SUPERVISION DEPARTMENT

Engineering supervision · Off-plan consultancy · Quality control

Hatmia Engineering, with MadeMake and APCO Teknik. 7,700+ homes under supervision today for the National Housing Company and seven leading developers, in six cities of the Kingdom.

الحتمية للهندسة
HATMIA ENGINEERING

MadeMake

apcoteknik

2026



HATMIA SUPERVISION IN NUMBERS

Supervision at national scale

On REGA's Wafi platform, Hatmia is the supervising engineering consultant of twelve off-plan projects, from a 24-villa enclave in Al-Narjis to communities of more than 2,000 homes.

7,700+
HOMES UNDER SUPERVISION

12
ACTIVE WAFI PROJECTS

8
DEVELOPERS, LED BY NHC

6
CITIES ACROSS THE KINGDOM

~2.5 M m²
LAND UNDER ACTIVE SUPERVISION

Top 10%
OF 192 WAFI CONSULTANTS, BY PROJECTS

15,520+
HOMES ACROSS ALL SUPERVISION PROJECTS

20+
YEARS OF EXPERIENCE

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7,700+ HOMES UNDER SUPERVISION

12 ACTIVE WAFI PROJECTS

8 DEVELOPERS

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How to read this profile

Project status comes from the REGA Wafi platform, 28 October 2026. Project figures come from each developer's published material. Images are credited on each project page.

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THE DEPARTMENT

On site, full time, and answerable for every stage.

The Supervision Department of Hatmia Engineering puts civil, architectural, electrical and mechanical engineers and a survey team on site, full time, on behalf of the owner. We review the contractor's documents, inspect the work at each stage, verify invoices against what was built, and report on time, quality and cost.

On off-plan projects we also act as the consultant registered with the Real Estate General Authority: we sign escrow disbursements, report on progress, and certify completion. Buyers' money moves only when the work on site supports it.

Licensed

Engineering certificate No. 1743, accredited for Wafi off-plan supervision by REGA

On site

Full-time discipline engineers and surveyors on site

Designer-led

A design office behind the site team, on one coordinated BIM model

Accountable

Escrow sign-off, REGA reporting and completion certificates

Time, quality and cost, checked on site.

12	6	60	20+
WAFI PROJECTS	CITIES	COMMISSIONS ON RECORD	YEARS

For the developer

A consultant who keeps escrow releases moving, because the certificates are backed by inspections on site.

For the buyer

An independent engineer checking the home against the approved design and the sale contract.

For the regulator

Reports on time, violations flagged within five working days, and a final report at completion.



OUR DEVELOPERS

Eight developers trust Hatmia with their sites

The National Housing Company and seven private developers have named Hatmia as supervising consultant on the Wafi platform of the Real Estate General Authority.

National Housing Company

THE NATIONAL ENABLER OF HOUSING

Founded in 2016 to enable the housing sector and its supply. Its destinations carry most of the projects in this profile, delivered with private developers.

PROJECTS	Rehab Al-Asalah
CITIES	Riyadh
UNDER HATMIA SUPERVISION	2,134 apartments

Thabat Al-Maskan

AL MUHAIDIB GROUP

Established in 2017, with seven communities in partnership with NHC, four of them under Hatmia supervision.

PROJECTS	Sahb, Madd Qamra, Nafah Khuzam, Madd Sadayem
CITIES	Riyadh, Jeddah, Al-Khobar, Al-Qatif
UNDER HATMIA SUPERVISION	2,225 villas

Tilal Real Estate

ONE OF THE LARGEST ALLIANCES IN THE KINGDOM

Founded in 2020: seven communities, 6,000+ units and SAR 12 bn+ under development. Great Place To Work certified.

PROJECTS	Tilal Homes in Al-Fursan, Tilal Homes in Qamra
CITIES	Riyadh, Al-Qatif
UNDER HATMIA SUPERVISION	836 homes

Mountain View

STRATEGIC PARTNER OF NHC IN RIYADH

A leading Egyptian community developer, with 23 projects in Egypt and 2 in the Kingdom, and communities built around green space.

PROJECTS	Hayat by Mountain View
CITIES	Riyadh
UNDER HATMIA SUPERVISION	1,680 homes

Maya Real Estate

DEVELOPMENT AND INVESTMENT

Six communities in its own portfolio across the Kingdom. Al-Kadi, with NHC, is its first project in the South.

PROJECTS	Al-Kadi
CITIES	Jazan
UNDER HATMIA SUPERVISION	585 villas

Faisal Bin Saedan

INVESTMENT AND DEVELOPMENT

ISO 9001 certified, 200+ projects and a family history in real estate of more than 70 years. Its company profile names Hatmia as consultant on Nuzl Al-Dar.

PROJECTS	Nuzl Al-Dar
CITIES	Al-Madinah
UNDER HATMIA SUPERVISION	256 apartments

Inmar

ENMAA AL-RAWABI

Owner of the Gival residential brand, with architecture by Saleh Al-Luhaidan and a 10-year latent-defects policy.

PROJECTS	Gival Residence
CITIES	Riyadh
UNDER HATMIA SUPERVISION	42 units

Thabat Real Estate Development

AL MUHAIDIB GROUP

Innovative premium housing, including Aseeb in Tharwa. Al-Atra holds a Luxury Lifestyle Award.

PROJECTS	Al-Atra
CITIES	Riyadh
UNDER HATMIA SUPERVISION	24 villas

CLIENTS AND GROUPS

Twenty clients who trust Hatmia

National programmes, leading developers, contractors and institutions across the portfolio, with the groups and brands around current projects.

National Housing Company

Public Investment Fund

ROSHN Group

Dar Wa Emaar

NEOM

Rafal Real Estate

Thabat Al-Maskan

Tilal Real Estate

Faisal Bin Saedan

Mountain View

Maya Real Estate

Enmaa Al-Rawabi, Inmar

Tameer

Naqel Express

alfanar

FBS Contracting, formerly Atheel

ABR Contracting

Maskan Arabia

Watheer Real Estate

University of Ha'il

Groups and brands around our current projects

Regulator of off-plan sales

Group behind Thabat

Tilal alliance

Tilal alliance

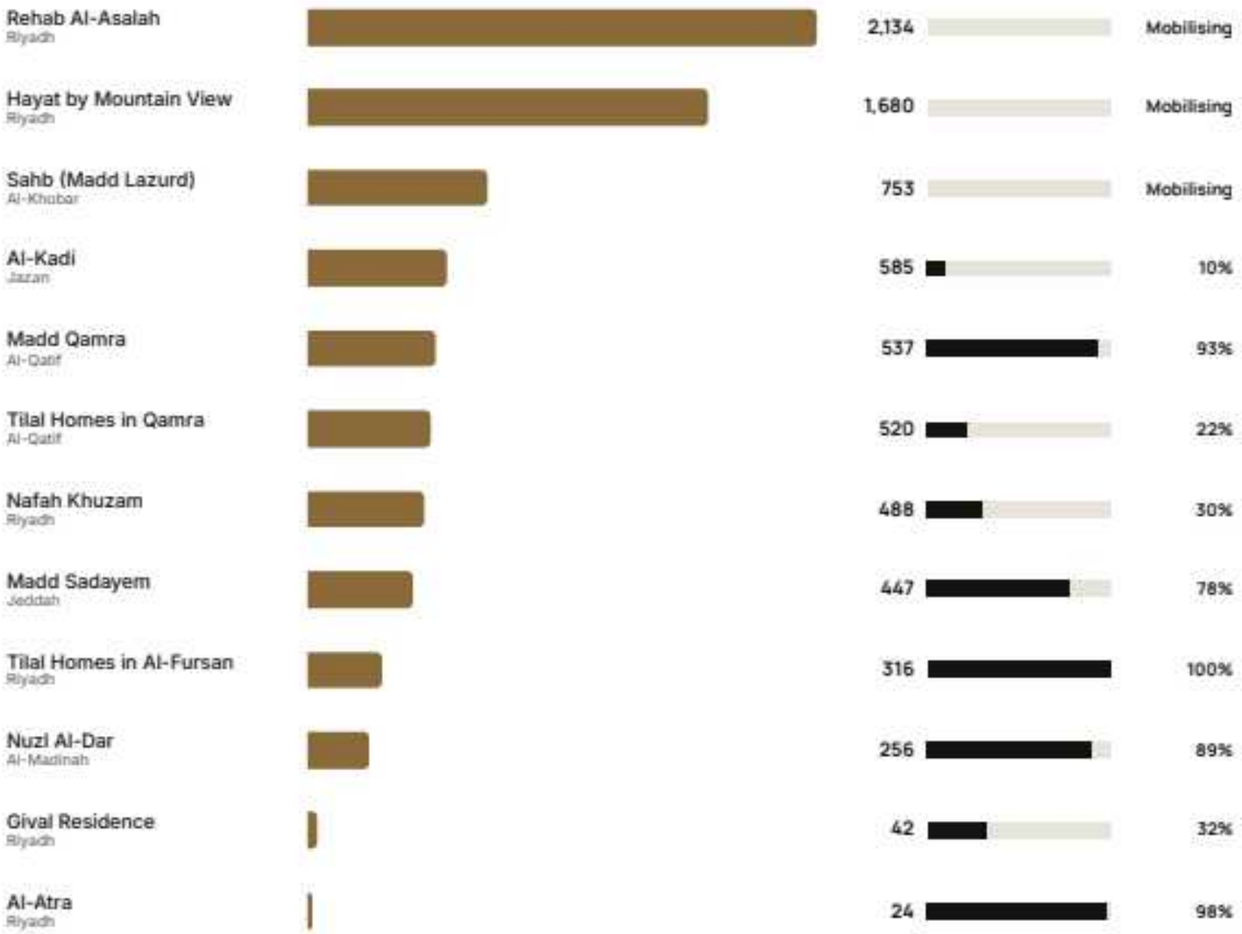
Tilal alliance

Project brand

Project brand

Scale, across the Kingdom

Homes by project



Sources: REDA Wafi platform, 28 October 2026, and developers' published figures. Land total excludes Nafah Khuzam, Gival Residence and Al-Atra.

Hatmia on the Wafi platform

1,092 PROJECTS ON WAFI

904 UNDER A SUPERVISING CONSULTANT

192 ENGINEERING CONSULTANTS

12 UNDER HATMIA

Where we supervise

Riyadh	6 projects, 4,684 homes
Al-Qatif and Safwa	2 projects, 1,057 homes
Al-Khobar	1 project, 753 homes
Jazan	1 project, 585 homes
Jeddah	1 project, 447 homes
Al-Madinah	1 project, 256 homes

Twelve projects put Hatmia in the top 10% of the 192 engineering consultants on Wafi, ranked by number of projects. Mobilising means Wafi records 0% as work starts.





OFF-PLAN CONSULTANCY

What an off-plan consultant answers for

Under the Off-Plan Sales and Lease Law (Royal Decree M/44) and its regulations, the supervising consultant stands between the developer, the buyers and the regulator. These are the duties Hatmia signs up to in its Wafi supervision agreements.

01

Supervise the works

Follow the works against the specifications, engineering standards, approved designs and the sale contract with the buyer.

02

Sign the escrow

Register a signature with the escrow bank, audit each disbursement request and sign the release.

03

Report to REGA

Submit a technical report on project progress every three months, or whenever the Authority asks.

04

Flag violations

Notify the Authority of any breach of the law or of the developer's obligations within five working days.

05

Explain delays

Where needed, report the causes of delay, with recommendations and proposals to recover the project.

06

Certify the money

Endorse the completion financial report and report any surplus over the actual project cost.

07

Certify completion

Issue completion certificates for each part and the whole, and a final report to the Authority.

08

Staff the site

Keep a qualified, accredited supervision team on the project, and increase it when the work requires.

How escrow money moves on a Wafi project

Buyer — Pays instalments into the project escrow account

Developer — Requests a disbursement against work done

Hatmia on site — Inspects the work and checks the claim

Hatmia sign-off — Signs the disbursement document at the bank

Escrow bank — Matches the signature and releases the funds

REGA — Receives a technical report every three months

HOW WE SUPERVISE

Six steps, from mobilisation to handover

01

Mobilise

Take over approved drawings, programme and specifications. Set up the team and the site office.

02

Review

Tender documents, BOQ, contracts, shop drawings and material submittals, with recommendations.

03

Inspect

Regular inspections by discipline at each construction stage, including embedded items before they are covered.

04

Control

Track the contractor's programme, and verify contractor and supplier invoices against actual progress.

05

Report

Daily and weekly site notes, progress reporting to the owner, and quarterly technical reports to REGA.

06

Hand over

Review as-built drawings, close out the works and issue completion certificates.



A team sized from the inspections, not from a rule of thumb

Supervision is sized from the contractor's programme, not from a rule of thumb. On Rehab Al-Asalah, every inspection on every element was listed, from formwork, bottom rebar, top rebar and pour on a slab through MEP, survey and QC, then mapped onto the baseline schedule to size the team month by month.

131	~25,800	~390	~76 / day	3
INSPECTION ITEMS IN THE REGISTER	FORECAST INSPECTIONS	INSPECTIONS PER BUILDING	FORECAST AVERAGE AT PEAK	SCHEDULE SCENARIOS TESTED

Management	Civil and structure	Architecture	Mechanical	Electrical	Survey and QC
Project manager	Civil engineers	Architectural engineers	Mechanical engineers	Electrical engineers	Surveyors
Resident engineer	Civil inspectors	Finishes inspectors	Plumbing and HVAC inspectors	Power and ELV inspectors	Setting out and levels
Planning and cost control	Rebar and concrete checks	Snagging	Testing and commissioning	Testing and commissioning	Quality control
Document control					

1 Entry follows the work
Civil engineers enter first, architecture and MEP follow, and inspectors follow their engineers by a month.

2 Exit follows the work
Each discipline demobilises after its own last finishing, testing and snagging month. Management stays to delivery.

3 Peaks are planned
Additional inspectors are phased to the active-building curve, tested against fast-track, baseline and delay scenarios.







Figures for Rehab Al-Asalah are a planning forecast from the contractor's baseline programme, not recorded inspections.

THREE FIRMS, ONE TEAM

Who brings what

hatmia stays the single point of contact for the client: the registered consultant, the signatory on escrow and certificates, and the team on site. The partners join where a project needs them.

	hatmia	MadeMake	APCO Teknik
Site supervision and inspection	●		○
Wafi duties, escrow sign-off, REGA reports	●		
Contract, time and cost control	●		○
Review of shop drawings and submittals	●	○	○
Design intent: architecture and facades	○	●	
Design intent: interiors and landscape	○	●	
MEP and special systems review	●		●
Healthcare and complex public buildings	○		●
Program management at national scale	○		●

● Leads ○ Supports

USD 10 bn+ of projects from APCO Teknik and eight international award families from MadeMake stand behind the local team. Their records follow in chapters 02 and 03.

hatmia

LEAD CONSULTANT

20+ years, 12 active Wafi projects, the team on site

MadeMake

DESIGN PARTNER

Eight international award families, and complexes up to 1.89 M m²

APCO Teknik

ENGINEERING PARTNER

USD 10 bn+ of projects, ~14,500 hospital beds, 400+ staff



C&D Jiulong Guantang, Nanchang: high-rise housing by MadeMake

01

Projects under supervision

Twelve active off-plan projects on the Wafi platform, in order of the work they represent: from communities of thousands of homes to a premium enclave of 24 villas.

12
PROJECTS

7,782
HOMES

8
DEVELOPERS

6
CITIES





01 · UNDER SUPERVISION

Rehab Al-Asalah

RIYADH

Hatmia as designer and supervising consultant to the National Housing Company.

2,134 APARTMENTS	66 BUILDINGS
346,500+ m² BUILT AREA	195,000+ m² LAND AREA

PROJECT

Rehab Al-Asalah

2,134 APARTMENTS	**66** BUILDINGS
346,500+ m² BUILT AREA	**195,000+ m²** LAND AREA

Wafi progress, 28 Oct 2026 — **Mobilising**

LOCATION	Riyadh
DEVELOPER	National Housing Company (NHC)
CONSULTANT	Hatmia Engineering
TYPOLOGY	Apartment buildings with ground-floor retail
SCOPE	Design and supervision
ON SITE FROM	2025

A district of 66 apartment buildings in the south of Riyadh, in which Hatmia acts as lead consultant to NHC, with MadeMake on concept, architecture, interiors and landscape. The largest project in this portfolio is being delivered by an EPC contractor in sub-sections, with the supervision team sized from a full register of inspections.

SUPERVISION SCOPE

- Design by Hatmia, then supervision
- Escrow disbursement audit and sign-off
- Discipline inspections on site
- Wafi off-plan consultant
- Quarterly technical reports to REGA
- Completion certificates and final report



Typical ground floor and unit mix

Renderings: hatmia with MadeMake







02 · UNDER SUPERVISION

Hayat by Mountain View

AL-FURSAN, RIYADH

An integrated community in Al-Fursan, northeast Riyadh.

DEVELOPER

ماونتن ڤيو
MOUNTAIN VIEW

Mountain View, in partnership with NHC

CONSULTANT	Hatmia Engineering
SCOPE	Supervision
ON SITE FROM	2026
TYPOLOGY	Villas and townhouses

WAFI PROGRESS — Mobilising

1,680
HOMES

932,249 m²
PROJECT AREA

4
VILLA MODELS

NHC
STRATEGIC PARTNER







ماونتن فيو
MOUNTAIN VIEW

PROJECT

Hayat by Mountain View

1,680 HOMES	**932,249 m²** PROJECT AREA
4 VILLA MODELS	**NHC** STRATEGIC PARTNER

Wafi progress, 28 Oct 2026 — **Mobilising**

LOCATION	Al-Fursan, Riyadh
DEVELOPER	Mountain View, in partnership with NHC
CONSULTANT	Hatmia Engineering
TYPOLOGY	Villas and townhouses
SCOPE	Supervision
ON SITE FROM	2026

Mountain View's second project in the Kingdom, developed in strategic partnership with NHC in the Al-Fursan destination. Homes are laid out around wide green spaces and a landscaped spine, with mosques, schools, health and commercial facilities planned nearby.

SUPERVISION SCOPE

- Wafi off-plan consultant
- Quarterly technical reports to REGA
- Review of submittals and invoices
- Escrow disbursement audit and sign-off
- Discipline inspections on site
- Completion certificates and final report



Community masterplan

Images: Mountain View







03 - UNDER SUPERVISION

Sahb

LAZURD DESTINATION, AL-KHOBAR

Launched as Madd Lazurd: 753 villas near the Gulf coast and the King Fahd Causeway.

DEVELOPER

ثبات المسكن THABAT

Thabat Al-Maskan, in partnership with NHC

CONSULTANT	Hatmia Engineering
SCOPE	Supervision
ON SITE FROM	2025
TYPOLOGY	Independent villas

WAFI PROGRESS — Mobilising

753 VILLAS	446,000 m² PROJECT AREA
215,400 m² BUILT AREA	4 VILLA MODELS







PROJECT

Sahb

753 VILLAS	**446,000 m²** PROJECT AREA
215,400 m² BUILT AREA	**4** VILLA MODELS

Wafi progress, 28 Oct 2026 — **Mobilising**

LOCATION	Lazurd Destination, Al-Khobar
DEVELOPER	Thabat Al-Maskan, in partnership with NHC
CONSULTANT	Hatmia Engineering
TYPOLOGY	Independent villas
SCOPE	Supervision
ON SITE FROM	2025

The seventh project of Thabat Al-Maskan with NHC, in the Lazurd destination in south Al-Khobar, licensed by REGA under the name Sahb. Plots run from 250 to 529 m² and built areas from 236 to 358 m², within a plan that includes nursery, primary, intermediate and secondary schools, a local mosque and central parks.

SUPERVISION SCOPE

- Wafi off-plan consultant
- Escrow disbursement audit and sign-off
- Quarterly technical reports to REGA
- Discipline inspections on site
- Review of submittals and invoices
- Completion certificates and final report



Location, Al-Khobar and the Gulf coast







Images: Thabat Al-Maskan



04 · UNDER SUPERVISION

Al-Kadi

KING ABDULLAH DESTINATION, JAZAN

Maya's first community in the South, and work is already rising on site.

585
VILLAS

240,000 m²
PROJECT AREA

166,000 m²
RESIDENTIAL PLOTS

299 – 560 m²
VILLA SIZES

PROJECT

Al-Kadi

585 VILLAS	**240,000 m²** PROJECT AREA
166,000 m² RESIDENTIAL PLOTS	**299 – 560 m²** VILLA SIZES

Wafi progress, 28 Oct 2026 — 10%

LOCATION	King Abdullah Destination, Jazan
DEVELOPER	Maya Real Estate, in partnership with NHC
CONSULTANT	Hatmia Engineering
TYPOLOGY	Independent villas
SCOPE	Supervision
ON SITE FROM	2026

A community of independent villas in the King Abdullah destination, close to the main roads and services of Jazan, with green spaces, walkways, play areas and service centres. Structural work is progressing across the site, as the photographs here show.

SUPERVISION SCOPE

- Wafi off-plan consultant
- Quarterly technical reports to REGA
- Review of submittals and invoices
- Escrow disbursement audit and sign-off
- Discipline inspections on site
- Completion certificates and final report



Structure in progress across the site







Rendering: Maya, launch release. Photographs: site, 2026

05 - UNDER SUPERVISION

Madd Qamra

QAMRA DESTINATION, SAFWA, AL-QATIF

Three models of three-storey villas, close to completion.

DEVELOPER

ثبات المسكن
THABAT

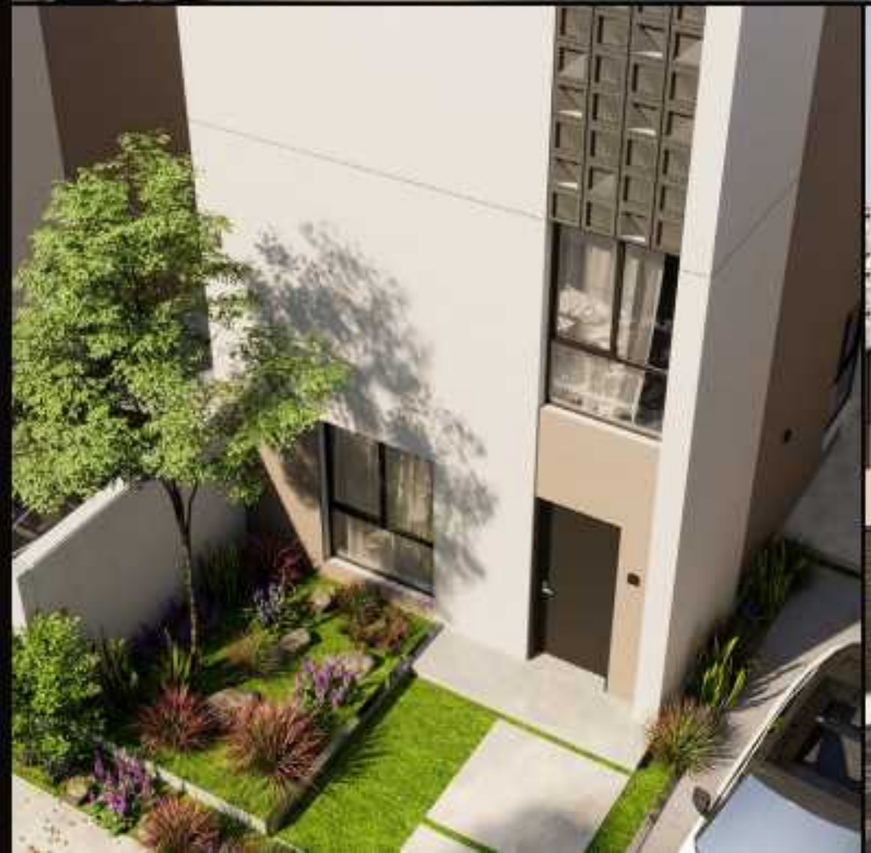
Thabat Al-Maskan, in partnership with NHC

CONSULTANT	Hatmia Engineering
SCOPE	Supervision
ON SITE FROM	2022
TYPOLOGY	Three-storey villas

WAFI PROGRESS 93%

537 VILLAS	230,000 m² PROJECT AREA
~186,700 m² BUILT AREA	93% COMPLETE ON WAFI







PROJECT

Madd Qamra

537 VILLAS	**230,000 m²** PROJECT AREA
~186,700 m² BUILT AREA	**93%** COMPLETE ON WAFI

Wafi progress, 28 Oct 2026 — 93%

LOCATION	Qamra Destination, Safwa, Al-Qatif
DEVELOPER	Thabat Al-Maskan, in partnership with NHC
CONSULTANT	Hatmia Engineering
TYPOLOGY	Three-storey villas
SCOPE	Supervision
ON SITE FROM	2022

The fourth project of Thabat Al-Maskan with NHC, in the Qamra destination in Safwa. Three models carry the scheme: 326 A1 villas of 332 m², 35 A2 villas of 352 m² and 176 B villas of 376 m². Each has spacious halls, private rooms and a garden within the home.

SUPERVISION SCOPE

- Wafi off-plan consultant
- Quarterly technical reports to REGA
- Review of submittals and invoices
- Escrow disbursement audit and sign-off
- Discipline inspections on site
- Completion certificates and final report



Community plan

Images: Thabat Al-Maskan







06 - UNDER SUPERVISION

Tilal Homes in Qamra

QAMRA DESTINATION, SAFWA, AL-QATIF

Villas on the Eastern coast, with direct access to the Safwa to Ras Tanura road.

520 HOMES	**121,019 m²** PROJECT AREA
160,400+ m² BUILT AREA	**6** UNIT TYPES

PROJECT

Tilal Homes in Qamra

520 HOMES	**121,019 m²** PROJECT AREA
160,400+ m² BUILT AREA	**6** UNIT TYPES

Wafi progress, 28 Oct 2026 — 22%

LOCATION	Qamra Destination, Safwa, Al-Qatif
DEVELOPER	Tilal Real Estate, in partnership with NHC
CONSULTANT	Hatmia Engineering
TYPOLOGY	Villas and townhouses
SCOPE	Design and supervision
ON SITE FROM	2022

Six unit types, Lavender and Tulip villas and Tulip townhouses, on plots of 200 and 250 m², with built areas from 235 to 320 m² and three to four bedrooms. The community sits close to commercial, education and healthcare services, with delivery by Tilal from July 2027.

SUPERVISION SCOPE

- Design by Hatmia, then supervision
- Escrow disbursement audit and sign-off
- Discipline inspections on site
- Wafi off-plan consultant
- Quarterly technical reports to REGA
- Completion certificates and final report



Villas on site, October 2026







Images: Tilal Real Estate. Lower and plan-side photographs: site, October 2026

07 - UNDER SUPERVISION

Nafah Khuzam

KHUZAM DESTINATION, RIYADH

Luxury villas in the largest destination north of Riyadh.

DEVELOPER

ثبات المسكن
THABAT

Thabat Al-Maskan, in partnership with NHC

CONSULTANT	Hatmia Engineering
SCOPE	Design and supervision
ON SITE FROM	2025
TYPOLOGY	Luxury villas

WAFI PROGRESS 30%

488
VILLAS

250 – 600 m²
PLOT SIZES

332 – 434 m²
BUILT AREAS

30 M m²+
KHUZAM DESTINATION







PROJECT

Nafah Khuzam

488 VILLAS	**250 – 600 m²** PLOT SIZES
332 – 434 m² BUILT AREAS	**30 M m²+** KHUZAM DESTINATION

Wafi progress, 28 Oct 2026 — 30%

LOCATION	Khuzam Destination, Riyadh
DEVELOPER	Thabat Al-Maskan, in partnership with NHC
CONSULTANT	Hatmia Engineering
TYPOLOGY	Luxury villas
SCOPE	Design and supervision
ON SITE FROM	2025

On Prince Faisal bin Bandar Road, close to King Salman Road, inside the Khuzam destination of NHC, an integrated residential environment of more than 30 million m² beside a large central park. Thabat Al-Maskan launched the project at Cityscape Global in 2024.

SUPERVISION SCOPE

- Design by Hatmia, then supervision
- Escrow disbursement audit and sign-off
- Discipline inspections on site
- Wafi off-plan consultant
- Quarterly technical reports to REGA
- Completion certificates and final report



Community layout

Images: Thabat Al-Maskan. Layout: hatmia







08 - UNDER SUPERVISION

Madd Sadayem

SADAYEM DESTINATION, JEDDAH

A complete neighbourhood north of Jeddah, east of Al-Buhairat.

DEVELOPER

ثبات المسكن
THABAT

Thabat Al-Maskan, in partnership with NHC

CONSULTANT	Hatmia Engineering
SCOPE	Design and supervision
ON SITE FROM	2023
TYPOLOGY	Attached and independent villas

WAFI PROGRESS 78%

447
VILLAS

204,000 m²
PROJECT AREA

~137,000 m²
BUILT AREA

78%
COMPLETE ON WAFI







PROJECT

Madd Sadayem

447 VILLAS	**204,000 m²** PROJECT AREA
~137,000 m² BUILT AREA	**78%** COMPLETE ON WAFI

Wafi progress, 28 Oct 2026 — 78%

LOCATION	Sadayem Destination, Jeddah
DEVELOPER	Thabat Al-Maskan, in partnership with NHC
CONSULTANT	Hatmia Engineering
TYPOLOGY	Attached and independent villas
SCOPE	Design and supervision
ON SITE FROM	2023

The fifth project of Thabat Al-Maskan with NHC. Three models carry the scheme: 156 A1 Deem villas on 200 m² plots, 201 A2 Deem villas on plots of 250 to 382 m², and 90 B Raseel villas on plots of 275 to 424 m². The site is served by roads of up to 52 m, with internal roads of no less than 18 m.

SUPERVISION SCOPE

- Design by Hatmia, then supervision
- Escrow disbursement audit and sign-off
- Discipline inspections on site
- Wafi off-plan consultant
- Quarterly technical reports to REGA
- Completion certificates and final report



Community plan

Images: Thabat Al-Maskan







09 - UNDER SUPERVISION

Tilal Homes in Al-Fursan

AL-FURSAN, RIYADH

Complete on Wafi, with construction reported ahead of the planned schedule.

DEVELOPER

Tilal Real Estate, in partnership with NHC

CONSULTANT	Hatmia Engineering
SCOPE	Design and supervision
ON SITE FROM	2022
TYPOLOGY	Villas

WAFI PROGRESS 100%

316
VILLAS

80,000+ m²
LAND AREA

104,000+ m²
BUILT AREA

100%
COMPLETE ON WAFI







PROJECT

Tilal Homes in Al-Fursan

316 VILLAS	**80,000+ m²** LAND AREA
104,000+ m² BUILT AREA	**100%** COMPLETE ON WAFI

Wafi progress, 28 Oct 2026 — 100%

LOCATION	Al-Fursan, Riyadh
DEVELOPER	Tilal Real Estate, in partnership with NHC
CONSULTANT	Hatmia Engineering
TYPOLOGY	Villas
SCOPE	Design and supervision
ON SITE FROM	2022

A flagship of the partnership between Tilal and NHC in northeast Riyadh, with gardens and green areas throughout. Tilal has reported construction progress at close to double the planned rate on this community. The drone photographs below were taken on site in September 2026.

SUPERVISION SCOPE

- Design by Hatmia, then supervision
- Escrow disbursement audit and sign-off
- Discipline inspections on site
- Wafi off-plan consultant
- Quarterly technical reports to REGA
- Completion certificates and final report



Villas on site, September 2026

Rendering: Tilal Real Estate. Photographs: site, 28 September 2026





10 · UNDER SUPERVISION

Nuzl Al-Dar

DAR DESTINATION, AL-MADINAH

Apartments with an arched Madinah character, 7 km from the Prophet's Mosque.

256 APARTMENTS	16 BUILDINGS
176 – 220 m² APARTMENT SIZES	89% COMPLETE ON WAFI

PROJECT

Nuzl Al-Dar

256 APARTMENTS	**16** BUILDINGS
176 – 220 m² APARTMENT SIZES	**89%** COMPLETE ON WAFI

Wafi progress, 28 Oct 2026 — **89%**

LOCATION	Dar Destination, Al-Madinah
DEVELOPER	Faisal Bin Saedan, in partnership with NHC
CONSULTANT	Hatmia Engineering
TYPOLOGY	Mid-rise apartment buildings
SCOPE	Design and supervision
ON SITE FROM	2024

Apartment buildings in the Dar destination, linked to the Second Ring Road, about 7 km from the Prophet's Mosque and 2 km from Quba Mosque. Bin Saedan's company profile lists Hatmia as the project's consultant. Hatmia carried the design into supervision, with arched facades and lit vertical bays.

SUPERVISION SCOPE

- Design by Hatmia, then supervision
- Escrow disbursement audit and sign-off
- Discipline inspections on site
- Wafi off-plan consultant
- Quarterly technical reports to REGA
- Completion certificates and final report









Typical apartment plan

Renderings: hatmia. Plan: Faisal Bin Saedan

11 · UNDER SUPERVISION

Gival Residence

AL-NAMUDHAJIYAH, RIYADH

Three-storey homes behind carved terracotta screens, in central Riyadh.

DEVELOPER

INMAR

Inmar

CONSULTANT	Hatmia Engineering
SCOPE	Design and supervision
ON SITE FROM	2025
TYPOLOGY	Premium residential units

WAFI PROGRESS 32%

42
RESIDENTIAL UNITS

14
BUILDINGS

3
UNIT MODELS

10 years
LATENT-DEFECTS POLICY







PROJECT

Gival Residence

42 RESIDENTIAL UNITS	**14** BUILDINGS
3 UNIT MODELS	**10 years** LATENT-DEFECTS POLICY

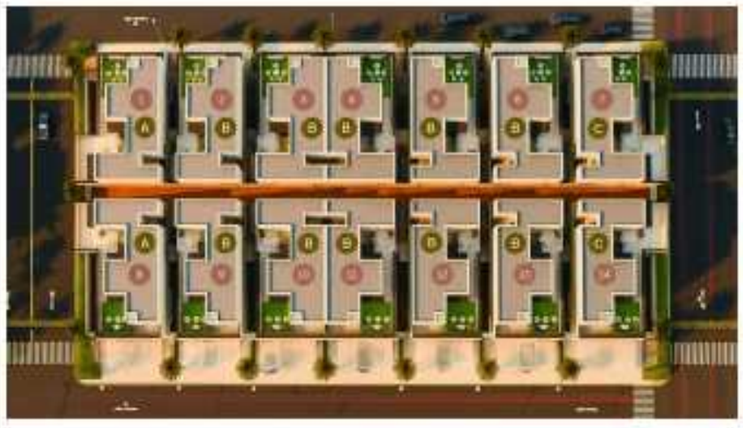
Wafi progress, 28 Oct 2026 — 32%

LOCATION	Al-Namudhajiyah, Riyadh
DEVELOPER	Inmar
CONSULTANT	Hatmia Engineering
TYPOLOGY	Premium residential units
SCOPE	Design and supervision
ON SITE FROM	2025

The first project of the Gival brand by Inmar, with architecture by Saleh Al-Luhaidan, in the Al-Namudhajiyah district. Fourteen buildings each hold three homes. Specified to the Saudi Building Code SBC 1101 and 1102, with soil and concrete quality testing and foundations bearing directly on rock.

SUPERVISION SCOPE

- Design by Hatmia, then supervision
- Escrow disbursement audit and sign-off
- Discipline inspections on site
- Wafi off-plan consultant
- Quarterly technical reports to REGA
- Completion certificates and final report



Site layout

Images: Inmar







12 · UNDER SUPERVISION

Al-Atra

AL-NARJIS, RIYADH

Winner of a Luxury Lifestyle Award: premium villas on Abu Bakr Al-Siddiq Road.

24
VILLAS

4
LUXURY MODELS

429 – 446 m²
BUILT AREAS

98%
COMPLETE ON WAFI

PROJECT

Al-Atra

24 VILLAS	**4** LUXURY MODELS
429 – 446 m² BUILT AREAS	**98%** COMPLETE ON WAFI

Wafi progress, 28 Oct 2026 — 98%

LOCATION	Al-Narjis, Riyadh
DEVELOPER	Thabat Real Estate Development
CONSULTANT	Hatmia Engineering
TYPOLOGY	Luxury villas
SCOPE	Supervision
ON SITE FROM	2025

A small enclave in one of the most sought-after districts in north Riyadh, near King Salman Road. Four models offer a master bedroom on its own floor, four main bedrooms, suspended living spaces and front and side gardens, with warranties of up to ten years. A small project asks for the same inspection discipline, and more attention to finishes.

SUPERVISION SCOPE

- Wafi off-plan consultant
- Escrow disbursement audit and sign-off
- Quarterly technical reports to REGA
- Discipline inspections on site
- Review of submittals and invoices
- Completion certificates and final report



Garden frontage

Images: Thabat Real Estate Development







DESIGN BY HATMIA

NHC Community Centres

MURCIA 1 AND 2, RIYADH

One stone identity across retail, restaurants, offices and public squares, designed by Hatmia for the National Housing Company.

8
PLOTS SHOWN

~10,150 m²
BUILT AREA

~9,230 m²
LEASABLE AREA

728
PARKING, SIX PLOTS







DESIGN BY HATMIA

Eight neighbourhood centres, one identity

PLOT	DISTRICT	PROGRAMME	BUILT, M²	LEASABLE, M²	FLOORS	PARKING
M14	Murcia 1	Retail and F&B with an upper multipurpose hall	1,916	1,553	2	119
M29	Murcia 1	Leisure, retail and F&B with upper offices	2,272	2,005	2	137
M26	Murcia 1	Retail, F&B and a self-storage anchor	1,782	1,712	1	202
M03	Murcia 1	Retail, F&B, wellness and family activities	1,338	1,265	1	121
M55	Murcia 2	Four-unit strip, presentation stage	~550	~530	1	
M06	Murcia 2	Seven tenant bays with a rear anchor	835	788	1	
M47	Murcia 2	L-shaped frontage around a landscaped arrival	801	761	1	77
M37	Murcia 2	Two blocks on a landscaped field	654	615	1	72



M14



M29



M26



M03



M55



M06



M47



M37

Design report, October 2026. Client: National Housing Company. Figures marked ~ are at presentation stage. Parking totals the six plots that report it. Renderings: hatmia.

FROM THE SITE

The work, as it stands on site

The team on Tilal Homes in Al-Fursan, September and October 2026: measuring and testing the work, street by street.











Sixty supervision commissions on record, across every sector

PROJECT	CLIENT	SCOPE	PERIOD
Housing			
Al-Iskan Housing, Al-Qatif	NHC, Tamimi	Design, supervision	2018 – done
Tilal Homes in Al-Narjis, Riyadh	NHC, Tilal	Design, supervision	2022 – ongoing
Tilal Homes, Abyar Ali, Al-Madinah	NHC, Tilal	Design, supervision	2022 – ongoing
Al-Muhannadiyah (Murcia 2), Riyadh	NHC, Thabat	Design, supervision	Ongoing
Madd, Dammam	NHC, Dar Al-Ebdaa	Supervision	2019 – done
Topaz Complex, Riyadh	NHC, Maskan Arabia	Supervision	Ongoing
Al-Qasabi Complex, Riyadh	NHC, Razam	Supervision	Ongoing
Malfa Al-Asala, Riyadh	NHC, Bin Saedan	Design, supervision	2024 – 2026
Nuzl Khayala, Jeddah	NHC, Bin Saedan	Design, supervision	2024 – 2026
Miral Shams Al-Ghoroub	Saudi Assater	Supervision	2014 – 2015
Maskan Complex, Al-Yasmine	Maskan Arabia	Supervision	2012 – 2014
Ritaj	Maskan Arabia	Supervision	2012 – 2015



PROJECT	CLIENT	SCOPE	PERIOD
Logistics			
Naqel Express: 11 terminals in 9 cities	Naqel	Design, supervision	2014 – 2016
Industry			
Al Fanar Precast Factory	Al Fanar	Design, supervision	2009 – 2012
ESPAC Precast Factory (AAC)	ESPAC	Design, supervision	2011 – 2015
Saudi Asateer Precast Company	Saudi Asateer	Design, supervision	2013 – 2016
First Economic Company	Bakery & Co.	Design, supervision	2016 – 2020
Saudi American Glass	Saudi American Glass	Design, supervision	2015 – 2016
KBE Saudi Arabia	KBE International	Design, supervision	2015 – 2016
National Packing Products (Watan PAC-1)	United Carton Ind.	Design, supervision	2020 – 2021
Commercial and public			
Riverwalk Complex, At Taawun, Riyadh	Program Land	Design, supervision	2015 – 2018
Al-Manar Complex, Riyadh	Land Marketing	Design, supervision	2014 – 2016
Al-Narjas Complex, Riyadh	Land Marketing	Design, supervision	2015 – 2017
Al-Yasmin Complex, Riyadh		Design, supervision	2014 – 2016
El-Sewedy Plaza, Riyadh	Bin Saedan	Design, supervision	From 2018
Al-Baraka Plaza, Riyadh	Bin Saedan	Design, supervision	From 2017
Al-Taybah Complex, Riyadh	Bin Saedan	Design, supervision	From 2017
Alnijmah Showroom, Riyadh	Al-Najma Marketing	Design, supervision	2013 – 2015
Tatweer Tower, Riyadh	Abraj Al Tatweer	Supervision	2006 – 2009
Alshawaf Hotel, Riyadh	Al Bawani	Supervision	2018 – 2019
Embassy and Ambassador's Residence	Kyrgyz Embassy	Supervision	From 2017

Selection, in addition to the twelve Wafi projects in this chapter. Private villas are not listed.

02

Partner: MadeMake

Award-winning architecture, interiors and landscape: a designer's eye on what gets built.

6

PROJECTS SHOWN HERE

8

INTERNATIONAL AWARD FAMILIES

DESIGN PARTNER

MadeMake is hatmia's international design partner: an architecture, interiors and landscape practice with built and competition work across mixed-use districts, corporate towers, high-rise housing, resorts and the renewal of historic quarters. On a supervision commission, MadeMake gives the site team a designer's eye on facades, materials, public areas and landscape, so that what is built holds the intent of what was sold. In the Kingdom the partnership is at work on Rehab Al-Asalah for the National Housing Company.

1.89 M m²

LONGFOR TIME SQUARE, LARGEST COMPLEX SHOWN

813,600 m²

SHIMAO CHONGQING CENTRE

8

INTERNATIONAL AWARD FAMILIES

WHAT MADEMAKE BRINGS

- Design-intent review of facades and materials
- Mock-up and sample review for interiors
- Landscape and public realm review
- Concept, architecture and 3D elevations
- Urban regeneration and heritage renewal

AWARDS

- Tien-yow Jeme Civil Engineering Prize
- The Kinpan Award
- A' Design Award, Gold
- CREDAWARD Real Estate Design Award
- NDA Novum Design Award, France
- IAI Global Design Award, Best Design
- IDA International Design Award
- Habitat Classic Planning, Double Gold









Selected works

Six projects from the MadeMake portfolio, at the scale and quality that the partnership brings to the Kingdom.



Xingfu Metropolis

XI'AN

TYPOLOGY	Office, exhibition, retail, apartments, residences
SCALE	620,000 m²
DESIGN	2021



Shimao Chongqing Centre

CHONGQING

TYPOLOGY	TOD: sky residences, Grade-A office, hotel, retail
SCALE	813,600 m²
COMPLETED	2019



Longfor Time Square

CHENGDU

TYPOLOGY	Office, apartments, residences, mall, retail streets
SCALE	1.89 million m²
DESIGN	2013



Skyworth Headquarters

SHENZHEN

TYPOLOGY	Corporate headquarters and shopping mall
SCALE	130,000 m²
AWARD	First prize, design competition



Huxi Software Park

CHONGQING

TYPOLOGY	Headquarters, office, hotel, retail, apartments
SCALE	936,600 m²
AWARD	Competition-winning design, 2022



Yuan Lu

WUHAN

TYPOLOGY	High-rise residential
FACADE	Fluid curves in matte champagne-gold
CLIENT	Hongkong Land

03

Partner: APCO Teknik

Project management and supervision of national-scale public projects.

USD 10 bn+
VALUE OF PROJECTS

400+
STAFF









ENGINEERING PARTNER

apcoteknik

APCO Teknik, founded in Ankara in 1987, is a full-service engineering, consultancy and project management firm with more than 400 staff and offices in Turkey, England and Iraq. For the Supervision Department, APCO adds what few consultants in the Kingdom can show: project management and supervision of integrated health campuses of more than 3,000 beds, and program management at national scale. hatmia offers this capability with APCO to clients in the Kingdom, with hatmia as the local lead.

WHAT APCO BRINGS

- Project and construction management
- Supervision of very large healthcare campuses
- Design review of MEP and special systems
- Program management of national housing
- Tender documents and specifications

CERTIFICATION

- ISO 9001:2015 Quality
- ISO 14001:2015 Environment
- ISO 45001:2018 Occupational health and safety

USD 10 bn+
VALUE OF PROJECTS

8.59 M m²
SUPERSTRUCTURE CONSTRUCTION AREA

~14,500
HOSPITAL BEDS DESIGNED OR SUPERVISED

1987
FOUNDED IN ANKARA

400+
STAFF









Supervision record

Integrated health campuses under the public-private partnership model, justice campuses and national housing programmes.



Ankara Bilkent City Hospital

ANKARA, TURKEY

SCALE	3,662 beds, 1,312,352 m²
INVESTMENT	USD 1.15 billion
ROLE	Project management and supervision



Bursa City Hospital

BURSA, TURKEY

SCALE	1,355 beds in 4 hospitals
INVESTMENT	USD 480 million
ROLE	Project management and supervision



Mersin City Hospital

MERSIN, TURKEY

SCALE	1,253 beds, 338,462 m²
MODEL	PPP
ROLE	Project management and supervision



Ankara Courthouse

ANKARA, TURKEY

SCALE	686,735 m² on a 223,953 m² site
TYPE	Justice campus
ROLE	Architecture, engineering, supervision



Post-Earthquake TOKİ Housing

ADANA AND OSMANIYE, TURKEY

SCALE	27,400 homes
INVESTMENT	USD 1.054 billion
ROLE	Design review and program management



16 Hospitals in Iraq

14 PROVINCES, IRAQ

SCALE	1,600 beds
CLIENT	~Ministry of Health, Iraq
ROLE	Design, medical planning, supervision



الحتمية للهندسة HATMIA ENGINEERING | MadeMake | apcoteknik

Engineering supervision · Off-plan consultancy · Quality control

TIME, QUALITY AND COST, CHECKED ON SITE.

HATMIA

HATMIA ENGINEERING

شركة الحتمية للاستشارات الهندسية

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CREDENTIALS

Engineering certificate: No. 1743
Off-plan: Accredited consultant, REGA Wafi
Design code: Saudi Building Code
Management systems: 3 ISO-certified systems
Team: 205 staff

PARTNERS

MadeMake · APCO Teknik, Ankara

NOTES

Project status is from the REGA Wafi platform, 28 October 2026. Project figures are from each developer's published material and project records; figures marked – are estimates or calculated from published data.

Renderings and project images are the developers' published material, credited on each project page, and are design visualisations. Partner projects are the work of MadeMake and APCO Teknik; the role shown is the partner's own.