



Company Profile

2026

سياق التنمية للاستشارات الهندسية
شركة مهنية محدودة المسؤولية
Siyah Altanmiyah Engineering
Consultancy. Professional L.L.C



We Design · We Develop · We Inspire



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Who we are

Siyaq Al-Tanmiyah Engineering Consultancy is a leading company in the Kingdom of Saudi Arabia delivering integrated architectural and engineering solutions — spanning design, construction supervision, project management, urban planning, and interior design.

Backed by the trust we have earned across a broad spectrum of sectors, we support our clients in delivering projects of strategic importance throughout the Kingdom.

◆ Integrated Engineering Solutions ◆ Strategic Projects ◆ Kingdom-Wide Presence

OUR MOTTO

We Design, We Develop, We Inspire



Vision & Mission

◆ OUR VISION

Our vision is to be the leading firm in the field of engineering consultancy. The secret to our success lies in exceeding our clients' expectations with a focus on quality, innovation, and safety, contributing to the development of infrastructure, and building long-term relationships with our clients across all the projects we undertake.

◆ OUR MISSION

Our mission is to deliver exceptional services to our clients in both the public and private sectors, and to contribute to the development of sustainable architectural and engineering infrastructure that spans buildings, cities, and facilities.

We adopt an approach grounded in innovation and meticulous precision, supported by a team of distinguished engineers and specialists who possess the expertise to achieve our shared goals.



Our core values

The principles that guide every project we undertake, from concept to handover.



Excellence

We hold our work to the highest standards of quality and technical precision, pursuing mastery, engineering discipline, and meticulous attention to detail.



Integrity

We work with honesty, transparency, and responsibility, and we are keen to fulfil our commitments and earn our clients' trust in all that we do.



Innovation

We bring fresh thinking and modern tools to every challenge, embracing new technologies and design approaches that improve how the built environment performs.



Safety

We design and build with human safety as our first principle, protecting the community, our clients, and our teams, in the office and on site alike.



Responsibility

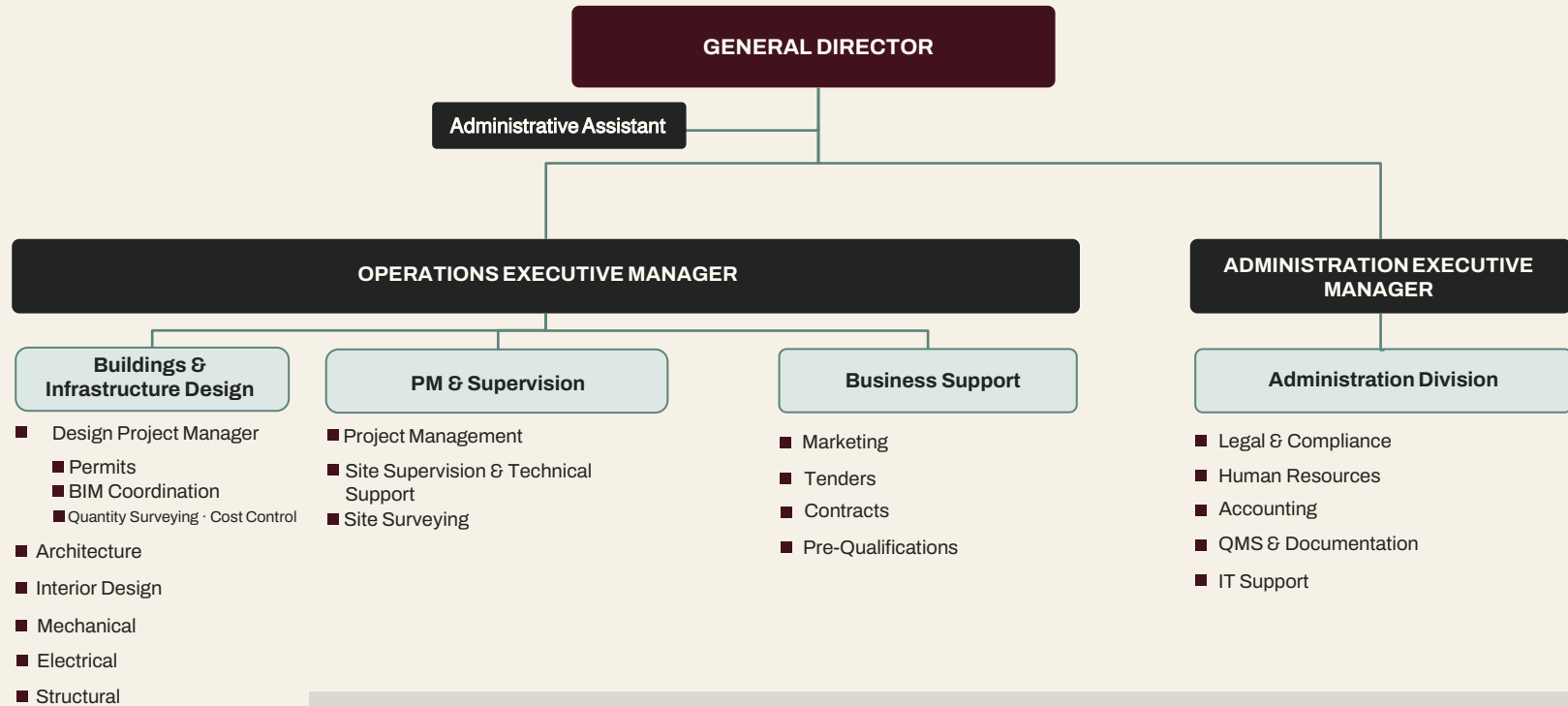
We are committed to efficient, sustainable, and responsible outcomes, designing a built environment that endures and uses resources wisely.



Partnership

We work as an extension of our clients' teams, listening closely to them, delivering beyond their expectations, and building lasting relationships founded on reliability.

Organizational structure



Organized under the General Director, supported by two executive managers who oversee the firm's divisions — setting strategy, coordinating delivery, and providing corporate governance.

Company policies

Siyaq Al-Tanmiyah maintains an integrated framework of policies that guides its work and safeguards the quality of its outputs and the integrity of its dealings. This framework covers quality management and control, professional ethics and compliance, health, safety and environment, information security and data protection, and the workplace, reflecting a firm-wide commitment to delivering consistent, safe, and responsible services on every project.

- ◆ — **Quality** Consistent, well-coordinated delivery
- ◆ — **Safety** Zero-harm across all operations
- ◆ — **Environment** Sustainable, resource-efficient design

Quality Policy



We are committed to delivering engineering and design services that consistently meet client requirements, regulatory standards, and the highest levels of technical excellence.

OUR GOALS

- ◆ Meet or exceed client expectations on every project through accurate, well-coordinated deliverables.
- ◆ Ensure full compliance with the local building code and applicable engineering standards.
- ◆ Continuously improve our processes, tools, and technical capabilities.

HOW WE ACHIEVE THEM

- ◆ Maintaining a Quality Management System certified to ISO 9001.
- ◆ Applying standardized engineering procedures, manuals, and templates across all disciplines.
- ◆ Conducting internal design reviews and quality checks at defined project stages.
- ◆ Investing in staff training and modern design tools, including BIM and performance modeling.



Health & Safety Policy



We are committed to protecting the health, safety, and wellbeing of employees, contractors, and all parties associated with projects both in the office and on site.

OUR GOALS

- ◆ Achieve zero workplace incidents and injuries across all operations.
- ◆ Ensure a safe working environment at every project site under our supervision.
- ◆ Build a proactive safety culture at all levels of the organization.

HOW WE ACHIEVE THEM

- ◆ Maintaining an Occupational Health & Safety Management System certified to ISO 45001.
- ◆ Conducting regular risk assessments and site safety inspections.
- ◆ Providing ongoing HSE training and clear safety procedures for all personnel.
- ◆ Ensuring compliance with Saudi labor and safety regulations on every project.



Environmental Policy



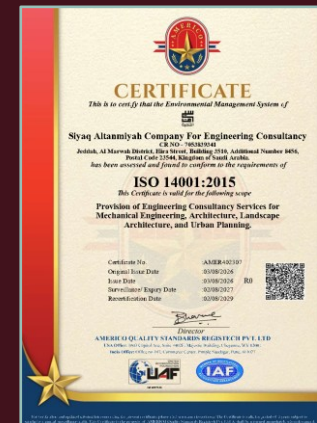
We are committed to minimizing the environmental impact of operations and promoting sustainable, resource-efficient design across projects.

OUR GOALS

- ◆ Reduce the environmental footprint of our offices and project activities.
- ◆ Promote sustainable and energy-efficient solutions in our designs where they add value.
- ◆ Ensure responsible use of resources and proper waste management.

HOW WE ACHIEVE THEM

- ◆ Maintaining an Environmental Management System certified to ISO 14001.
- ◆ Integrating energy-efficiency and resource-optimization measures into design, in line with standards such as LEED and Mostadam.
- ◆ Complying with applicable Saudi environmental regulations.
- ◆ Raising environmental awareness among staff and encouraging sustainable practices.



Code of conduct

Our reputation rests on the integrity of our people and the trust of our clients. Adherence to this Code is a condition of working with Siyaq Al-Tanmiyah in our offices, on project sites, and in all dealings with clients, authorities, and the public.

■ Human Rights & Equality

Dignity, fairness, and equal opportunity based on merit, competence, and conduct alone.

■ Health, Safety & Wellbeing

Shared responsibility for a safe environment, in the office and on site.

■ Conflict of Interest

Avoiding and promptly disclosing situations that could compromise judgment.

■ Anti-Bribery & Anti-Corruption

Prohibiting bribery, kickbacks, and any form of corrupt practice.

■ Company Assets & Reputation

Using the firm's resources, systems, and name responsibly.

■ A Respectful Workplace

A commitment to an environment free from racism and discrimination, founded on mutual respect and equality.

■ Professional Integrity

Technical honesty, sound judgment, and compliance with applicable engineering standards and regulations.

■ Data Privacy & Client Property

Treating client information, project data, and IP as strictly confidential.

■ Fair Dealing & Compliance

Competing fairly and complying with all applicable laws in the Kingdom.

■ Whistleblowing

Reporting breaches confidentially and without fear of retaliation.



OUR SERVICES

Services

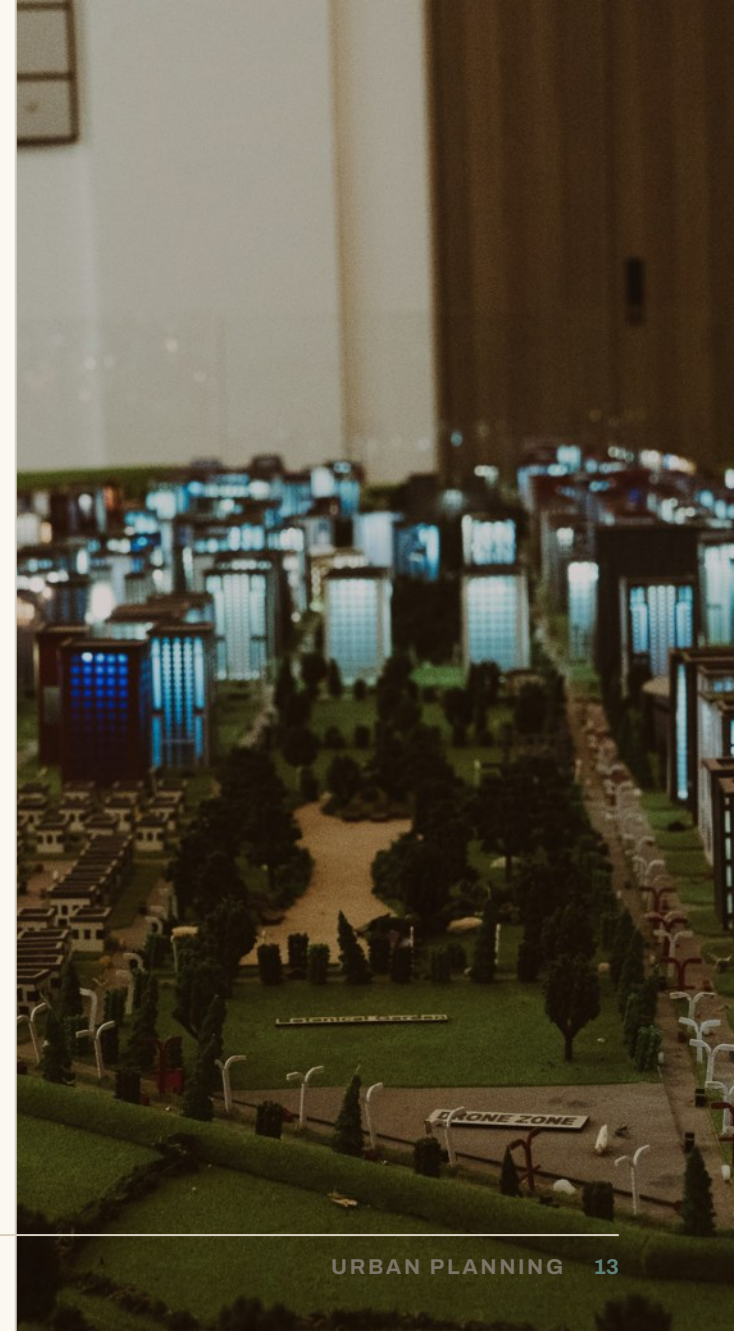
At Siyaq Al-Tanmiyah, we consistently strive to provide comprehensive, high-quality services to our clients. Our experienced and highly competent engineering team is dedicated to executing advanced engineering projects that meet our clients' requirements committed to delivering the best possible service from the design phase through to project completion.



Urban Planning

Urban and comprehensive planning is an art in itself — the design and planning of cities. While architecture focuses on individual buildings, urban planning centers on the relationships between buildings and the spaces formed between them.

- ◆ Preparing strategic plans for urban development.
- ◆ Conducting comprehensive planning and urban development studies.
- ◆ Preparing architectural, infrastructure, and master plans for cities, towns, and rural settlements.
- ◆ Preparing detailed studies and projects for areas, neighborhoods, and urban clusters.
- ◆ Establishing an integrated database to collect, store, and update planning data.
- ◆ Conducting field surveys of urban infrastructure in cities and towns.
- ◆ Regulating real estate, and carrying out surveying, boundary demarcation, and land subdivision.



Architecture & Interior Design

Architecture transcends mere science — it is an art form in its own right. At Siyaq Al-Tanmiyah, we fully appreciate the power of design to transform blank spaces into places with distinct character — enriching lives, creating new opportunities, and leaving a lasting legacy that embodies cultural traditions.

Driven by an unwavering commitment to local and international engineering standards, we ensure our deliverables align precisely with our clients' needs and aspirations. Our services span four integrated areas:

◆ **Architecture Design**

◆ **Interior & Landscape**

◆ **Façade Design**

◆ **Design Management**

Architecture Design

We create buildings that combine aesthetic appeal with economic viability, viewing architectural design as a harmonious blend of diverse elements. Our designs address our clients' requirements and the nature of the project's surroundings — incorporating local construction methods and materials to ensure a dynamic interaction between the building and its environment.

- ◆ **Site selection & planning** — assessing and organizing the site to make the best use of location, orientation, and potential.
- ◆ **Architectural design** — integrated solutions unifying a building's exterior form and interior spaces.
- ◆ **3D visualization & rendering** — high-quality visuals that bring designs to life for our clients.
- ◆ **Detailed execution drawings** — precise construction documentation required to deliver on site.

Interior & Exterior Design

We guarantee top-tier services — from the initial design phase to final handover by integrating and creating unique, distinctive designs. Our designers consistently stay abreast of the latest products and technologies to craft designs that cater to the refined tastes of our distinguished clients.

- ◆ **Space planning & furniture layout** — organizing interior spaces for optimal flow, function, and comfort.
- ◆ **Design style development** — defining the right aesthetic identity for the project, whether Classic, Neoclassical, or Modern.
- ◆ **Interior finishes selection** — coordinating fabrics, fixtures, flooring, wall treatments, and paint to achieve a fully cohesive result.
- ◆ **Lighting design** — shaping atmosphere and function through natural and artificial light.
- ◆ **Landscape & outdoor design** — creating cohesive, inviting outdoor environments that extend the design beyond the building.



Façade Design

We specialize in designing façades for commercial, residential, educational, industrial, and mixed-use buildings. A well-designed façade does more than define a building's appearance, it enhances value, reduces energy consumption, and improves natural lighting, balancing safety, cost, sustainability, and aesthetics.

- ◆ **Façade aesthetic design** — shaping the building's visual identity through form, proportion, and material selection.
- ◆ **Energy-efficient façade systems** — reducing heat gain, rationalizing energy use, and enhancing indoor comfort.
- ◆ **Daylight optimization** — designing openings and glazing systems to maximize the use of natural light.
- ◆ **Material & cladding selection** — selecting durable, high-performance materials suited to the nature of the building.
- ◆ **Façade renovation & retrofitting** — elevating the appearance and performance of existing buildings.
- ◆ **Technical detailing & performance** — ensuring the façade's integrity, weather resistance, and long-term durability.

Design Management & Coordination

We keep the design process aligned and on track. Coordinating across all disciplines, we manage deliverables, timelines, and quality from concept through completion ensuring every design leaves our office regulatory-ready, on budget, and technically sound.

- ◆ **Multidisciplinary coordination** — aligning architectural, structural, MEP, and interior teams clash-free.
- ◆ **Deliverables & schedule management** — tracking milestones and submissions to keep projects on time.
- ◆ **Cost control** — monitoring budgets and quantities throughout the design stages.
- ◆ **Design review** — valuable early-stage insight before implementation begins.
- ◆ **BIM management** — coordinating design data and models for accuracy and collaboration.

Engineering Services

Our operations are driven by a team of qualified and experienced engineers across various disciplines — capable of planning and executing even the most complex projects, and developing innovative, tailored engineering solutions to meet our clients' needs.

OUR ENGINEERING EXPERTISE

Civil Engineering

Surveying

Architecture

Interior Design

Roads Engineering

Mechanical Engineering

Electrical
Engineering

Value Engineering

Industrial Engineering



02 ENGINEERING SERVICES

Structural Engineering

Our structural engineering team designs safe, efficient, and economical structures across a wide range of building and infrastructure projects. Combining sound engineering judgment with modern analysis tools, we deliver designs that meet the highest standards of safety and durability while remaining cost-effective.

- ◆ **Concrete & steel structures** — reinforced concrete and structural steel systems for all building types.
- ◆ **Structural analysis & load calculations** — verifying safe performance under applied and environmental loads.
- ◆ **Buildings & commercial facilities** — solutions for residential, commercial, educational, and industrial developments.
- ◆ **Infrastructure engineering** — designing bridges, tunnels, roads, and highway infrastructure.
- ◆ **Foundation design** — foundation systems suited to site conditions and soil characteristics.
- ◆ **Seismic & wind design** — resilience against seismic and wind forces per applicable codes.
- ◆ **Structural assessment & retrofitting** — evaluating and strengthening existing structures.

Mechanical Engineering

Siyaq Al-Tanmiyah provides integrated mechanical engineering design services for all types of projects, preparing efficient, code-compliant system designs that keep buildings comfortable, safe, and operational. Our engineers develop design solutions tailored to each project's use, scale, and performance requirements.

- ◆ **HVAC systems** — heating, ventilation, and air-conditioning for thermal comfort and efficiency.
- ◆ **Plumbing & water networks** — water supply, distribution, and sanitary drainage systems.
- ◆ **Fire protection & smoke control** — suppression and life-safety systems per civil defense codes.
- ◆ **Drainage & sewage networks** — wastewater and stormwater systems for safe site management.
- ◆ **Energy-efficient solutions** — systems that reduce consumption and operating costs.
- ◆ **Load calculations & system sizing** — accurately sizing every system for its demand.



Value Engineering

We apply value engineering to help our clients achieve the best return on their investments. Through the systematic analysis of each project's requirements, we balance function, quality, and cost across the project's life, including capital, energy, and maintenance costs, while remaining fully committed to the client's objectives.

- ◆ **Functional analysis** — identifying essential functions and focusing investment where it matters.
- ◆ **Design alternatives assessment** — studying concepts, systems, and layouts for higher-value solutions.
- ◆ **Materials & methods evaluation** — comparing options to optimize cost, performance, and durability.
- ◆ **Life-cycle cost analysis** — weighing capital, energy, operating, and maintenance costs.
- ◆ **Cost optimization** — reducing unnecessary expenditure while preserving quality and intent.
- ◆ **Sustainability & efficiency review** — lowering energy use and improving long-term performance.

Road Engineering

We take pride in delivering top-tier solutions for sustainable transportation and infrastructure that meet the constantly changing needs of our clients and their regions. Applying advanced scientific and engineering principles, we ensure every project is safe, efficient, comfortable, economical, and environmentally responsible.

- ◆ **Highway & road design** — road geometry, alignments, and cross-sections for safe movement.
- ◆ **Pavement design** — durable, cost-effective pavement suited to traffic loads.
- ◆ **Traffic studies & management** — improving safety and reducing congestion.
- ◆ **Intersection & interchange design** — junctions for smooth, safe traffic movement.
- ◆ **Drainage & stormwater systems** — protecting infrastructure and ensuring all-weather use.
- ◆ **Road safety & signage** — signage, markings, and safety measures per standards.
- ◆ **Sustainable transportation** — environmentally responsible infrastructure planning.



Industrial Engineering

We are dedicated to improving integrated systems through innovation—raising efficiency, productivity, performance, and quality across products, operations, and services. Our goal is to design projects that achieve more with less: less time, budget, material, and manpower, applying rigorous safety standards and proven procedures.

- ◆ **Process improvement studies** — analyzing and redesigning workflows to raise efficiency and reduce waste.
- ◆ **Facility planning & design** — preparing efficient spatial layouts that streamline movement and operations.
- ◆ **Productivity & performance** — diagnosing and resolving bottlenecks to increase output and improve quality.
- ◆ **Systems integration** — designing integrated systems that align people, equipment, and processes.
- ◆ **Quality & standards compliance** — adopting recognized standards to ensure consistent, reliable results.
- ◆ **Resource optimization** — rationalizing time, cost, materials, and manpower across projects.
- ◆ **Safety & risk management** — embedding safety considerations across all design and operation stages.

Electrical Engineering

We possess the technical expertise to handle projects ranging from the straightforward to the highly sophisticated. Our teams are experienced in the comprehensive planning and design of electrical systems for new projects, as well as the analysis and modernization of existing installations spanning power, lighting, and communication systems.

- ◆ **Power distribution system design** — designing safe, reliable low- and medium-voltage networks.
- ◆ **Lighting design** — preparing energy-efficient interior and exterior lighting solutions.
- ◆ **Low-current & communication systems** — designing data, telecom, security, and building-management networks.
- ◆ **Fire alarm & life-safety systems** — designing detection and alarm systems per civil defense requirements.
- ◆ **Renewable energy & sustainability** — integrating solar and energy-efficient solutions into the design.
- ◆ **Load analysis & system capacities** — calculating loads and accurately determining each system's capacity.
- ◆ **Upgrades & modernization** — studying existing installations and updating their systems to recognized standards.



Surveying Engineering

Our surveying services cover the calculations and fieldwork required to determine the area, location, dimensions, and terrain mapping of a site, supported by GIS analysis, providing our clients with accurate, reliable data to plan and execute their projects.

- ◆ **Land & topographic surveys** — accurate site measurements and natural terrain data.
- ◆ **GIS analysis & mapping** — analyzing spatial data for informed planning decisions.
- ◆ **Deed (Sak) services** — deed updating, merging, subdivision, and modification.
- ◆ **Property & unit subdivision** — subdividing real estate units per regulatory requirements.
- ◆ **Building status correction** — surveying and correcting recorded status of buildings.
- ◆ **Area & boundary determination** — precisely defining plot areas, boundaries, and locations.



Technical Site Supervision

Our success rests on a team of qualified professionals who supervise our projects with an unwavering commitment to quality. Backed by over 25 years of combined experience in construction management, we oversee every stage of execution coordinating site activities, controlling cost and schedule, and ensuring the finished work faithfully reflects the approved design.

- ◆ **Construction management** — overseeing execution from mobilization through handover.
- ◆ **Site coordination** — managing contractors, consultants, and site activities.
- ◆ **Quality assurance & control** — inspecting workmanship and materials for compliance.
- ◆ **Cost control** — monitoring expenditure and variations to stay on budget.
- ◆ **Schedule management** — tracking progress and addressing delays proactively.
- ◆ **Safety management** — enforcing health and safety procedures on site.
- ◆ **Contract administration** — managing obligations, claims, and documentation.
- ◆ **Compliance & code adherence** — verifying works meet the Saudi Building Code.

Project Management

We draw on deep expertise in project planning and coordination, adapting our approach to suit the nature of each project. As the owner's representative throughout execution, we provide the support and cross-departmental coordination needed to keep projects running smoothly, on schedule, and at the lowest possible cost.

- ◆ **Professional project leadership** — managing projects in line with best practices and recognized professional standards.
- ◆ **Owner's representation** — acting on the client's behalf to protect their interests.
- ◆ **Project planning & scheduling** — clear plans, milestones, and timelines guiding delivery.
- ◆ **Cost & budget management** — controlling expenditure to maximize value.
- ◆ **Coordination of stakeholders** — aligning consultants, contractors, and the relevant authorities.
- ◆ **Risk management** — identifying and mitigating risks before they impact delivery.
- ◆ **Quality & workflow monitoring** — tracking performance and verifying compliance with defined standards.
- ◆ **Reporting & documentation** — transparent, regular updates on project status.



Permits & Certificates

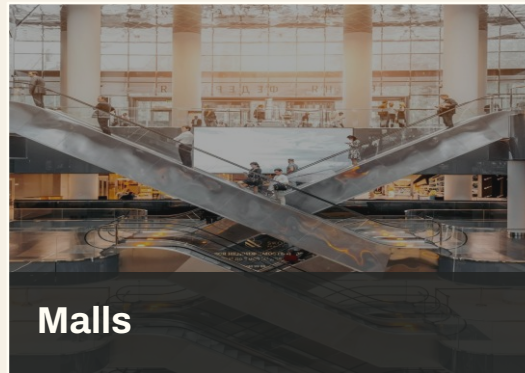
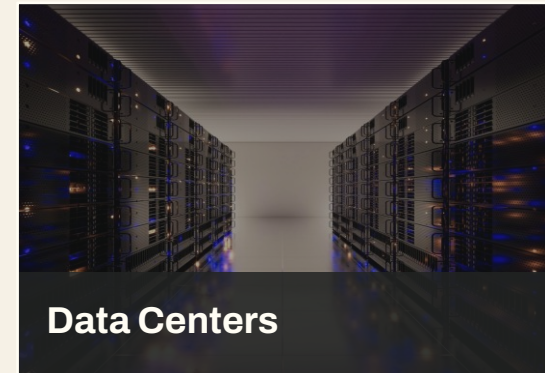
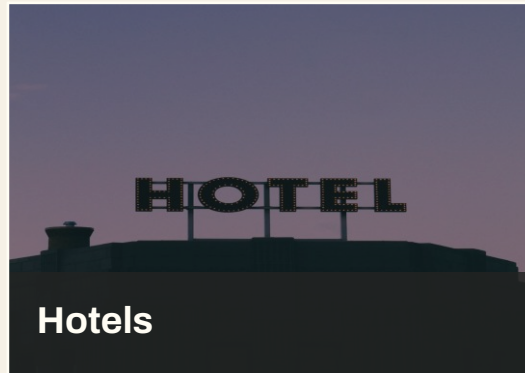
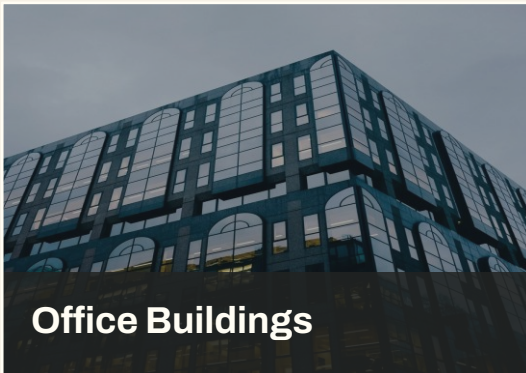
On behalf of our clients, we handle the licensing, permitting, and regulatory approval processes with the relevant authorities, from issuing building permits through to occupancy and compliance certificates. Our team manages these transactions with expertise and regulatory know-how, saving the client time and effort and keeping their projects on track with statutory requirements.

- ◆ **New building permits** — issuing building permits for residential, commercial, and administrative projects.
- ◆ **Demolition & renovation permits** — issuing building demolition permits and renovation and rehabilitation permits.
- ◆ **Fence & annex permits** — issuing permits for building fences and annexes attached to the building.
- ◆ **Permit ownership transfer** — completing the procedures for transferring permit ownership between parties.
- ◆ **Correcting existing building status** — settling and correcting the status of existing buildings in line with regulations.
- ◆ **Addition & modification permits** — issuing addition and modification permits for existing buildings.
- ◆ **Permit renewal** — renewing valid and expired building permits.
- ◆ **Occupancy certificates** — issuing building occupancy certificates.
- ◆ **Building compliance certificates** — issuing building compliance certificates for statutory requirements.



Our projects scope

From individual buildings to whole districts our work reaches across the sectors that shape how the Kingdom lives, works, learns, and moves.





THE SIYaq DIFFERENCE

Why Siyaq Al-Tanmiyah?

Choosing the right engineering consultancy shapes the success of a project long before the first foundation is poured. We combine multidisciplinary expertise, technical rigor, and a genuine commitment to our clients' goals — delivering more than a compliant design.

◆ **Integrated expertise under one roof** — architecture, structural, MEP, surveying, and PM coordinated in-house — eliminating the gaps and delays of working across multiple firms.

◆ **Experienced, qualified professionals** — distinguished engineers and PMP-certified project managers backed by decades of combined experience across a broad range of sectors.

We treat each project as a partnership — listening closely, representing our clients' interests, and delivering solutions that balance quality, cost, and long-term value. Above all, we hold ourselves accountable for meeting expectations on every project — earning the lasting trust that has made us a consultancy of choice in the Kingdom.





05 GET IN TOUCH

Contact Us

CALL US

+966125101144

EMAIL

info@siyaq-ksa.com

WEBSITE

www.siyaq-ksa.com

VISIT US

3510 Hira Street, Al Marwah District, Jeddah, Kingdom of Saudi Arabia



Legal & compliance

Fully licensed and registered to practice engineering consultancy in the Kingdom of Saudi Arabia. Our credentials and registrations are current and verifiable through the issuing authorities.



Commercial Registration - EN



Commercial Registration - AR



Saudi Council of Engineers



VAT Certificate



Jeddah Chamber



Monshaat Registration



Jadeer Registration



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