technical & Visualization Developer.

1. ESP Design – Design Director
2. MRF Technical Works LLC (Dubai) –Project/Design Manager
3. Fazal wafa Design Studio – Principal



Syed Malek

Degree Architecture & Malaysian Board of Architecture (LAM – AG/S 139), specializing in Project Management, Construction & Design (Township, entertainment, Retail, Hospitality & Residential)

1. Movie Animation Park Studio (MAPS) - Project Architect
2. Design Centre Architect & Engineering (Dubai) - Project Manager
3. Sanderson Design Group (Genting Fox Entertainment) - Theme Park Architecture



Azuan Nordin

29 years in hotelier industries international hotel operation & cruise. Worldwide. Specializing in various segment stakeholders & property owners with a vast experience for hospitality industries market and cover large hotel portfolios.

1. TC-Hospitality Management Service – Executive Vice President Thailand
2. Andakira Group – Corporate Group GM (US)
3. Amalgamete 6 Sigma – Director



Weera

UTM (Architecture & Draughting), specializing in Design, Build, Interior and Authority Submission.

1. Surbana International Consultant – Senior Architectural
2. 3D RIED international – Revit & Interior Design
3. Design Centre Architect & Engineering (Dubai) – Architecture Service, Building & Construction



THE TEAM

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PAST PROJECT & EXPERIENCE



- Sabah Ammonia Urea Project – S.A.M.U.R
- MISC Integrated Logistic Services Sdn Bhd (Petronas Subsidiary)
- To Deliver SAMUR Sensitive & Critical Cargo At Sipitang, Sabah.
- To Provide Barging Services, Heavy Lift & Over-gauge Cargo Securing
- Heaviest Cargo Delivery In Borneo – 512 Tan Ammonia Reactor
- 12 Month, Project Value, RM 78M



- Sabah Timber Concession – Sipitang
- Balak Makmur Sdn Bhd.
- To Manage Timber Concession In Sipitang
- 24 Month
- Project Value, RM 92M



- DAMAC Properties Dubai PJSC
- Paramount Tower Hotel & Residences Dubai
- Hotel, Service Apartment & Commercial Center



- UEM Sunrise Berhad
- Imperia Tower, Iskandar Puteri, Johor
- GEDS technologies Sdn Bhd
- Green Building Indexing Audit
- 12 Month, RM15.8M



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- Genting World Berhad
- Genting World Outdoor Theme Park
- On Going



- Telekom Telecommunication Tower Installation, Borneo Package
- APMM Holdings Berhad
- To Manage Telecommunication Tower Installation
- 24 Month
- Project Value, RM 115M



- Andakira Hotel, Patong, Thailand
- Project Management & Hospitality Management
- 18 Months, 273 Rooms, RM450M



PAST PROJECT & EXPERIENCE



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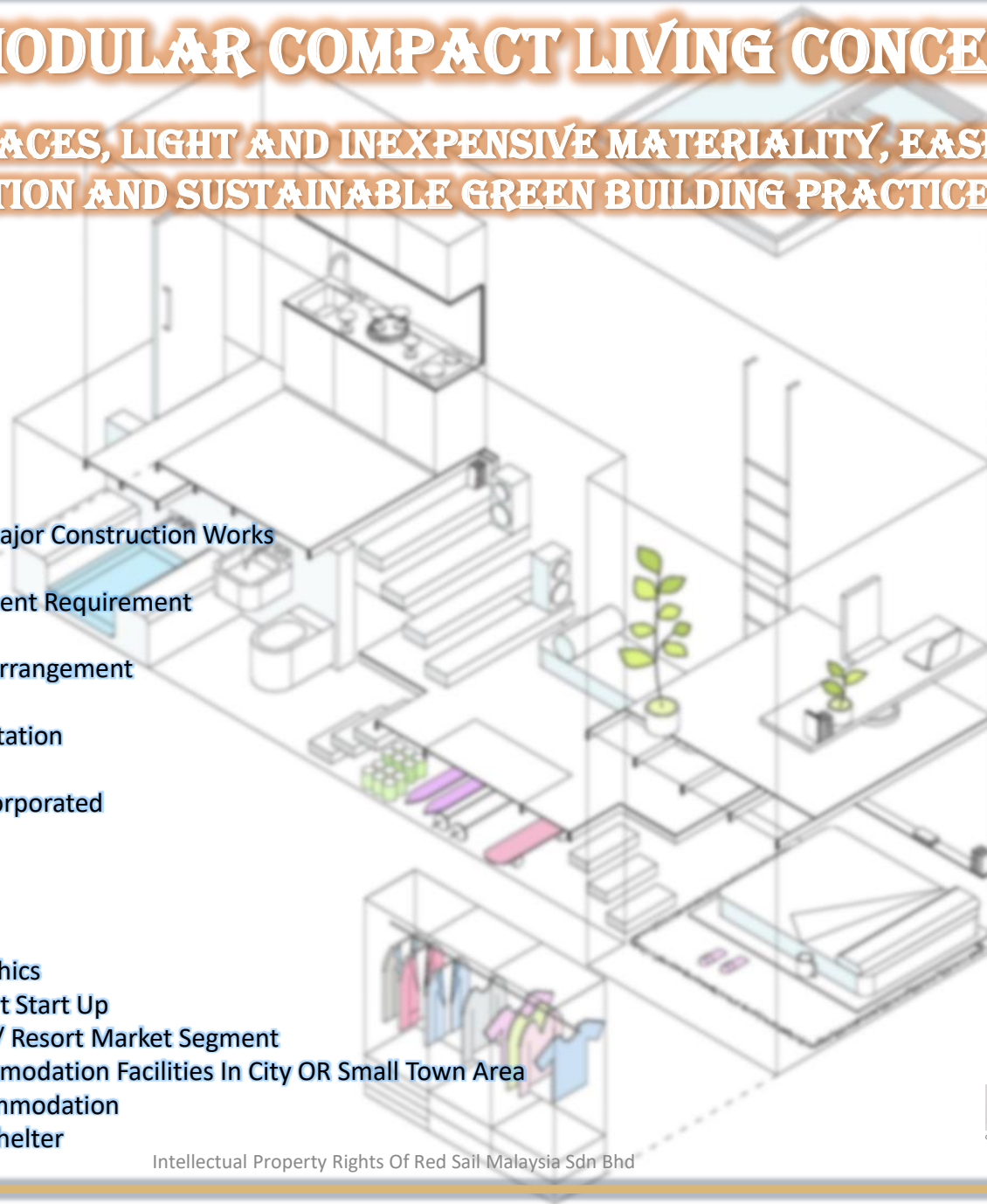
- NAR Tani Niaga Sdn Bhd Aquaponics Farm.
- Lot 2247, Jalan Industri 9, Kg Baru Sg Buloh (Welfare), Selangor, Malaysia
- To Design, Build & Transfer Biggest Vertical Aquaponics Farm
- Completed June 2020

SGalick

WHAT IS MODULAR COMPACT LIVING CONCEPT ?

“COMPACT SPACES, LIGHT AND INEXPENSIVE MATERIALITY, EASE OF CONSTRUCTION AND SUSTAINABLE GREEN BUILDING PRACTICES

- Affordable Units
- “Off The Shelf” Component
- Locally Fabricated
- Easy Deployment
- Plug & Play Concept –NO Major Construction Works
- Customed Units To Meet Client Requirement
- Versatile Plotting / Layout Arrangement
- Unique Environments Adaptation
- Sustainable Technology Incorporated
 - On Grid
 - Off Grid
 - Waste Management
- Versatile Market Demographics
 - Small Hotel/Motel/Resort Start Up
 - Adding Additional Hotel / Resort Market Segment
 - Expanding Tourist Accommodation Facilities In City OR Small Town Area
 - Inner City Workers Accommodation
 - Emergency / Homeless Shelter



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OUR PROPOSAL

- We have completed the design and want to build a fully function compact living mock up unit as we foresee huge potentials in its applications by individual, corporate companies, government and nonprofit/charity organization. We are looking for smart investor to fund the fabrication of our 1st fully function compact living mock up unit.
- We are raising USD 15,000.00 (RM65, 000.00) capital investment or grant for the fabrication of one fully function Compact Living - Duplex Cylinder (DC) mock unit. It will take 30 to 45 days to complete the fabrication and the fabrication site is at Sungai Buloh, Selangor, Malaysia.
- Investor Term & Conditions.
 - a) Funder will get 10% profit from each DC unit selling price.
 - b) Funder can fabricate the DC unit at his/hers country of origin for commercial production BUT are obligated to inform RSM & FWDS of its intention and must state clearly the commercial benefits and rights for both parties.
 - c) Funders agrees the DC unit designed are the sole intellectual property rights of RSM / FWDS
- The completed DC mock up unit will be the catalyst for potential buyers from the following sectors:
 - ❖ Government Ministries
 - ❖ Government link Companies
 - ❖ Non Profit Organization
 - ❖ Charity Organization
 - ❖ Corporate Companies
 - ❖ Individuals

PROPOSED DUPLEX CYLINDER MOCK UP UNIT DESIGNED

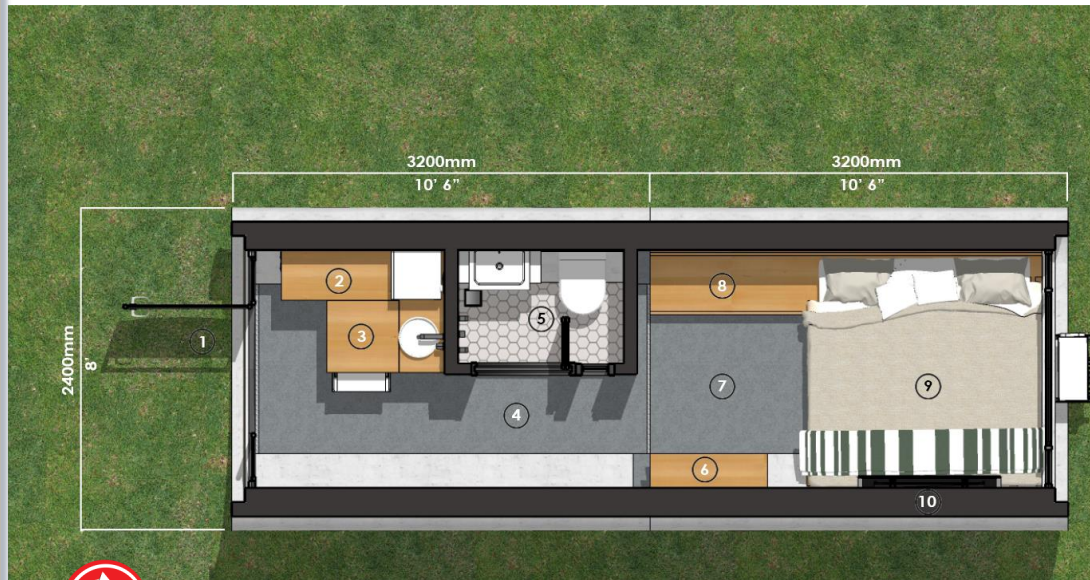


Duplex Cylinder Unit – Built In Bathroom & Pantry

DUPLEX CYLINDER
SECTIONAL
ELEVATION

Duplex Cylinder (DC)

- Double Cylinder
- 1 x Queen Bed OR 2 x Single Bed
- Bathroom
- Pantry
- Water Proof Epoxy Paint
- Air-conditioned
- Microwave
- 50L Fridge
- Fans
- Lights
- Patio
- Estimated 1 DC Pilot Mock Up Unit Cost USD15,000.00 (RM65,000)



DUPLEX CYLINDER
FLOOR LAYOUT

LEGEND:

1. ENTRANCE
2. PANTRY
3. FOLDABLE TOP
4. WALKWAY
5. BATHROOM
6. OPEN SHELVES
7. LIVING AREA
8. BENCH
9. BED (queen)
10. WALLMOUNT T.V



FAZALWAFADesign Studio
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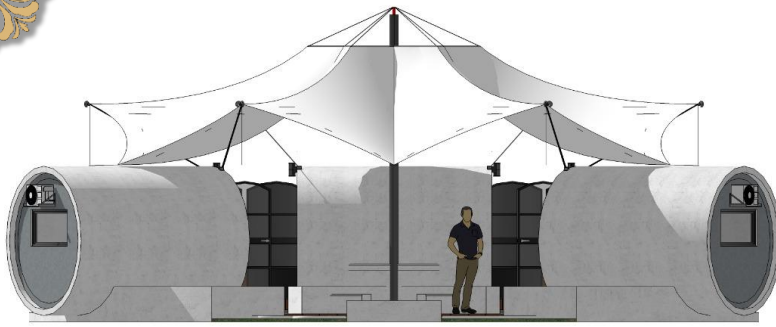
INDIVIDUAL DUPLEX CYLINDER LAY-OUT

THE BEACH ILLUSTRATION



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Cluster Duplex

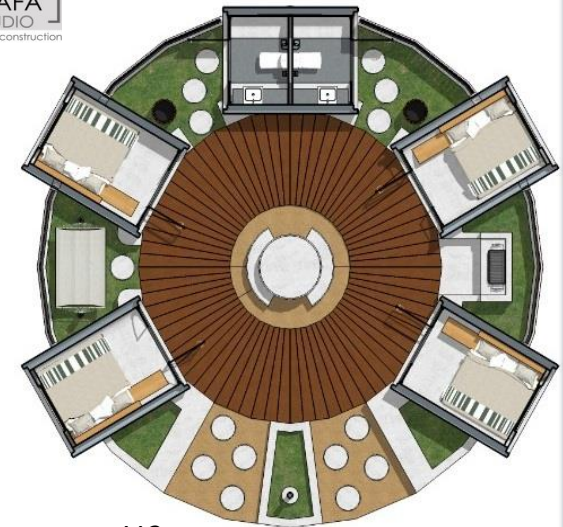
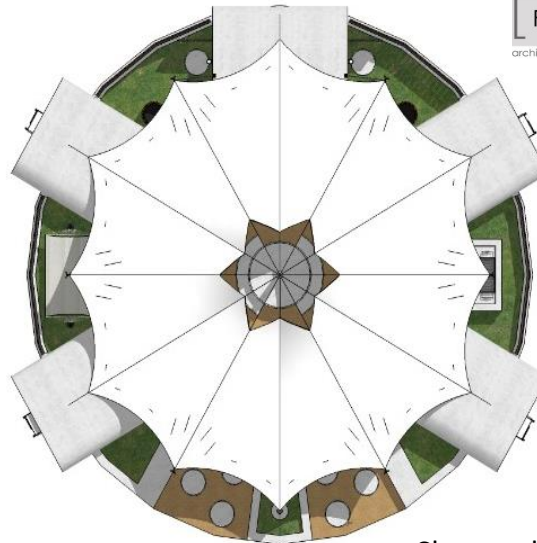
- Cost Saving Rental Per Night
- Double Cylinder Each
- Bed
- Bathroom
- Pantry
- Air-conditioned
- Microwave
- 50L Fridge
- Fans
- Lights
- Patio
- Ideal For:
 - a) Group of Friends
 - b) Family.
 - c) Corporate Event / Courses
 - d) Government Event / Courses.



CLICK TO PLAY



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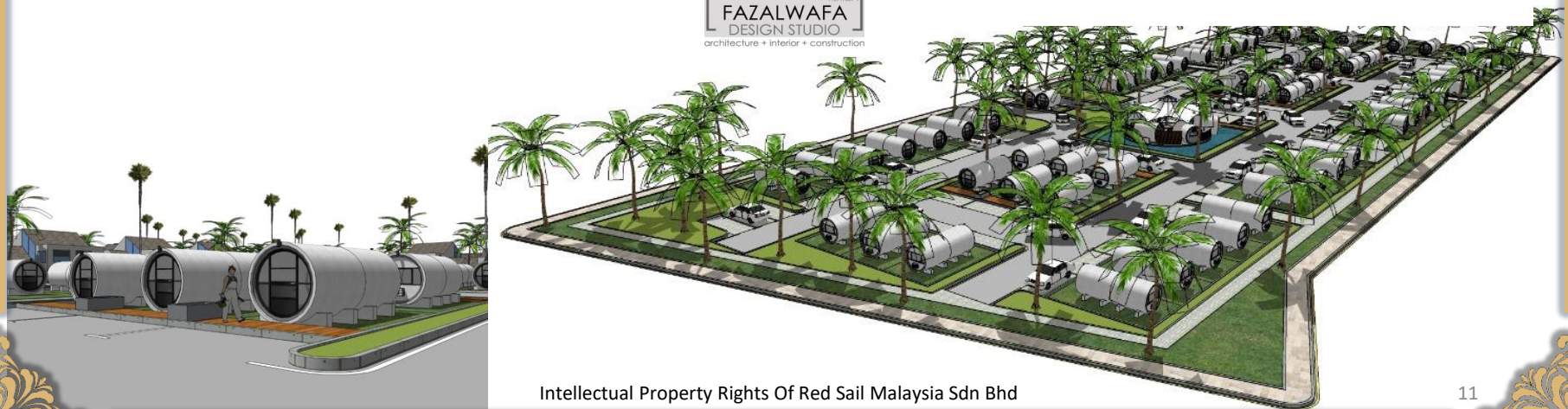


Clustered Arrangements – V.2

CLUSTERED DUPLEX CYLINDER LAY-OUT ILLUSTRATION



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GLAMPING UNIT SPECIFICATION

MODEL				
Type	DUPLEX CYLINDER - GRID	DUPLEX CYLINDER - OFF GRID	CLUSTER DUPLEX - GRID (Set Of 5 P/Cluster)	CLUSTER DUPLEX - OFF GRID (Set Of 5 P/Cluster)
Accommodation Type	Single/Twin Sharing (Built In Pantry+Bathroom)	Single/Twin Sharing (Built In Pantry+Bathroom)	Group/Family (Built In Individual Pantry+Bathroom)	Group/Family (Built In Individual Pantry+Bathroom)
Pax	1-2 Pax	1-2 Pax	5-10 Pax	5-10 Pax
Main Cylinder Unit	2	2	5	5
Additional Cylinder Unit	0	0	0	0
Bed	1	1	5	5
Side Wall Mounted Utility Shelf	3	3	15	15
Indoor Shower	1	1	5	5
Indoor Closet	1	1	5	5
Indoor Living Area	1	1	5	5
Indoor Dining Area	1	1	5	5
Indoor Pantry	1	1	5	5
Microwave Oven	1	1	5	5
Refrigerator	1	1	5	5
Outdoor Patio Wooden Platform	1	1	5	5
Collapsible Round Shape Patio Canopy	1	1	5	5
Round Shape Pation Tensile Canopy	0	0	1	1
Outer Paint	2	2	10	10
Inner Paint	2	2	10	10
Aluminium Frame + Tinted Glass + Door	1	1	5	5
Aluminium Frame + Tinted Glass + Window	1	1	5	5
Half Moon Curtain Railing	2	2	10	10
Connected To Electric Grid	Yes	No	Yes	No
1 hp Aircond	1	1	5	5
Wall Mounted Fan	2	2	10	10
Ventilation Fan	1	1	5	5
Inner Light	4	4	20	20
Bed Light	2	2	10	10
IP65 3w LED Light Patio	2	2	10	10
IP65 3w Outdoor LED Flexible Neon Strip Light	1	1	5	5
Electrical Point With USB Port	6	6	30	30
Rain Water Harvesting Set	0	1	0	5
Solar Panel	0	2	0	10
Wind Turbine	0	2	0	10
Inverter + Battery Bank	0	1	0	5
Mini Sewage System	1	1	5	5



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OUR GOAL

Current-

1. To Secure Mock Up Unit Fabrication Funding
2. To Built 1st DC Mock Up Unit
3. Social & Traditional Media Blitz

Upon 1st DC Mock Up Unit Completed

- To Market The DC Concept Units To:
1. Government Agencies
 2. Security & Welfare Agencies
 3. Government Link Company
 4. Non Profit Organization
 5. Charity Organization
 6. Corporate Organization
 7. Individuals

Schedule For 2nd Quarter 2021

To Start Building 1st Glamping (Glamorous Camping) Resort In Borneo With Off & On Grid DC Units By 3rd Quarter of 2021

1. Location, Labuan Federal Territory, Malaysia
2. 16 Acres Beach Front Land Leased For 30 Years.
3. 300 Units
4. Off & On Grid DC Units
5. 2021 – Local Backpackers, Eco Tourism Tourist, Groups Holiday, Groups Retreat
6. 2022 – International Backpackers, Eco Tourism Tourist, Groups Holiday, Groups Retreat



THANK YOU QUESTION & ANSWER



Red Sail Malaysia Sdn Bhd



HQ.

**LOT G72, WORK @ NEST, THE STREET, THE CURVE
JALAN. PJU 7/3 MUTIARA DAMANSARA, 47800 PETALING JAYA,
SELANGOR DARUL EHSAN, MALAYSIA.**

Branch

**SUITE 8-4, 3rd FOOR, WISMA WONG WO LO, JALAN MUSTAPHA
87000 WILAYAH PERSEKUTUAN LABUAN, MALAYSIA**

**<https://redsailmalaysia.wixsite.com/website>
redsailmyinfo@gmail.com , lbuglamping@gmail.com
I.G @mrlanlabuan, Twitter @LabuanGlamping
+60183726094 (WhatsApp).**