

KINGDOM OF BAHRAIN

# Fit-Out, Finishing & Completion Works

Capability Statement

FIT-OUT & FINISHING · PLUMBING & SPRINKLER SYSTEMS · LANDSCAPE WORKS

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Prepared for developers, property owners, main contractors, consultants and project managers, and retail and F&B operators.

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## NAVIGATION

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## THE COMPANY

# About Wathiq

We take a defined package of works, complete it against a documented inspection regime, and hand it over with the evidence that each stage was verified.

Wathiq operates in the Kingdom of Bahrain under Commercial Registration 90198-6. Our work is carried out within three registered activities: building completion, finishing and decor; plumbing and sanitary ware fixing; and landscape care and maintenance. We quote what those activities cover and we say plainly where a system falls outside them.

Alongside new fit-out and finishing packages, we take on completion works: closing out snag lists and handover documentation, and taking over packages left unfinished by others. Both are treated the same way — the condition of the works in place is recorded before we start.

## WORK WE DELIVER

**Fit-out & finishing**

Partitions, ceilings and joinery;  
doors, windows and glazing;  
tiling, stone and floor finishes;  
plaster, decoration and painting;  
retail and commercial interiors;  
handover cleaning and making  
good.

Page 05

**Plumbing, sanitary & sprinkler**

Plumbing and sanitary  
installation, additions and  
alterations; gas fittings and steam  
piping; sprinkler pipework and  
testing; irrigation and lawn  
sprinkler systems.

Page 06

**Landscape works**

Planting and soft landscape;  
greenery to buildings; grounds  
care and establishment  
maintenance; protective planting.

Page 07

## COMPLETION WORKS

Snag list close-out and handover documentation on works built by others, and takeover of packages left unfinished — each begun with a written record of the works in place. Page 08.

**Outside our registered scope, and coordinated rather than claimed:** electrical installation, air-conditioning and ventilation installation, fire detection and alarm systems, automated and revolving doors, lifts and escalators, structural works, hardscape construction, and landscape design and architecture. Where a package requires these, we appoint and coordinate an appropriately licensed specialist and hold their documentation.

## WHY WATHIQ

# Point of Difference

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## 01 A scope stated precisely, before the contract

We price what our registered activities cover and identify what they do not. Most disputes on a finishing package begin with a boundary nobody wrote down — a system assumed to be included, a builder's item nobody priced. Our proposals name the inclusions, the exclusions and the interfaces.

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## 02 An inspection regime, not a snag list at the end

Each package is executed against an inspection and test plan: defined stages, the evidence required at each, and hold points that cannot be passed without inspection. Defects are caught at the stage that created them rather than accumulated into a list at handover.

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## 03 Completion works treated as a discipline

Taking over an unfinished package needs a survey and a record before anything is touched. We measure what is in place, price only the remaining works, and record pre-existing defects separately so that responsibility for them does not transfer to us or to you by silence.

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## 04 Documentation built for the party above us

Material submittals, method statements, risk assessments, inspection requests, non-conformance responses and marked-up record drawings are produced as part of the work, not assembled afterwards under pressure. A main contractor or consultant receives them in the form their own process needs.

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## 05 Evidence-based handover

Handover is a pack, not a conversation: inspection records per stage, test results, approved material references, the closed snag register with dated evidence, and warranties on the works carried out.

One point of accountability for the works we are registered to carry out, and a named specialist, coordinated by us, for anything beyond them.

## ISIC 433 · BUILDING COMPLETION, FINISHING AND DECOR

# Fit-Out & Finishing Works

Interior and exterior finishing packages, delivered whole or as individual trades to a main contractor's programme.

## Partitions, ceilings & joinery

- Movable and fixed partitions
- Suspended and fixed ceilings
- Wooden wall coverings and panelling
- Staircases and balustrade fixing
- Fitted kitchens and wardrobes
- Shop fittings and counters
- Loose and fixed furniture installation

## Doors, windows & glazing

- Door leaves, frames and ironmongery, in timber or other materials
- Windows and window frames
- Glass, mirrors and glazed screens

Automated and revolving doors fall under a separate activity and are coordinated with a licensed specialist.

## Handover finishing

- Cleaning of new buildings after construction
- Protection of completed finishes until handover
- Making good after other trades

## Tiling & floor finishes

- Ceramic, concrete and cut stone wall and floor tiling
- Marble, granite, terrazzo and slate floor and wall coverings
- Parquet and other wooden floor coverings
- Carpet, linoleum, rubber and vinyl floor coverings
- Skirting, trims, thresholds and movement joints

## Plaster, decoration & painting

- Interior and exterior plaster and stucco, including lathing
- Interior and exterior painting of buildings
- Wallpaper and applied wall finishes
- Decorative and feature finishes

## Retail & commercial interiors

- Interior installation of shops and retail units
- Unit fit-out to a brand's standard details
- Trading-hours and out-of-hours working in live premises
- Phased handover of units within an operating building

## ISIC 43223 · PLUMBING AND SANITARY WARE FIXING

# Plumbing, Sanitary & Sprinkler Systems

Installation, addition, alteration, maintenance and repair of plumbing systems, carried out as part of a finishing package or as a standalone trade package.

## Plumbing & sanitary installation

- Hot and cold water distribution, first and second fix
- Soil, waste and rainwater drainage
- Sanitary ware and brassware fixing
- Water heaters, pumps and pressure sets
- Additions and alterations to existing installations
- Maintenance and repair of installed systems

## Sprinkler systems

- Sprinkler pipework installation, including additions and alterations
- Head installation and adjustment to ceiling setting-out
- Pressure testing and flushing, witnessed and recorded
- Coordination with the ceiling and partition programme

Fire detection and alarm systems are outside our registered activities and are coordinated with a licensed specialist.

## Specialist piping

- Gas fittings and pipework
- Steam piping

Carried out to the relevant authority requirements, with testing witnessed and recorded before concealment.

## Irrigation & lawn sprinkler systems

- Lawn and landscape sprinkler installation
- Dripline, emitters, valves and zone control
- Commissioning, zone balancing and handover records

**Testing before concealment is a hold point.** Pressure and leak testing on plumbing and sprinkler pipework is completed, witnessed and recorded before any ceiling, screed or wall finish closes the installation. Where a consultant or main contractor requires attendance, the test is scheduled to their inspection request process.

## ISIC 813 · LANDSCAPE CARE AND MAINTENANCE

# Landscape Works

Soft landscape delivered to the design provided, with an establishment period and a maintenance regime that protects what was planted.

## Planting & soft landscape

- Trees, palms, shrubs and ground cover
- Lawns and amenity turf
- Seasonal planting and bed preparation
- Soil preparation and conditioning
- Planting to private and public housing, and to schools, hospitals, administrative and community buildings

## Grounds & establishment

- Establishment maintenance through the agreed period, with failed planting replaced at our cost
- Mowing, edging, pruning, weed and pest control
- Fertilisation and irrigation adjustment
- Recreational grounds, playgrounds and amenity lawns
- Maintenance of land in good ecological condition

## Greenery to buildings

- Roof gardens and terrace planting
- Façade greenery
- Indoor and atrium gardens

Waterproofing, structural and drainage provisions are coordinated with the responsible trade and confirmed in writing before planting.

## Protective planting

- Screening against noise, wind and dazzle
- Erosion control planting
- Visual screening to boundaries and service areas

**Two boundaries worth stating.** Hardscape construction and landscape design and architecture are outside our registered landscape activity: we build to the design issued to us and coordinate a licensed specialist where construction or design work is needed. Irrigation and lawn sprinkler installation is carried out under our plumbing activity, not as a landscape item.

## SPECIALIST LINE

# Completion Works

Two situations, handled the same way: a package that is built but not closed out, and a package that was left unfinished. Both start with a record of what is actually there.

## Snagging & handover close-out

- Snag capture room by room, or receipt of the consultant's or client's list
- Classification by trade, severity and responsibility
- Allocation, rectification and dated evidence per item
- Re-inspection and formal close-out of each line
- Close-out register issued with the handover pack
- Builders' clean and protection to handover

Suited to developers and main contractors carrying open snag lists against a completion or occupancy date.

## Takeover of unfinished packages

- Survey of the works in place, recorded with dated photographs
- Measure of remaining works against the drawings and specification
- Pre-existing defects listed separately and priced only if instructed
- Written takeover record agreed before any work begins
- Programme to completion with a defined finish date
- Materials verified against approved submittals, or resubmitted

Suited to owners and contractors who have had a subcontractor leave site, or inherited partial works.

**The takeover record is a hold point.** No work starts until the condition of the works in place is recorded and agreed in writing. Without it, every defect on the package becomes arguable, and the party who completes the work inherits the liability for the party who did not.

## WORKED EXAMPLE

# Quality Control in Practice

An apartment or retail unit fit-out, run as an inspection and test plan. Four stages are **HOLD** points: work does not proceed past them until the inspection is signed.

| STAGE                                            | CHECKPOINT                                                                                                                                                        | EVIDENCE RECORDED                                                                              |
|--------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| <b>01 Pre-start survey</b><br><b>HOLD</b>        | Condition of the works in place and of adjacent finishes recorded; setting-out dimensions verified against the drawings; discrepancies raised before work starts. | Dated photo set, survey record, written queries issued                                         |
| <b>02 Material submittals</b><br><b>HOLD</b>     | Materials, samples and shop details submitted and approved. Nothing is ordered or installed against an unapproved submittal.                                      | Submittal register, approved samples, approval correspondence                                  |
| <b>03 First fix</b>                              | Partition framing, plumbing and sprinkler pipework, blockings and supports installed to the approved layout.                                                      | Inspection request, photographs before closure, setting-out record                             |
| <b>04 Testing before closure</b><br><b>HOLD</b>  | Pressure and leak testing on plumbing and sprinkler pipework completed and witnessed. Nothing is boarded, screeded or plastered over an untested installation.    | Signed test records, witness signatures, photographs of the tested installation                |
| <b>05 Finishes</b>                               | Plaster, tiling, flooring, joinery, painting and glazing installed to the approved samples and tolerances.                                                        | Stage sign-off per area, batch and colour references, photographs                              |
| <b>06 Snag &amp; de-snag</b>                     | Internal snag list raised by our own supervision before any external inspection, then rectified and re-inspected.                                                 | Snag register with dated before-and-after evidence per item                                    |
| <b>07 Pre-handover inspection</b><br><b>HOLD</b> | Joint inspection with the client, consultant or main contractor. Builders' clean complete, protection removed, all services operated and confirmed.               | Signed inspection record, function checks, close-out register at zero open items               |
| <b>08 Handover pack</b>                          | Records issued and retained.                                                                                                                                      | Test records, approved submittals, marked-up record drawings, closed snag register, warranties |

## WHAT THIS PREVENTS

- Rework caused by closing a wall or ceiling over an untested installation
- Materials installed against a submittal that was never approved
- A snag list that grows because defects were never caught at their own stage

## HOW IT FITS YOUR PROCESS

Where you operate your own inspection request, submittal and non-conformance procedures, our stages are mapped to them at mobilisation and our records are issued in your format. Where you do not, this plan is the procedure and you receive the same records against it.

## PROCESS

# How a Package Runs

Six stages, applied to a single-trade order and to a full unit fit-out alike.

01

**ENQUIRY & SURVEY**

Drawings, specification and scope received, and the site surveyed. Access, working hours, storage and the condition of adjacent works are recorded, not assumed.

02

**SCOPE & PRICING**

A priced scope naming inclusions, exclusions and interfaces, with items outside our registered activities identified and either coordinated or excluded.

03

**PROGRAMME & MOBILISATION**

A programme built to your dates, with submittals, permits and site approvals sequenced ahead of the trades that depend on them.

04

**EXECUTION**

Work executed against the inspection and test plan, with inspection requests raised at each hold point and weekly progress reported against the programme.

05

**SNAG & CLOSE-OUT**

Internal snagging before external inspection, then rectification and re-inspection until the register carries no open items.

06

**HANDOVER**

Joint inspection, builders' clean, and issue of the handover pack with test records, approved submittals, record drawings and warranties.

**NO INSPECTION, NO PROGRESS TO THE NEXT STAGE**

Every stage evidenced. Every hold point signed.

## DELIVERY CONTROLS

# Programme, Resourcing & Permits

## Programme control

- Package programme produced against your completion dates, with trade sequence and interface dates identified
- Weekly progress report and two-week look-ahead
- Submittal and approval dates shown on the programme, since they govern the trades behind them
- Delay and interface events notified in writing when they occur, not at the end

## Permits & approvals

- Municipality site approval for construction-related activities — allowed for in the mobilisation programme, three working days maximum at the time of writing
- Authority requirements for gas and specialist piping identified at pricing stage
- Building and landlord permits, inductions and access passes obtained before start on site

## Resourcing

- Trade-categorised resource, with right-to-work documentation, identification and relevant trade qualifications or permits verified before site access
- Capacity scaled for peak periods without carrying fixed headcount against your package
- Supervision on site for the duration of the works
- Individuals excluded from your site on your written instruction

## Working under your controls

- Method statements and task risk assessments issued for approval before each activity
- Inspection requests raised to your process and timescales
- Non-conformance reports answered with corrective action and evidence, not correspondence
- Permit-to-work systems, hot work permits and isolation procedures observed as the site requires
- Site-specific inductions, PPE standards and waste segregation followed as directed

## GOVERNANCE

# Health & Safety, Compliance, Certification

## Health & safety on site

- Task-based risk assessment for work at height, hot works, electrical isolation, confined space and work in occupied or trading premises
- Mandatory PPE and tool and access equipment condition checks
- Isolation and make-safe before any intervention on live services
- Protection of completed works, occupants and the public during execution
- Incident and near-miss reporting recorded and notified as the site requires
- Works outside our competence referred to a licensed specialist, without exception

## Compliance

- Works carried out within the activities on Commercial Registration 90198-6
- Right-to-work and permit verification for every operative before site access
- Appropriately licensed specialists appointed for systems outside our registered scope, with their documentation held on file
- Records retained per package and available to the client on request

## Materials & workmanship

- Materials installed only against an approved submittal
- Batch, colour and supplier references recorded so later making-good matches
- Substitutions proposed in writing with the reason, never adopted silently on site
- Warranty on the works carried out, stated in the contract and issued at handover

## Environment & waste

- Waste segregated and removed to licensed disposal
- Dust, noise and access controls for work in occupied buildings
- No claim to environmental accreditation

## CERTIFICATION — STATED PLAINLY

Our management system is being developed in alignment with the principles and structure of ISO 9001.

**Wathiq does not currently hold ISO 9001 or ISO 14001 certification**, and we will not imply otherwise.

Certification is a future objective. What we offer from day one is a documented and auditable record of every stage of the works — submittals, inspections, tests, snag close-out and handover.

## ENGAGEMENT

# Commercial Models

Four ways to contract the works. The right one depends on how completely the scope is defined at the point of award.

01

**Lump sum package**

A fixed price against issued drawings and specification, with inclusions, exclusions and interfaces named in the proposal. Variations priced and instructed in writing before execution.

**Suits:** fully designed fit-out and finishing packages.

02

**Schedule of rates**

Measured rates by trade and item, remeasured on completion against the work actually executed. Rates fixed for the package period.

**Suits:** repeat unit fit-out, phased works, scope still developing.

03

**Completion package**

Priced after survey of the works in place, against an agreed takeover record. Pre-existing defects are listed separately and carried out only if instructed.

**Suits:** unfinished packages, open snag lists, contractor replacement.

04

**Supervised labour & dayworks**

Trade operatives with our supervision, working to your direction and recorded on signed daywork sheets against agreed rates.

**Suits:** main contractors covering programme peaks and short-notice works.

**Our commercial position.** Variations are priced and instructed in writing before they are executed, and no work proceeds on a verbal instruction. Pricing, rates and payment terms are issued separately and agreed per package.

## PROJECT TYPES

## Where We Work

### RESIDENTIAL VILLAS

Finishing packages, developer handover close-out and unit turnaround, including external soft landscape.

### INSTITUTIONAL BUILDINGS

Finishing and landscape packages at schools, hospitals, administrative and community buildings.

### APARTMENTS & TOWERS

Unit fit-out and finishing, phased handover within an occupied or partly occupied building.

### MAIN CONTRACTOR PACKAGES

Subcontract finishing, plumbing and sprinkler packages executed under your programme, permits and inspection process.

### RETAIL & F&B UNITS

Interior installation of shops to brand standard details, with out-of-hours working in trading environments.

### DEVELOPER HANDOVER

Snagging, de-snagging and close-out across multiple units against a completion or occupancy date.

### OFFICES & COMMERCIAL INTERIORS

Partitions, ceilings, finishes and joinery packages, with make-good and reinstatement works.

### EXTERNAL WORKS

Soft landscape, planting, establishment maintenance and irrigation installation to completed properties.

**Geography.** Kingdom of Bahrain, across all governorates.

## CONTACT

# Fit-Out, Finishing & Completion Works

A contractor that states its scope precisely, works to an inspection regime, and hands over with the evidence that each stage was verified.

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