



KMA CONSTRUCTION COMPANY LIMITED

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INTRODUCTION

Registered Office: 56A Duong Duc Hien, Tay Thanh Ward, Tan Phu District, HCMC.

Head Office: 780/9E Nguyen Kiem, Ward 04, Phu Nhuan District, HCMC.

Hotline: (+84)974.881.742
(+84)866.795.766

Email: info@kma.vn

Web: www.kma.vn

Tax ID: 0317879975



Not just promises — we deliver proven performance.

Updated in May 2025.



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AGENDA

1. INTRODUCTION
2. OUR COMMITMENTS
3. OUR PROJECT MANAGEMENT SYSTEM
4. OUR PROJECTS
5. OUR CLIENTS & PARTNERS
6. SUMMARY





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ANTI-CORRUPTION POLICY

OUR ECO-SYSTEM

OUR SUSTAINABILITY PROMISE

Established in mid-2023, **KMA Construction** is a young company built on a foundation of seasoned expertise. Our team brings decades of proven experience in **Design & Build** across diverse construction sectors.

- Industrial: Factories, Warehouses, Sewage Treatment Plants.
- Hospitality: Hotels, Resorts, Villas, Spas, Restaurants, Coffee shops & Lounges.
- Residential & Commercial: Housing & Buildings.
- Special work: Indoor & Outdoor Exhibition tailored to customers' needs.

With solid experience across diverse project types, we are dedicated to delivering each project with the **highest levels of safety, quality, timely execution, and cost efficiency**—empowered by unceasing innovation and robust project management.





1. INTRODUCTION

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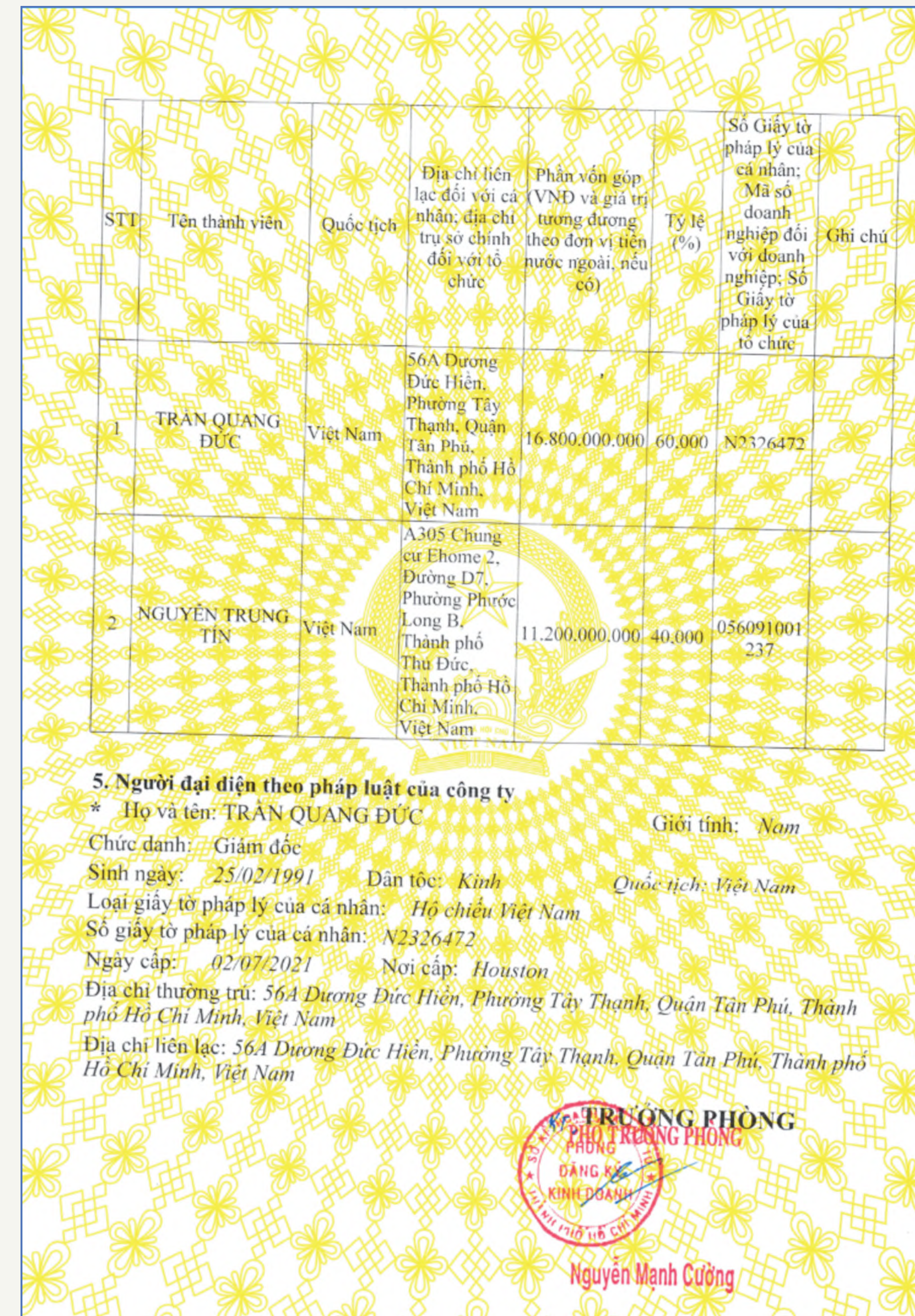
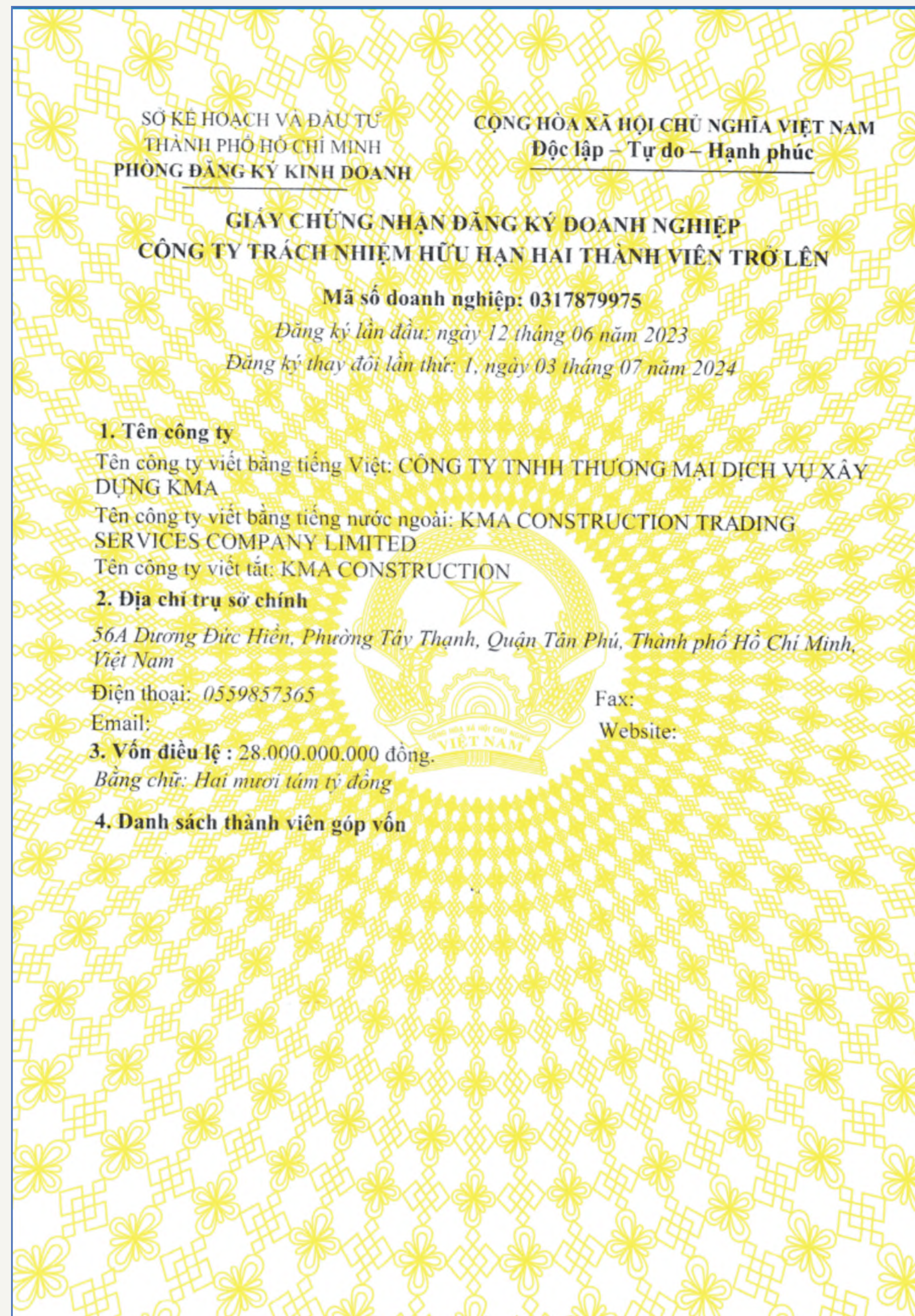
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1. Design Works: *Architectural, Structural, Infrastructure, MEPF & BIM Modeling Combination.*

2. Permit Works: *Environmental Impact Assessment Approval (EIA Licenses), 1/500 Planning Approval, Fire Fighting Approval, Basic Design & Construction Design Verification & Approval, Construction Licenses.*

3. Construction Works: *Civil, Structural, and Architectural (CSA) Works, Mechanical, Electrical and Plumbing Works, Fire Fighting Works, Testing and Commissioning.*

4. As-built & Occupancy Licenses: *Fire Fighting Certificate, Occupancy Certificate, As-built by BIM Models & **LEED** Certificate.*





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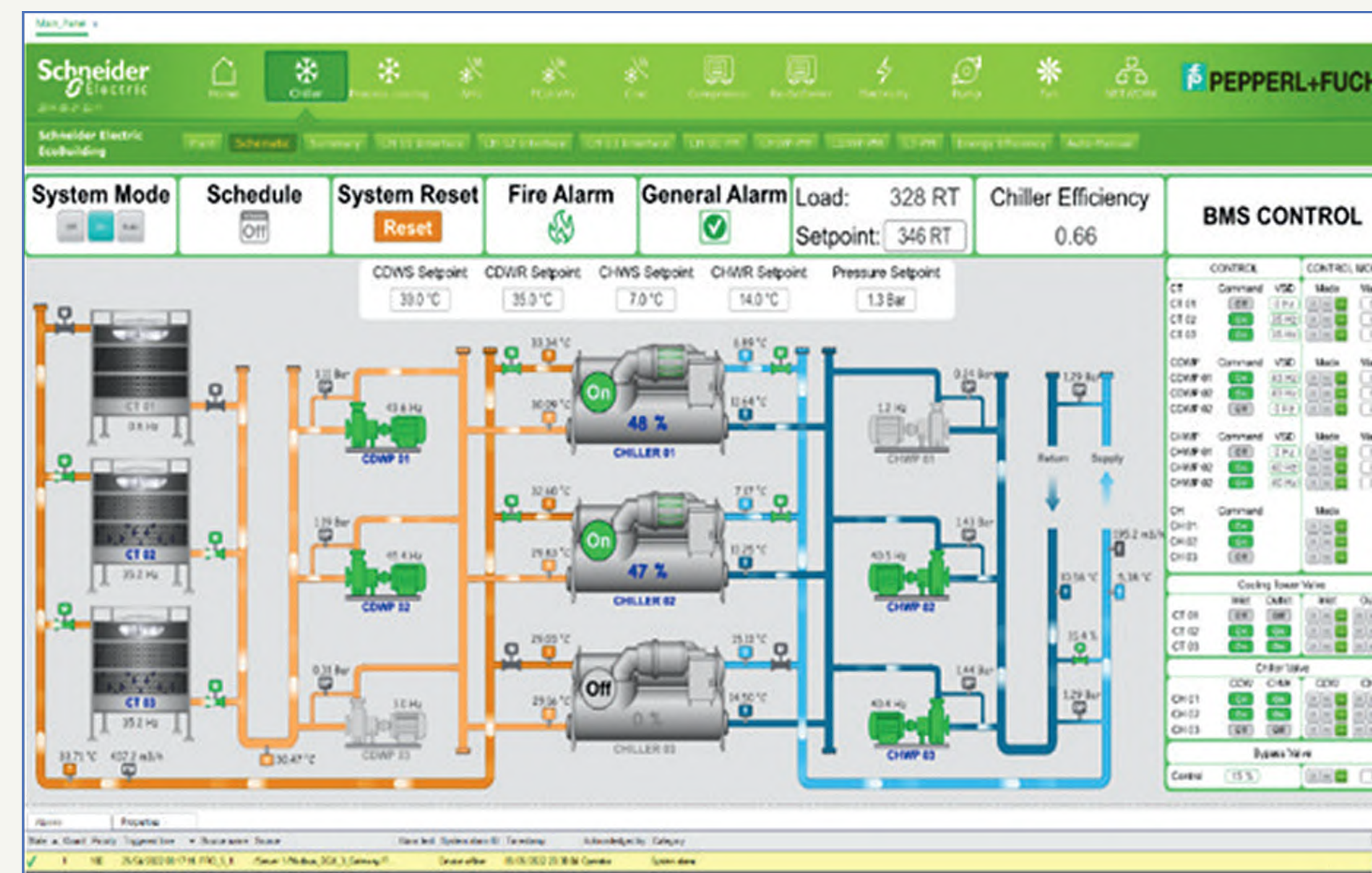
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MEPF System will cover:

- Electrical system and ELV system
- MVAC system
- Fire Alarm and Fire Fighting System
- Plumbing System (Water Supply, Wastewater Drain)
- Air Compressor System
- Steam Boiler System
- Process Piping System





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Our journey began with a vision—to become a leading construction company in Vietnam, recognized for our **integrity and ability to deliver outstanding projects on time and within budget.**

Today, we uphold that vision by embracing cutting-edge technologies and methodologies, such as Building Information Modeling (BIM) and green building practices.

Committed to environmental responsibility, we integrate eco-friendly construction methods and materials to minimize our footprint while maximizing efficiency.





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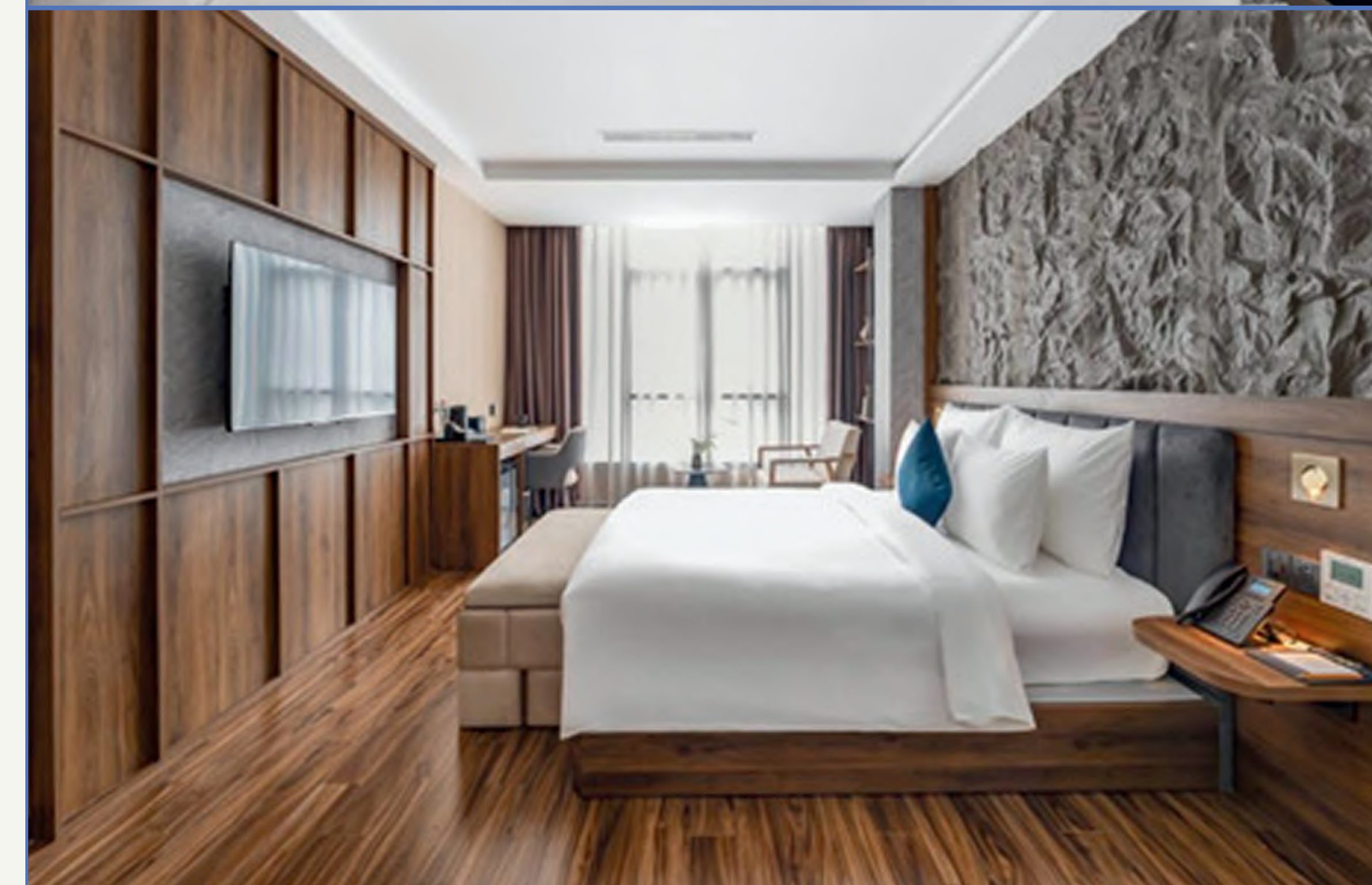
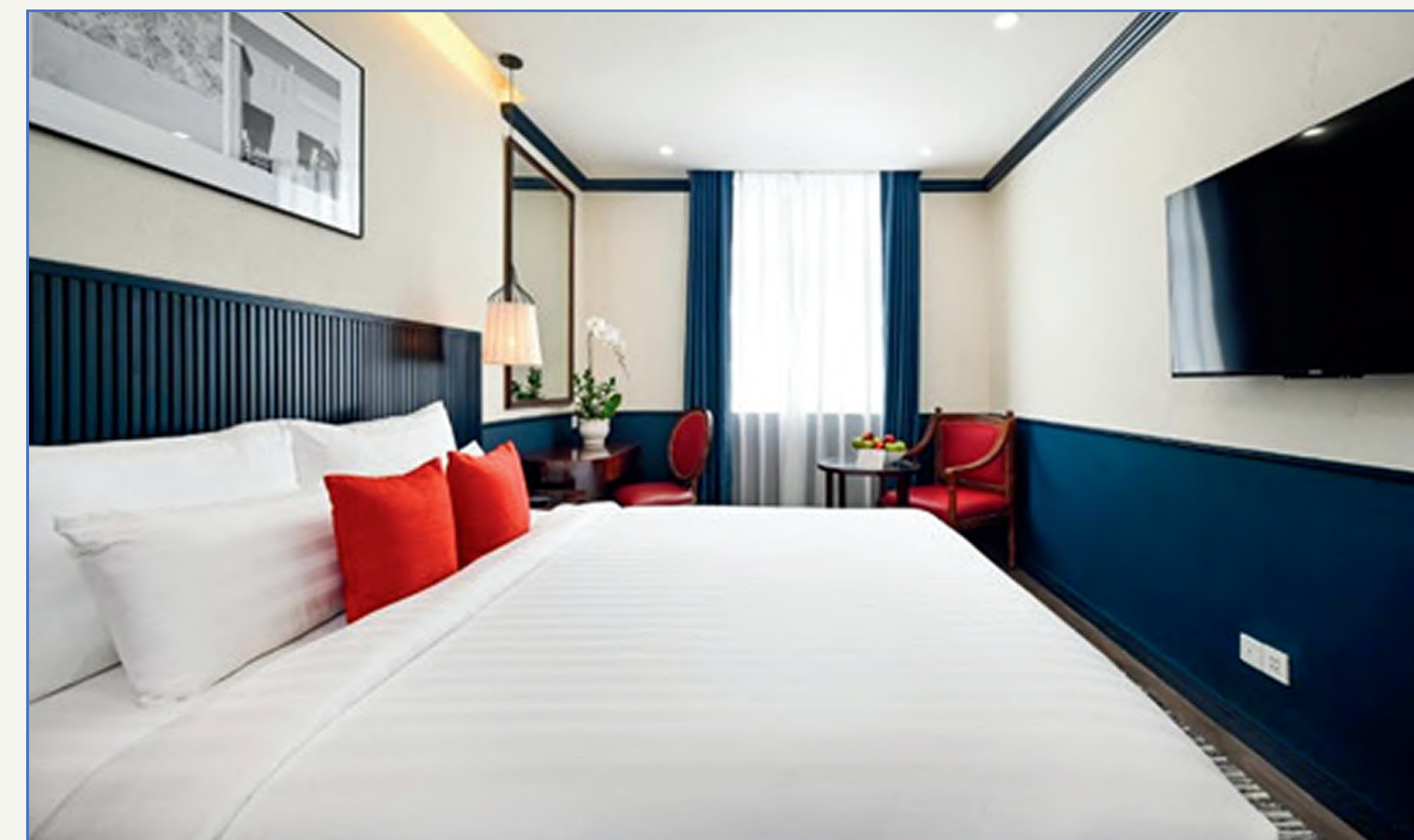
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At KMA Construction, we uphold the highest standards of integrity and transparency in all our operations. We enforce a strict **zero-tolerance policy against corruption and bribery**, ensuring that every employee, partner, and stakeholder adheres to ethical practices.

We believe that ethical conduct is the foundation of trust and long-term success. Through our rigorous compliance program, we remain committed to fostering a business environment that is fair, accountable, and free from corruption.





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We take pride in our comprehensive ecosystem that enhances our capabilities and delivers unmatched value to our clients. Our ecosystem includes **DEAR Enterprise**, a premier design and project management consultancy that ensures innovative and efficient project execution. **TDC**, our construction equipment and materials company, provides top-tier resources to guarantee the highest quality and performance. Additionally, **INTERION**, our furniture manufacturing and services company, offers bespoke interior solutions tailored to diverse needs and preferences. Together, these integrated entities enable us to deliver holistic, seamless, and superior construction solutions.





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At KMA Construction, we are deeply committed to protecting and preserving the environment. Our environmental stewardship is reflected in every project we undertake as we strive to minimize our ecological footprint through sustainable practices and innovative solutions. We prioritize the use of eco-friendly materials, implement energy-efficient designs, and adopt effective waste reduction strategies. Our team is trained in the latest environmental standards and continuously seeks ways to enhance our sustainability efforts. KMA is currently **undergoing the ISO 14001 certification process through TÜV SÜD**, demonstrating our compliance with one of the world's most rigorous environmental management programs. By integrating environmental responsibility into our core values, we aim to contribute to a greener future and promote the well-being of the communities we serve.





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SAFETY COMES FIRST

QUALITY WITHOUT COMPROMISE

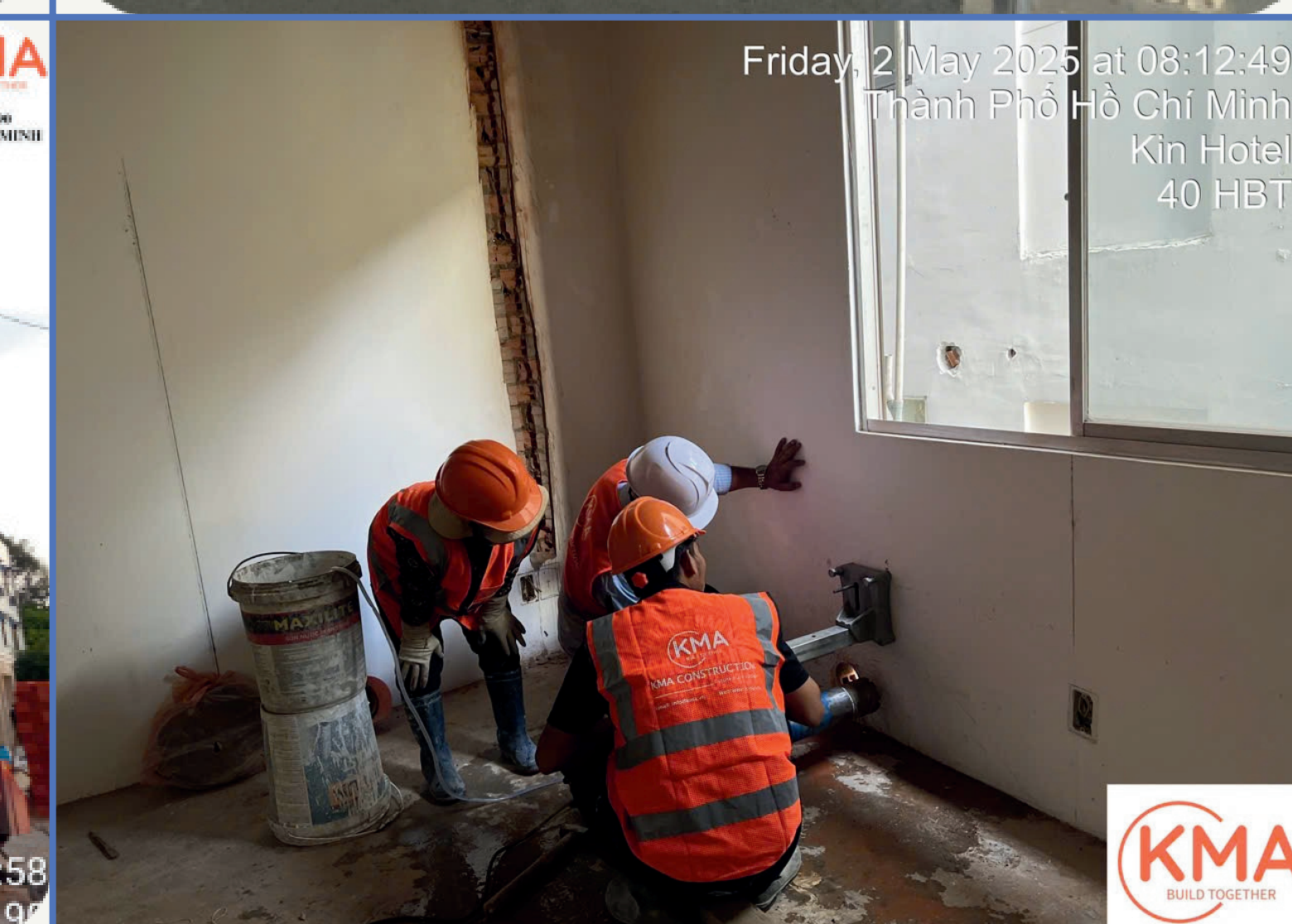
ON-TIME DELIVERY

SMART BUDGETING

BUILDING A SUSTAINABLE FUTURE

WARRANTY WITH CONFIDENCE

At KMA Construction, safety is our top priority. We are committed to protecting the well-being of our employees, clients, and communities by upholding the highest safety standards in every project. Through strict protocols, continuous training, and proactive risk management, we ensure a secure and accident-free work environment at all times. To further strengthen our safety framework, we are currently **undergoing the ISO 45001 certification process through TÜV SÜD**, aligning our practices with internationally recognized occupational health and safety standards.





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Excellence is at the core of everything we do. We are dedicated to delivering superior quality in every project by adhering to the strictest industry standards and exceeding client expectations. Our commitment to precision, durability, and innovation ensures that every structure we build stands as a testament to our unwavering pursuit of excellence. Additionally, our interiors embody timeless elegance, where design and craftsmanship come together to create spaces of beauty and function. To further enhance our quality management systems, we are currently **pursuing ISO 9001 certification through TÜV SÜD**, reinforcing our alignment with globally recognized standards and our drive for continuous improvement.





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At the heart of our project delivery approach is an **unwavering commitment to punctuality and excellence**. Through strategic planning, streamlined execution, and proactive management, we consistently deliver projects on schedule – and often ahead of time. We optimize workflows, anticipate potential obstacles, and coordinate seamlessly across all stakeholders to maintain momentum from start to finish.

Timely or early project completion isn't just a performance metric for us – **it's a powerful advantage for our clients**. It means more time for preparation, smoother operational transitions, faster go-to-market timelines, and ultimately, significant cost savings. By delivering ahead of expectations without ever compromising on safety or quality, we empower our clients to seize market opportunities, enhance efficiency, and maximize return on investment.





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At KMA Construction, smart budgeting goes beyond cost control – it’s about delivering maximum value through efficiency, transparency, and innovation. As a young and compact organization, **we operate without the excessive overhead of large corporate structures.** By cutting redundant hierarchical layers and streamlining our management systems, we pass significant savings directly onto our clients.

This lean, agile model allows KMA to **reduce project costs by up to 10% compared to larger firms** – without compromising on quality or timelines. Our team takes a proactive approach to cost planning, value engineering, and real-time financial tracking to ensure every dollar contributes to performance.

We believe that smart budgeting is not just about spending less – **it’s about spending right.**





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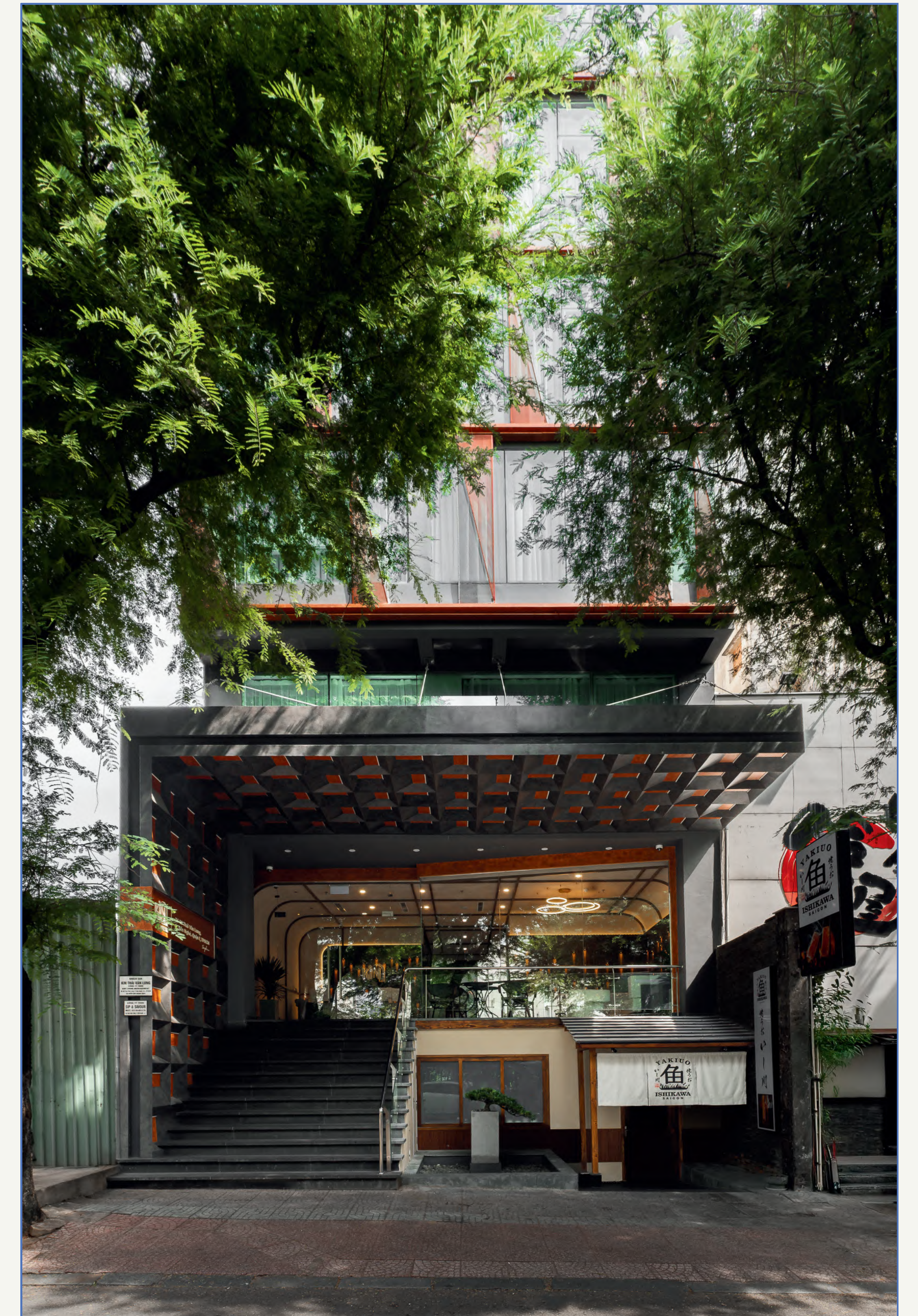
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WARRANTY WITH CONFIDENCE

At KMA Construction, “Building a Sustainable Future” is a guiding principle at the heart of our operations. As **we actively pursue ISO 14001 certification through TÜV SÜD’s rigorous environmental management program**, we are strengthening our commitment to responsible, sustainable construction.

We integrate eco-friendly materials, energy-efficient solutions, and low-impact building practices to minimize environmental impact and support long-term ecological balance. This forward-thinking approach not only aligns with global sustainability standards but also delivers added value for our clients through compliance readiness, cost savings, and stronger environmental stewardship.





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Quality is not just delivered – it’s upheld long after the project is complete. That’s why **we offer comprehensive warranty coverage** to ensure every structure continues to perform with durability and reliability over the long term.

Currently **undergoing ISO 9001 certification through TÜV SÜD**, we are formalizing our quality management systems to the highest international standards. This strengthens our ability to deliver consistent results and reinforces our commitment to accountability.

Our warranty program is more than reassurance – it’s a reflection of our confidence in the work we do, and a long-term promise of trust, support, and performance for our clients.





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KMA Project Management System (PMS) is a structured, integrated framework that governs the planning, execution, monitoring, and delivery of all our construction projects. Developed in alignment with international best practices and currently **undergoing TÜV SÜD certification for ISO 9001 (Quality Management), ISO 14001 (Environmental Management), and ISO 45001 (Occupational Health & Safety)**, our PMS ensures every project is executed safely, sustainably, on time, and to the highest standards of quality. Our PMS is built around a well-defined project lifecycle consisting of the following phases:

- Initiation & Client Briefing
- Planning & Budgeting
- Design Coordination
- Procurement & Contracting
- Construction Execution
- Quality Assurance & Safety Oversight
- Testing, Commissioning, and Handover
- Post-Completion Support & Warranty



KMA is currently undergoing ISO certifications through TÜV SÜD



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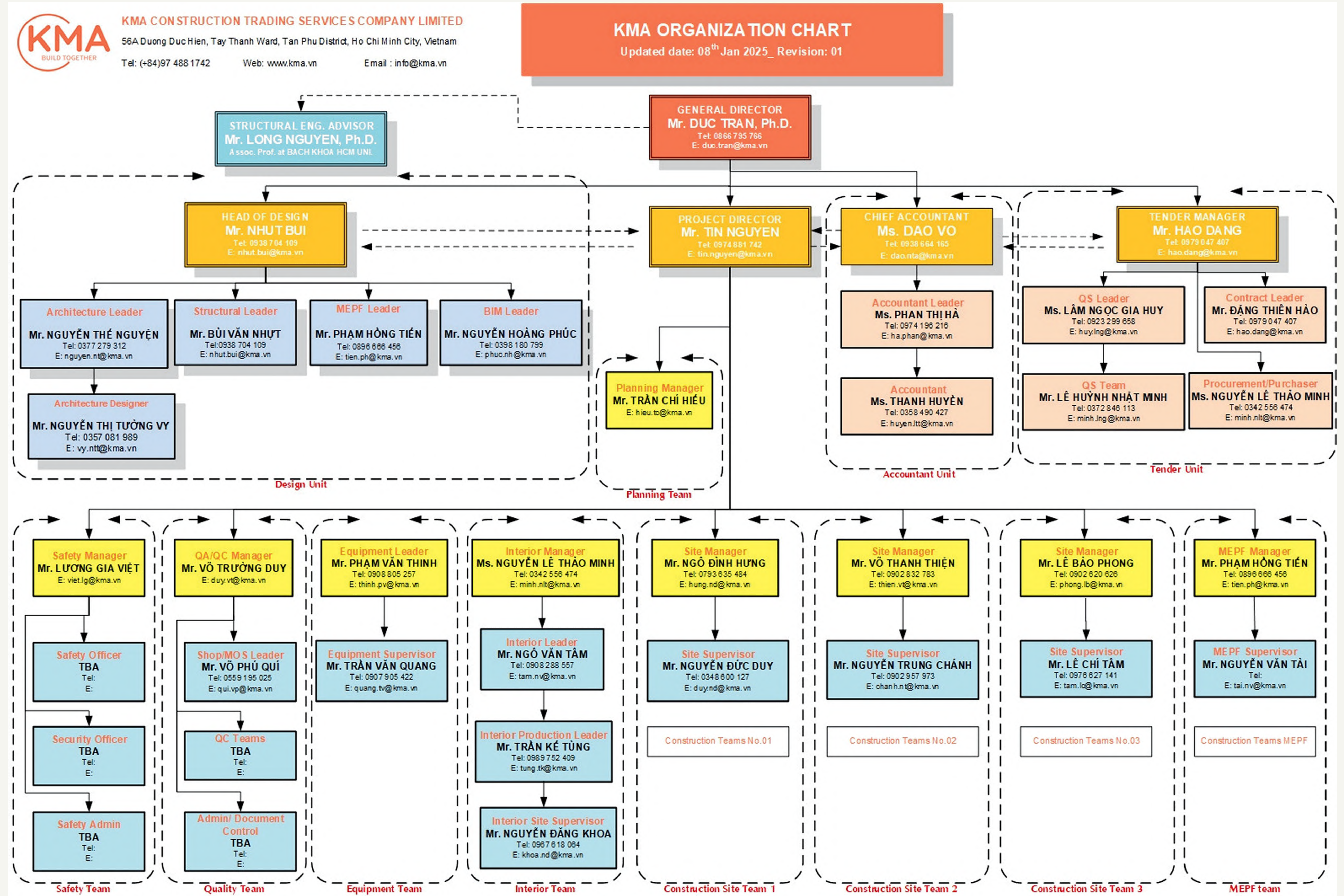
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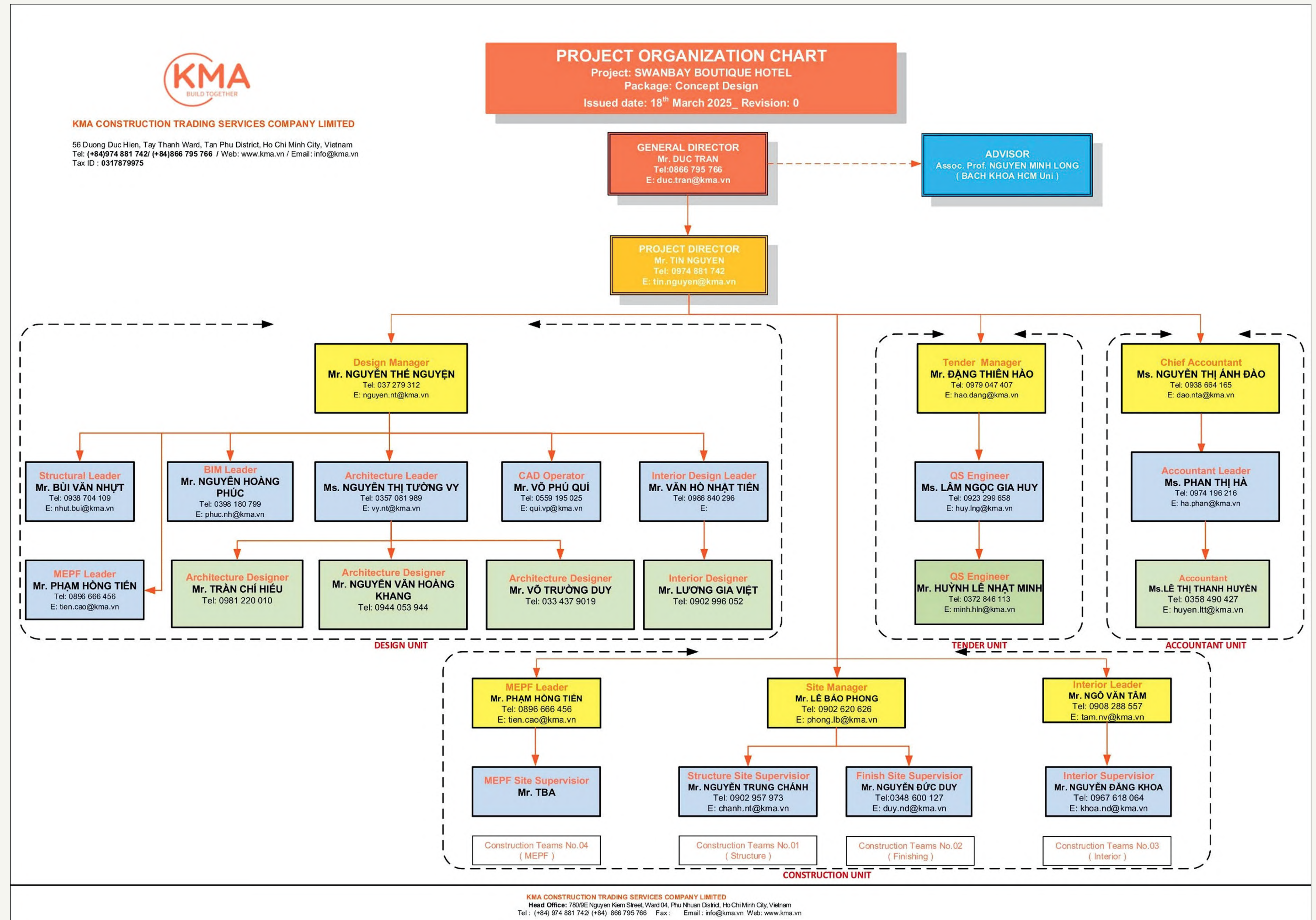
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At KMA Construction, our strength lies in a multidisciplinary team of seasoned professionals who bring deep expertise and precision to every project. From certified project managers and BIM coordinators to experienced architects, structural engineers, and MEP specialists, our people work as a cohesive unit with **one shared goal: delivering excellence**. This synergy allows us to tackle complex, large-scale projects with confidence, innovation, and full alignment with ISO 9001, 14001, and 45001 frameworks.





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MR. TRAN QUANG DUC (PETER TRAN)

General Director, Co-founder

B.Eng. Civil Engineering - HCMC Bach Khoa University, Vietnam

Ph.D. Structural Engineering - The University of Utah, USA

Visionary leadership with global expertise in structural resilience and sustainable construction

Mr. Tran Quang Duc is the General Director and co-founder of KMA Construction. With academic credentials from Bach Khoa University and a Ph.D. from the University of Utah, he brings a valuable combination of technical depth, global perspective, and sustainability leadership.

Duc has worked across Japan, the U.S., and Vietnam, specializing in seismic design, FRP applications, and sustainable infrastructure. He has published internationally on structural resilience and is well-versed in green building standards, including LEED, BREEAM, and DGNB. Today, he leads KMA's strategic direction, blending engineering excellence with environmental responsibility to deliver high-performance, future-ready buildings.

"We're building not only for today, but for a more resilient, sustainable tomorrow."



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MR. NGUYEN TRUNG TIN

Project Director, Co-founder

B.Eng. Civil Engineering - HCMC Bach Khoa University, Vietnam

12+ years of expertise in project execution and international-standard construction management

Mr. Nguyen Trung Tin is the Co-founder and Project Director of KMA Construction. A graduate of Bach Khoa University, he has over 12 years of experience leading multidisciplinary teams across large-scale industrial and commercial developments. His background spans QA/QC management, design coordination, and full-cycle project execution for internationally benchmarked projects.

Tin played key roles in major builds such as the Heineken Vietnam Brewery (Phase 5.1), First Solar DMT2 Factory, and Pepperl+Fuchs VN2 New Building, overseeing quality assurance, structural design, and compliance with global standards like LEED, Eurocode, and NFPA. His ability to integrate complex civil, MEP, and equipment scopes – while maintaining safety and delivery precision – has positioned him as a trusted leader in Vietnam’s fast-paced construction sector.

“Precision, teamwork, and foresight are the pillars of successful project delivery.”



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MR. NGUYEN MINH LONG

Structural Engineering Advisor

B.Eng. Civil Engineering - Technical University of Kosice, Slovakia

M.Eng., Ph.D. Structural Engineering - Technical University of Kosice, Slovakia

22+ years of expertise in structural engineering, concrete technology, and academic leadership

Assoc. Prof. Dr. Nguyen Minh Long is a senior faculty member at the Faculty of Civil Engineering, HCMC Bach Khoa University, and one of Vietnam's foremost experts in structural and concrete engineering. With over 22 years of experience in civil and structural design, he specializes in fiber-reinforced concrete, punching shear resistance, and the retrofitting of reinforced concrete structures.

He has published extensively in international journals, contributed to national engineering standards, and mentored numerous graduate students in advanced structural design. His academic influence and applied research make him a recognized authority in both academia and the industry.

As Structural Engineering Advisor to KMA Construction, Dr. Long provides technical oversight on complex structural systems and special works, ensuring that all KMA projects meet rigorous standards of safety, durability, and engineering innovation.

"Engineering excellence lies in the fusion of scientific depth and practical solutions."



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MR. DANG THIEN HAO

Tender Manager

B.Eng. Civil Engineering – HCMC Bach Khoa University, Vietnam

Specialist in tendering, cost management, and QA/QC for civil and industrial projects

Mr. Dang Thien Hao is the Tender Manager at KMA Construction, bringing over 8 years of experience in quantity surveying, bidding, and quality control for a diverse portfolio of civil and industrial developments. A graduate in the Honor Program of Civil Engineering, Hao has held key roles in projects such as Heineken Brewery Phase 5.1, Pepperl+Fuchs VN2 Factory, and KIN Hotel renovations, where he managed tenders, cost analysis, and QA/QC workflows with precision.

His combined expertise in technical documentation, pricing strategy, and execution quality ensures that KMA’s proposals are competitive, compliant, and aligned with the highest industry standards.

“A well-executed bid isn’t just about pricing – it’s about delivering value with accuracy and integrity.”



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MR. NGUYEN THE NGUYEN (ERRYN NGUYEN)

Architecture Lead

Bachelor of Architecture - HCMC University of Architecture, Vietnam

10+ years of experience in architectural design and project coordination

Mr. Nguyen The Nguyen (Erryn) is the Architecture Lead at KMA Construction, with over a decade of experience spanning hospitality, commercial, residential, and public space design. A graduate of Ho Chi Minh University of Architecture, he has led architectural efforts for high-profile renovation projects such as the KIN Hotel series in central Ho Chi Minh City.

Prior to joining KMA, Nguyen worked on award-winning resort and urban planning projects across Vietnam, including Vinh Hy Bay Resort and Noong Luong Retreat, and earned top honors in national architecture competitions. His holistic design approach blends aesthetics, function, and construction feasibility, ensuring architectural excellence is carried through from concept to site execution.

“Great architecture balances creativity with practicality – delivering spaces that are both inspiring and buildable.”



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MR. BUI VAN NHUT

Structural Engineering Lead

B.Eng., M.Eng. Civil Engineering - HCMC Bach Khoa University, Vietnam

11+ years of experience in high-rise, mixed-use, and industrial structural design

Mr. Bui Van Nhut is the Structural Engineering Lead at KMA Construction, bringing over 11 years of experience in the structural design of high-rise buildings, luxury developments, and complex mixed-use projects. He holds both a Bachelor's and Master's degrees in Civil Engineering from HCMC Bach Khoa University.

Nhut's expertise spans from reinforced concrete and post-tensioned systems to design and build delivery. He has led or contributed to landmark projects such as The Grand Manhattan, DETECH Tower Hanoi, Opal Boulevard, and The Myst Saigon Hotel, applying deep knowledge of Vietnamese codes (TCVN, QCVN) and international standards (Eurocode, ACI, AS).

At KMA, he oversees structural coordination, code compliance, and technical quality across all projects, ensuring resilient, efficient, and buildable design solutions.

"Practical, code-driven design is the backbone of safe and successful construction."



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MR. NGUYEN HOANG PHUC

BIM Manager

B.Eng. Coastal Engineering – HCMC Bach Khoa University, Vietnam

4+ years of experience in civil, port, and renovation project modeling

Mr. Nguyen Hoang Phuc is the BIM Manager at KMA Construction, specializing in Building Information Modeling for civil, industrial, and infrastructure projects. A graduate in Coastal Engineering, he has worked on a wide range of developments across Vietnam – including ports, metro stations, schools, hotels, and international terminals.

Prior to joining KMA, Phuc served as a BIM Modeler at Portcoast Consultant Corporation, contributing to major projects such as Ho Chi Minh City Metro, Phu Quoc Passenger Port, and First Solar Factory. At KMA, he leads BIM implementation and coordination, ensuring precise modeling integration, drawing consistency, and digital collaboration across disciplines.

“BIM is not just a modeling tool – it’s a platform for building smarter, faster, and more collaboratively.”



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MR. VO PHU QUI

Technical Drawing Manager

B.Eng. Civil Engineering – HCMC University of Technology & Education, Vietnam

Specialist in shop drawings and CAD coordination for civil construction

Mr. Vo Phu Qui is the Technical Drawing Manager at KMA Construction, with experience in preparing and managing detailed shop drawings for a variety of civil and renovation projects. A graduate in Civil Engineering, he has supported key developments including the KIN Hotel renovation series in central Ho Chi Minh City. Before joining KMA, Qui served as Shop Drawing Leader at TheWall Construction and Central Construction, where he was responsible for coordinating CAD deliverables and supporting construction documentation for high-rise and residential complexes.

His precision in technical detailing and drawing management ensures seamless execution from design to site.

“Clear drawings lead to clear execution – accuracy is the foundation of quality construction.”



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At KMA Construction, quality is built into every stage of our process – from initial design to final handover. We are currently implementing an ISO 9001-compliant Quality Management System (QMS), under the guidance of TÜV SÜD, to align with the highest international standards.

Our Quality Control System is structured around **preventive measures, systematic inspections, and continuous improvement**. Every phase of work is monitored through defined procedures, with clear documentation and accountability.

Key elements of our Quality Control approach include:

- Strict material and workmanship standards
- Pre-construction quality planning and method statements
- Regular on-site inspections and testing
- In-process quality checks at key milestones
- Defect tracking and rectification protocols
- Final acceptance testing and handover documentation
- Staff training and internal audits

By embedding quality control into every layer of execution, we ensure that each project meets or exceeds client expectations – not only in appearance, but in safety, durability, and performance.



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Issued date : Mar 01, 2024

QUALITY POLICY

KMA Construction is committed to upholding the highest standards of quality across every stage of our work – from initial design to final delivery. We believe quality is a shared responsibility and a key driver of client trust, operational excellence, and long-term success. All KMA personnel – from management to site teams – are accountable for meeting contractual and regulatory requirements and contributing to continuous improvement. Our Quality Policy applies to all KMA activities and aligns with **ISO 9001 standards**. We promote a culture of precision, accountability, and consistency through structured procedures and active performance monitoring. We strive to achieve this through:

- ✚ Comprehensive planning and clear quality benchmarks at each project phase.
- ✚ Strict inspection and testing procedures, supported by documentation and checklists.
- ✚ Timely coordination with consultants, clients, and subcontractors to minimize rework.
- ✚ Ongoing training and technical development for all staff and workers.
- ✚ Use of qualified materials, verified suppliers, and approved construction methods.
- ✚ Internal quality audits and lessons learned tracking for continuous improvement.

Our leadership accepts full responsibility for implementing this policy and expects every team member and subcontractor to uphold the same standards of quality, consistency, and client focus. This policy will be reinforced through ongoing evaluations, quality audits, feedback mechanisms, and performance recognition programs designed to sustain our quality objectives. KMA Construction demands the same commitment to quality from all partners, subcontractors, and vendors engaged in our work.

“Build it right. Deliver it well. Strive for better.”

Best regards,
KMA CONSTRUCTION COMPANY LIMITED


Tran Quang Duc
General Director



KMA CONSTRUCTION TRADING SERVICES COMPANY LIMITED

56A Duong Duc Hien, Tay Thanh Ward, Tan Phu District, Ho Chi Minh City, Vietnam
Tel: (+84)974 881 742 / (+84)866 795 766 Email: info@kma.vn Web: www.kma.vn Tax ID: 0317879975



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	Project: Dự án:	KIN HOTEL THAI VAN LUNG RENOVATION CÁI TẠO KHÁCH SẠN KIN HOTEL	
	Project No: Mã dự án:	36	
	Address: Địa chỉ:	36-38 Thái Van Lung Street, Ben Nghe Ward, District 1, HCM 36-38 Thái Văn Lung, P. Bến Nghé, Quận 1, HCM	
	Package: Gói thầu:	Renovation Works Cải tạo	



PROJECT QUALITY CONTROL PLAN KẾ HOẠCH QUẢN LÝ CHẤT LƯỢNG CÔNG TRÌNH

Client / Chủ đầu tư : **KIN HOTEL ONE**
 Main Contractor/ Tổng thầu : **KMA CONSTRUCTION CO., LTD**
 Ref No/ Số : **KMA-36-PQCP-01-00**
 Revision/ Lần phát hành : **00**
 Date/ Ngày phát hành : **05th Mar, 2024**

	PROJECT QUALITY CONTROL PLAN / KẾ HOẠCH QUẢN LÝ CHẤT LƯỢNG CÔNG TRÌNH		
	Project: Dự án:	KIN HOTEL THAI VAN LUNG RENOVATION CÁI TẠO KHÁCH SẠN KIN HOTEL	
	Package: Gói thầu:	Renovation Works Cải tạo	
	Date/ Ngày:	05th Mar, 2024	
	Ref:	KMA-36-PQP-0001-00	
	Revision:	00	

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The Project Quality Management System identifies the Quality Assurance activities necessary for Project Manager to execute the requirements of the **Project Quality Control Plan (PQCP)**.



3. KMA PROJECT MANAGEMENT SYSTEM

OVERVIEW

ORGANIZATION CHART

KEY PERSONEL

QUALITY CONTROL & ASSURANCE

PLANNING & SCHEDULING

HSE MANAGEMENT

COMMUNICATION & COORDINATION

KIN		KMA CONSTRUCTION CO, LTD				KMA BUILD TOGETHER			
PROJECT / DỰ ÁN:		INSPECTION AND TESTING PLAN (KẾ HOẠCH KIỂM TRA VÀ NGHIỆM THU)							
LOCATION/ ĐỊA ĐIỂM:		PACKAGE / GÓI THẦU:		ITEM / HẠNG MỤC:		Date / Ngày phát hành:		Revision / Hiệu chỉnh:	
CLIENT / CHỦ ĐẦU TƯ:		CONSULTANT/ TVGS:		TILING WORKS / CÔNG TÁC ỐP LÁT		12-Dec-24		00	
KIN HOTEL		0		0		ITP No.: KMA-ISO-ITP-001-00			
Activity Number	Inspection / Test Activities	How to measure/ check	Acceptance Criteria	References	Record	Checking & Inspection			
						Sub-Cons	KMA		Client / Consultant
						Site Engineer	QA/QC		
2 Material Approval									
2.1	Tiles	Visual check	As per specification	Technical data sheet	KMA-ISO-FORM-	H	H	H	H
2.2	Glue	Visual check	As per specification	Technical data sheet	KMA-ISO-FORM-	H	H	H	H
2.3	Grouting	Visual check	As per specification	Technical data sheet	KMA-ISO-FORM-	H	H	H	H
3 Execution									
3.1	Check material come to site	Visual check	Manufacturer, Flatness, Type, dimension, colour is as sample approved	Technical data sheet	KMA-ISO-FORM-	H	H	H	H
3.2	Check preparation and setting out	Visual check	Approval	Method statement	KMA-ISO-FORM-	W	W	W	W
3.3	Check flatness	Visual check	Deviation: ±5mm with 3m tape	Method statement	KMA-ISO-FORM-	H	H	H	H
3.4	Check verticality	Visual check	Deviation: ±5mm with 3m tape	Method statement	KMA-ISO-FORM-	H	H	H	H
3.5	Check grouting	Visual check	Smooth and continuous	Approved drawing	KMA-ISO-FORM-	H	H	H	H
3.6	Cleanliness	Visual check	Approval		KMA-ISO-FORM-	W	W	W	W
<p>Noted:</p> <p>Hold point (H) – Defines a point beyond which work may not proceed without the authorisation of a designated personnel</p> <p>Witness point (W) – Provides the nominated party with the opportunity to witness the inspection or test or aspect of the work, at their discretion.</p> <p>Surveillance (S) – Monitoring of any stage of the work in progress</p> <p>Document Review (R) - Review the submitted documents</p>									
		Prepared by		Approved By		Approved By			
Company		KMA Construction Co, Ltd		KMA Construction Co, Ltd		Client / Consultant			
Position		QA/QC Manager		Project Manager					
Signature									
Name		Đặng Thiên Hào		Nguyễn Trung Tin					
Date		12-Dec-24		12-Dec-24					

The Inspection & Testing Plan (ITP) defines key quality checkpoints to ensure construction works meet required standards and specifications.



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To ensure on-time project delivery and uphold our commitment to clients, KMA implements a multi-tiered scheduling system tailored for precision and control at every phase. Our approach integrates strategic oversight with real-time responsiveness:

- A **realistic Master Schedule** is developed at project kickoff, outlining all critical milestones and deliverables.
- A **Five-Week Look-Ahead Schedule** is updated regularly to reflect actual site conditions and upcoming work fronts, providing a practical mid-range view.
- A **Weekly Schedule** ensures that tasks are tracked in short cycles, keeping teams aligned and responsive.
- A **Daily Work Plan** is monitored and verified by KMA site management to maintain accuracy, productivity, and accountability at the ground level.

This layered scheduling methodology allows us to anticipate challenges, coordinate resources efficiently, and deliver each project **on time – every time**.



3. KMA PROJECT MANAGEMENT SYSTEM

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ORGANIZATION CHART

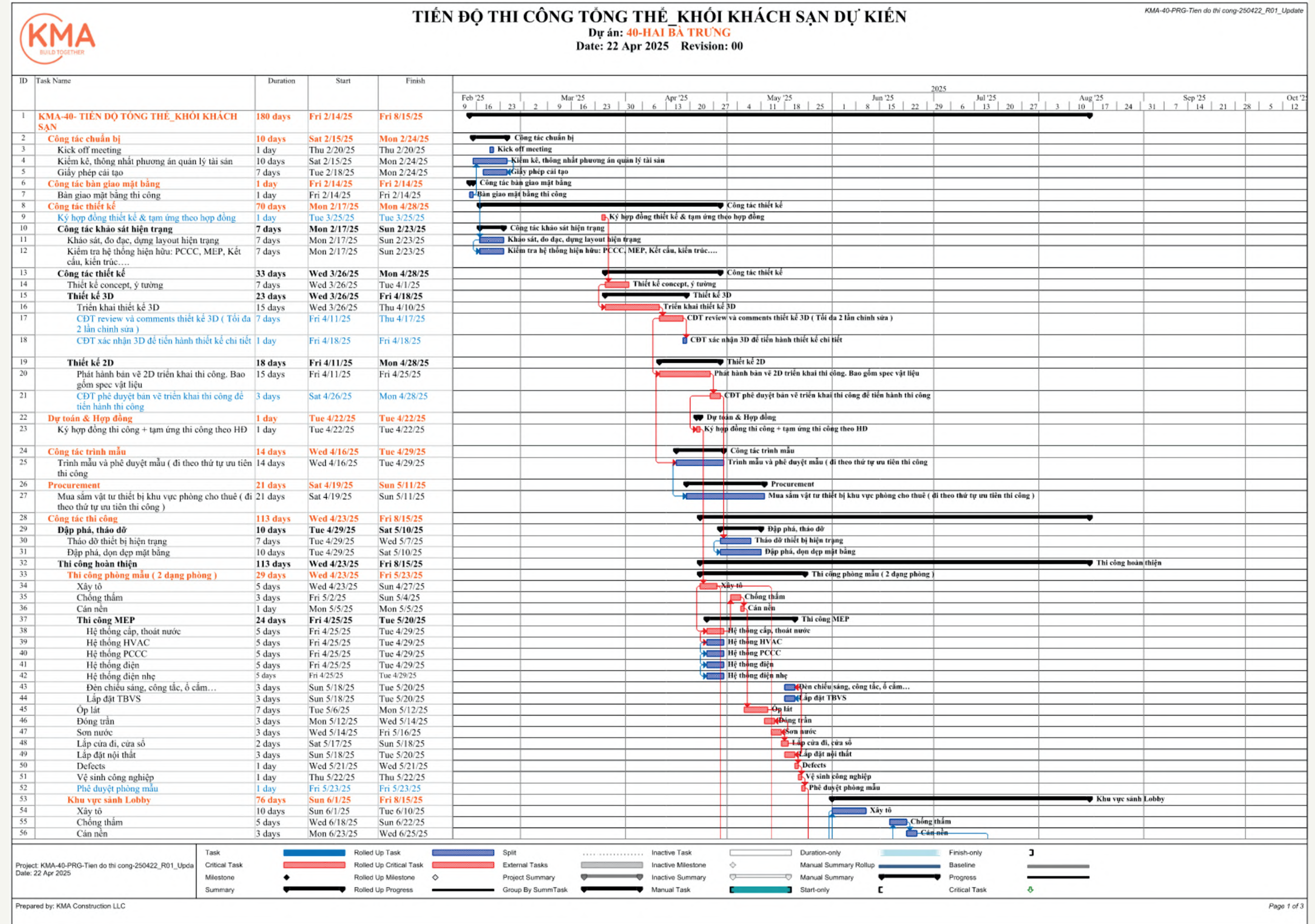
KEY PERSONEL

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Realistic Master Schedule



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KMA CONSTRUCTION TRADING SERVICES COMPANY LIMITED
 56A Duc Hien, Tay Thanh Ward, Tan Phu District, Ho Chi Minh City, Vietnam
 Tel: +8497 488 1742 Email: info@kma.construction Web: www.kma.construction

TIẾN ĐỘ THI CÔNG VÀ BÀN GIAO DỰ ÁN TỔNG THỂ

Project: HOTEL 146
 Code: 146
 Prepared by: KMA
 Date: 26-Dec-2024

No.	Description	Start	Finish	Duration (Days)	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Remark/ Ghi chú				
					19-Dec-24	20-Dec-24	21-Dec-24	22-Dec-24	23-Dec-24	24-Dec-24	25-Dec-24	26-Dec-24	27-Dec-24	28-Dec-24	29-Dec-24	30-Dec-24	31-Dec-24	01-Jan-25	02-Jan-25	03-Jan-25	04-Jan-25	05-Jan-25	06-Jan-25	07-Jan-25	08-Jan-25	09-Jan-25	10-Jan-25	11-Jan-25	12-Jan-25	13-Jan-25	14-Jan-25	15-Jan-25	16-Jan-25	17-Jan-25	18-Jan-25	19-Jan-25	20-Jan-25	21-Feb-25	22-Feb-25	23-Feb-25
[A] CÔNG TÁC CÁN KIN DUYỆT ĐỀ TRIỂN KHAI																																								
	BÀN VẼ	21-Dec-24	21-Dec-24	1																																				
1	Chốt lại hạng mục hoàn thiện cầu thang thoát hiểm	21-Dec-24	21-Dec-24	1				1																																
	SPEC / MẪU	24-Dec-24	24-Dec-24	1																																				
1	Đơn thầu ứng hành lang	24-Dec-24	24-Dec-24	1							1																													
2	Đơn thầu ứng tầng 10	24-Dec-24	24-Dec-24	1							1																													
THỜI GIAN KIN CẤP HÀNG																																								
1	Cung cấp hàng đợt 2: Đèn + TBVĐ + máy lạnh...	23-Aug-24	23-Aug-24	1							1																													
2	Đèn Exit Emergency hành lang	23-Aug-24	23-Aug-24	1							1																													
CÁC VENDOR LẬP BẮT																																								
1	Hoàn thiện lắp đặt toàn bộ phần nội thất theo Cửa gỗ, Lavao...	22-Dec-24	22-Dec-24	1					1																															
[B] CÔNG TÁC THI CÔNG KMA																																								
KẾ HOẠCH BAN GIAO																																								
1.0	Đánh Lobby	23-Dec-24	26-Dec-24	4																																				
1.1	VĐCN toàn bộ sảnh lobby	23-Dec-24	23-Dec-24	1						1																														
1.2	Defect	24-Dec-24	26-Dec-24	2							1	2																												
1.3	Bàn giao sảnh lobby	26-Dec-24	26-Dec-24	1								1																												
2.0	Tầng 1+2+3+4 + Tầng 10	6-Jan-25	12-Jan-25	8																																				
2.1	VĐCN toàn bộ	6-Jan-25	7-Jan-25	3												1	2	3																						
2.2	Defect - lắp đặt trần hành lang	7-Jan-25	9-Jan-25	3													1	2	3																					
2.3	Lắp đặt nội thất rời trong các phòng	9-Jan-25	11-Jan-25	3																			1	2	3															
2.4	Bàn giao toàn bộ Tầng 1+2+3+4 + Tầng 10	12-Jan-25	12-Jan-25	1																						1														
3.0	Tầng 6+8+7+9	10-Jan-25	28-Feb-25	60																																				
3.1	VĐCN toàn bộ	10-Jan-25	14-Jan-25	5													1	2	3	4	5																			
3.2	Defect - lắp đặt trần hành lang	16-Jan-25	20-Jan-25	5																																				
3.3	Lắp đặt nội thất rời trong các phòng	20-Jan-25	27-Feb-25	39																																				
3.4	Bàn giao toàn bộ Tầng 1+2+3+4 + Tầng 10	28-Feb-25	28-Feb-25	1																																		1		

Five-Week Look-Ahead Schedule



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QUALITY CONTROL & ASSURANCE

PLANNING & SCHEDULING

HSE MANAGEMENT

COMMUNICATION & COORDINATION

Project Name : 36-38 Thái Văn Lung
Company: KMA
Week Commencing: From 13/05/2024 to 19/05/2024
Prepared By: Phong Lê
Ref: 36-KMA-PRG-WP-01-R0

Weekly Work Plan



No.	Work Activity Description (Quantified)	TARGET DATE	Period to Perform the Work last week							PPC Analysis		Period to Perform the Work this week							PPC Analysis		Reasons for Variance & Code Reference	
			Mon	Tue	Wed	Thu	Fri	Sat	Sun	Last week output planned	Last week output actual	Mon	Tue	Wed	Thu	Fri	Sat	Sun	This week output planned	This week output actual		
			29-Apr	30-Apr	01-May	02-May	03-May	04-May	05-May			06-May	07-May	08-May	09-May	10-May	11-May	12-May				
I	DOCUMENT SUBMISSION																					
II	SITE WORK																					
	Phòng Mẫu Tầng 7,8																					
1	Review phần hỏi tư vấn CĐT	6-May-24										✓									100%	
2	Nhận thông tin và nội bộ họp để tiến hành điều chỉnh hoàn thiện	6-May-24										✓										100%
3	Bảo che, bảo quản đồ vật dụng trong phòng khi bắt đầu sửa chữa	6-May-24										✓										100%
	Mã, Lầu 9, Lầu 8, Lầu 7, Lầu 6																					
4	Mã: xả nước bồn, vệ sinh chống thấm sàn mái	6-May-24										✓										100%
5	Triển khai ốp lát gạch đại trà cho toilet các loại gạch có thể triển khai	28-May-24																			✓	20%
6	Hoàn thiện lắp đặt phân điện nước, hệ điện nhe...	19-May-24																			✓	20%
7	Đóng trần lầu 8, 9 khu vực trong phòng	12-May-24																			✓	100%
8	Triển khai hoàn thiện bồn tắm đá mài xây tại chỗ tầng 8 (Cần xác nhận từ KIN cho công tác này)	20-May-24																			✓	50%
9	Lắp đặt các ô cửa sổ mở rộng (Liên quan tới an toàn trên cao, mùa mưa)	12-May-24																			✓	100%
	Lầu 5, Lầu 4, Lầu 3, Lầu 2 (Mr Thiện + Mr Hưng)																					
10	Xây tổ hoàn thiện các phòng	30-May-24																			✓	30%
11	Chống thấm toilet các phòng	18-May-24																			✓	20%
12	Lắp đặt phân điện nước, điện nhe...	18-May-24																			✓	20%
	Lầu 1, Lầu M, Tầng G, Tầng Hầm (Mr Hưng)																					
13	Tháo trần thạch cao	12-May-24																			✓	100%
14	Tháo dỡ tường xây	12-May-24																			✓	100%
15	Tháo dỡ hệ thống điện năng, điện nhe	12-May-24																			✓	100%
16	Xây tường ngăn theo thiết kế	12-May-24																			✓	100%
17	Đi hệ thống điện năng, điện nhe	12-May-24																			✓	100%
18	Tháo dỡ vách, trần tầng G, tháo dỡ các bàn đá, khung sắt,...	12-May-24																			✓	100%
19	Kiểm tra đánh giá bồn chứa nước dưới hầm	12-May-24																			✓	100%
	Mặt Ngoài (Mr Hưng)																					
20	Hoàn thành lắp đặt toàn bộ hệ giao bao che mặt tiền bao gồm lưới	10-May-24																			✓	100%

KMA-PRG-WP-01-Kế hoạch tuần số 01-240505-R00

Weekly Schedule



3. KMA PROJECT MANAGEMENT SYSTEM

OVERVIEW

ORGANIZATION CHART

KEY PERSONEL

QUALITY CONTROL & ASSURANCE

PLANNING & SCHEDULING

HSE MANAGEMENT

COMMUNICATION & COORDINATION

Activity Briefing (DAB/NAB)

Tóm tắt Kế hoạch thi công hàng ngày (ca ngày/ tối)



Ref No:	
Project Name: Dự án:	
Date: Ngày:	Time: Thời gian:

Details of Activity & Location

Chi tiết công việc và địa điểm làm việc

Objective:
Mục tiêu

To review agreed work scope with workforce and ensure safety aspects have been considered in full by all parties. Each supplier to identify 'make ready' needs required before undertaking their Works.
Rà soát thống nhất khối lượng công việc và nguồn lực thi công; đảm bảo các vấn đề an toàn lao động. Mỗi bên cần chỉ ra các hạng mục cần chuẩn bị sẵn sàng trước khi tiến hành thi công.

Location (short description):
Địa điểm (mô tả ngắn gọn):

Trade/Contractor(s):
Nhà thầu:

Task Title & Reference(s):
Nội dung công việc và tham chiếu:

Work Package(s) & Reference:
Gói thầu & tham chiếu:

Insert information to be communicated, including: Changes to aspects of planned work, Weather, Client Operation e.g. maintenance activity, Permitted working Hours, Quiet Periods, Work Scope, Methodology, Material / Plan / Resource levels or capacity, Timescales etc.

Ghi thêm thông tin cần trao đổi, bao gồm: Các thay đổi trong nội dung kế hoạch công việc, thời tiết, hoạt động vận hành của Chủ đầu tư như bảo trì/bảo dưỡng, giờ làm việc, thời gian im lặng, phạm vi công việc, biện pháp thi công, vật tư/ kế hoạch/ nguồn lực, thời gian thực hiện...

Description of Works/ Mô tả công việc:

Activity Hazards/ Rủi ro thi công:

Control Measures (incl. PPE)/ Biện pháp kiểm soát (bao gồm PPE):

Activity Briefing (DAB/NAB)

Tóm tắt Kế hoạch thi công hàng ngày (ca ngày/ tối)



Access & Protection Arrangements/ Lối đi lại & Bảo vệ

Arrangements/ Bố trí

Permits Required:
Yêu cầu giấy phép:

Plant & Equipment:
Dụng cụ & Thiết bị:

Programme Reference:
Tham chiếu tới tiến độ:

Planned / Actual Labour:
Số lượng công nhân dự kiến/ thực tế:

Supervisors H&S work place review with the work force.

Giám sát H&S kiểm tra cùng công nhân

RAMS Title(s) & reference(s):
Các tài liệu RAMS (Đánh giá rủi ro & BPTC) & tham chiếu

Emergency Arrangements:
Xử lý khi nguy cấp:

First Aider(s)/ Đơn vị sơ cứu:

	Item/ Hạng mục công việc	Yes (✓) Có	No (✗) Không
A	Work area and tasks have been reviewed and are free from unforeseen risks (i.e. risks not identified in the RAMS) Khu vực làm việc và nội dung công việc được kiểm tra và không thấy có dấu hiệu rủi ro (VD: không có trong RAMS)		
B	Are RAMS still adequate for the works and have team had RAMS briefing? Nội dung RAMS còn phù hợp với tính chất công việc không và các cá nhân có nắm được nội dung của RAMS không?		
C	Have accidents / incidents / near misses from previous shift and any change to safety protocols i.e. access, egress, storage, lighting, deliveries etc. been reviewed? Các tai nạn, sự cố, near miss xảy ra trong ca làm việc trước hoặc các thay đổi trong quy định an toàn VD như lối ra vào, kho bãi, chiếu sáng, giao hàng... đã được kiểm tra?		
D	Is access to and from the work areas safe? Have all pre-start checks been carried out as required? Lối ra vào khu vực làm việc có an toàn không? Các yêu cầu kiểm tra an toàn trước khi làm việc có được thực hiện không?		
E	Have 4 steps to safety been reviewed, implemented? 4 bước quy định an toàn có được phê duyệt và thực hiện không?		
F	Any Health and Safety related notices, directives inspections and/or audits to be briefed for the forthcoming shift? Các chú ý, thay đổi liên quan, chỉ thị và kiểm tra có được thông báo cho các ca làm việc		



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PLANNING & SCHEDULING

HSE MANAGEMENT

COMMUNICATION & COORDINATION

At KMA Construction, Health, Safety & Environmental (HSE) Management is more than compliance – it’s a culture. Our safety-first mindset is embedded across all levels of the organization and every phase of project execution. Aligned with **ISO 14001, ISO 45001 and best industry practices**, our HSE Management System ensures the protection of workers, the public, and the environment.

Key components include:

- **Comprehensive HSE Plan** tailored for each project
- **Hazard Identification & Risk Assessment (HIRA)** before all critical activities
- **Permit-to-Work (PTW)** systems for high-risk tasks
- **Daily Toolbox Talks**, weekly safety walkdowns, and monthly audits
- Strict **PPE enforcement**, emergency preparedness, and training
- **Environmental controls** for noise, dust, waste, and runoff management

With hundreds of thousands of safe work hours across diverse projects, KMA continues to uphold a strong safety culture – ensuring every team member returns home safely and every site operates with discipline and care.



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COMMUNICATION & COORDINATION



Ref. No : KMA-INT-ISO-001-240301-00

Issued date : Mar 01, 2024

SAFETY POLICY

KMA Construction is committed to providing a safe, healthy, and environmentally responsible working environment for all employees, subcontractors, partners, and the public. We believe that safety is not just a requirement – it is a core value that guides every aspect of our operations. Every individual has the right to work in an environment free from harm, and we take this responsibility seriously.

All management, supervisors, engineers, and workers at KMA Construction are expected to actively contribute to maintaining high safety standards and complying with all relevant legal and regulatory requirements, including those under ISO 45001.

This Safety Policy applies to all of KMA’s project activities and office operations. We ensure a safe working environment through:

- ✚ Clear roles and responsibilities for safety at every level.
- ✚ Thorough risk assessments and mitigation strategies.
- ✚ Routine toolbox talks, site inspections, and HSE audits.
- ✚ Safe equipment use, proper housekeeping, and hazard reporting.
- ✚ Emergency preparedness planning and training.

Our objective is zero incidents. We work under the principle that all accidents are preventable and that proactive communication and team accountability are key to a culture of safety. KMA Management takes full responsibility for implementing this policy and expects all staff and subcontractors to uphold these standards. We continuously improve our HSE practices through feedback, training, and a commitment to continuous learning.

“Safe work. Strong results. Shared responsibility.”

Best regards,

KMA CONSTRUCTION COMPANY LIMITED



Tran Quang Duc
General Director

KMA CONSTRUCTION TRADING SERVICES COMPANY LIMITED

56A Duong Duc Hien, Tay Thanh Ward, Tan Phu District, Ho Chi Minh City, Vietnam
Tel: (+84)974 881 742 / (+84)866 795 766 Email: info@kma.vn Web: www.kma.vn Tax ID: 0317879975



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Ref. No : KMA-INT-ISO-001-240301-00

Issued date : Mar 01, 2024

ENVIRONMENTAL POLICY

KMA Construction is committed to minimizing our environmental impact and promoting sustainable practices across all aspects of our operations. We recognize our responsibility to protect the environment and contribute to a healthier, more sustainable future for the communities in which we operate. This Environmental Policy applies to all construction sites, offices, and activities undertaken by KMA, and is aligned with the principles of **ISO 14001**. We strive to achieve this through :

- ✦ Identifying and managing environmental risks associated with our construction activities
- ✦ Implementing site-specific environmental management plans (EMPs) for every project
- ✦ Complying fully with local environmental regulations, standards, and client requirements
- ✦ Reducing waste generation and promoting recycling, reuse, and responsible disposal
- ✦ Managing noise, dust, water runoff, and hazardous materials to minimize pollution
- ✦ Using eco-friendly materials and improving energy efficiency where feasible
- ✦ Raising awareness and providing training to employees and subcontractors on environmental responsibilities

KMA's leadership is fully committed to implementing and continuously improving our environmental performance. We regularly review our practices, monitor compliance, and promote innovation to reduce our environmental footprint.

Environmental care is not an obligation – it's a commitment to building responsibly and sustainably.

"Respect nature. Reduce impact. Build responsibly."

Best regards,

KMA CONSTRUCTION COMPANY LIMITED



Tran Quang Duc
General Director

KMA CONSTRUCTION TRADING SERVICES COMPANY LIMITED

56A Duong Duc Hien, Tay Thanh Ward, Tan Phu District, Ho Chi Minh City, Vietnam
Tel: (+84)974 881 742 / (+84)866 795 766 Email: info@kma.vn Web: www.kma.vn Tax ID: 0317879975



3. KMA PROJECT MANAGEMENT SYSTEM

OVERVIEW

ORGANIZATION CHART

KEY PERSONEL

QUALITY CONTROL & ASSURANCE

PLANNING & SCHEDULING

HSE MANAGEMENT

COMMUNICATION & COORDINATION





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PROJECT HSE PLAN	
Project:	KIN HOTEL THAI VAN LUNG RENOVATION
Package:	Renovation Works
Date:	05 th Mar 2024
Ref:	KMA-36-HSEP-0001-00
Revision:	00

Project Title:
KIN HOTEL THAI VAN LUNG RENOVATION

Project HSE Plan



Address:
36-38 Thai Van Lung Str, Ben Nghe Ward, District 1, HCM

Project Number: **36**

CLIENT REPRESENTATIVE	PM-CM CONSULTANT	MAIN CONTRACTOR

KMA CONSTRUCTION TRADING SERVICES COMPANY LIMITED Page 1 of 46
56A Duong Duc Hien, Tay Thanh Ward, Tan Phu District, Ho Chi Minh City, Vietnam
Tel: (+84)974.881.742 / (+84)866.795.766 Email: info@kma.vn Web: www.kma.vn Tax ID: 0317879975

PROJECT HSE PLAN	
Project:	KIN HOTEL THAI VAN LUNG RENOVATION
Package:	Renovation Works
Date:	05 th Mar 2024
Ref:	KMA-36-HSEP-0001-00
Revision:	00

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4. HSE Policy	6
5. HSE Managment.....	7
6. Project Traffice and Security Management	13
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8. HSE Training.....	16
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KMA CONSTRUCTION TRADING SERVICES COMPANY LIMITED Page 4 of 46
56A Duong Duc Hien, Tay Thanh Ward, Tan Phu District, Ho Chi Minh City, Vietnam
Tel: (+84)974.881.742 / (+84)866.795.766 Email: info@kma.vn Web: www.kma.vn Tax ID: 0317879975

The tailored HSE Plan for each KMA project will serve as an overview of HSE requirements where site personnel, contractors, vendors and suppliers working under KMA need to comply with.



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At KMA Construction, we recognize that clear communication and well-structured information flow are critical to project success. Our systems are designed to ensure transparency, traceability, and timely coordination among all stakeholders.

Communication & Coordination

KMA maintains structured channels across all project phases, from design to execution. We conduct:

- **Daily internal briefings** for site-level alignment
- **Weekly coordination meetings** with clients, consultants, and subcontractors
- **Design coordination sessions** to resolve conflicts early and streamline implementation
- **Digital collaboration platforms** (including BIM and cloud systems) to ensure real-time updates and accessibility

This systematic approach ensures that teams stay aligned, decisions are made promptly, and all activities are coordinated with clarity and precision.



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3. KMA PROJECT MANAGEMENT SYSTEM

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Progress Reporting

To keep our clients fully informed, we provide:

- **Daily Reports** tracking site activities, manpower, weather, safety, and key events
- **Weekly Reports** summarizing progress against the plan, including photos, key metrics, and issues resolved

All reports follow KMA's standardized formats, ensuring consistency and ease of review.



		Project/ Dự án: HOTEL 40 Address/ Địa chỉ: 40- Hai Bà Trưng, P. Bến Nghé, Quận 1, HCM Client/ Chủ đầu tư: KIN HOTEL Consultant/ Tư vấn: Main contractor/ Nhà thầu chính: KMA Construction Co, Ltd Reported by/ Thực hiện bởi: Nguyễn Đức Duy			
		Reference No: KMA-40-DR-01-250503-00			
SITE DAILY REPORT/ BÁO CÁO THI CÔNG TRONG NGÀY					
Date/ Ngày: 3/5/2025 Start/ Bắt đầu: 7:30 AM Finish/ Kết thúc: 5:00 PM	Weather/ Thời tiết: <input checked="" type="checkbox"/> Sunny/ Nắng <input type="checkbox"/> Cloudy/ Nhiều mây <input type="checkbox"/> Rainy/ Có mưa From: To				
CONSTRUCTION ACTIVITIES FOR TODAY/ CÔNG VIỆC TRONG NGÀY:			PLAN FOR TOMORROW'S ACTIVITIES/ KẾ HOẠCH NGÀY TIẾP THEO		
Công tác xây dựng 1. Xây tường (phòng mẫu) 2. Bắn mục định vị trí kích thước để đập phá, cắt tường đi ống điện ống nước 3. Đập phá tường ngăn tường toilet tầng 2 4. Khoan rút lõi tường để bắt hệ bao che để đập tường vẩy 5. Bắt hệ khung sắt, chuẩn bị lên giàn giáo thi công mặt tiền 6. Đập phá tường bao, mở rộng khung cửa sổ 7. Vận chuyển rác, xả bồn ra khỏi công trường			1. Xây tường ngăn phòng mẫu 2. Đập phá tường ngăn, tường toilet 3. Đập phá tường bao, mở rộng khung cửa sổ 4. Dọn dẹp xả bồn, rác ra khỏi công trường		
Công tác nội thất 					
Công tác M&E 1. Dục tường đi ống nước, ống điện phòng mẫu			1. Di ống nước, ống điện phòng mẫu		
SITE ISSUES/ VẤN ĐỀ PHÁT SINH TRÊN CÔNG TRƯỜNG					
Site Issues/ Vấn đề phát sinh trên công trường:			Site Issues causing delayed Works/ Công tác bị trễ:		
Action Taken/ Biện pháp xử lý:			Document submission(or received)/ Hồ sơ trình (hoặc nhận):		
MANPOWER & EQUIPMENT REPORT/ BÁO CÁO NHÂN LỰC THIẾT BỊ:					
Contractor Equipment/ Thiết bị nhà thầu					
Description / Mô tả		Q'Ty / Số lượng	Description / Mô tả		Q'Ty / Số lượng
1. Máy đục		2	1213. Máy khoan pin cầm tay		3
2. Máy bôn		2	14. Máy Hàn		2
3. Giàn giáo		130	15. Sắt hộp 5x5 (6m)		20
4. Mành giàn giáo		100	16. Máy cắt cầm tay		3
5. Chèo giàn giáo		100	17. Xe rửa		8
6. Máy bắn Laser		3	18. Xe đẩy		3
7. Máy bắn sơn		1	19. Tủ điện nhỏ		5
8. Sắt hộp 5x10 (6m)		20	20. Sắt hộp 6x12		10
9. Kịch U		20	21. Dây cáp		5
10. Ốc siết cáp		20	22. lưới bao che		5
11. Tuyết		30	23. Tầng đưa cáp		10
12. Khóa cùm		50	24		
Contractor Manpower/ Nhân lực nhà thầu					
Description / Mô tả		Q'Ty / Số lượng	Description / Mô tả		Q'Ty / Số lượng
1. Quản lý dự án		1	Giám sát M&E		1
2. Chỉ Huy Trưởng		1			
3. Giám sát hoàn thiện		2			
4. QA/QC Engineer		1			
Worker:					
Description / Mô tả		Q'Ty / Số lượng	Description / Mô tả		Q'Ty / Số lượng
1. Công nhân xây dựng		16			
2. Công nhân M&E		3			
3. Công nhân nội thất					
Total worker in day shift/ Tổng nhân lực ca ngày		25			



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Document Control

KMA applies a structured **File Naming Convention and Filing System** across all projects. This ensures that all documents – both soft and hard copies – are organized, traceable, and easily accessible at any stage. Document flow is managed in compliance with ISO standards and supports fast retrieval for audits, approvals, and coordination.

Name	Date modified	Type
00. SURVEYING	03/09/2024 10:19 AM	File folder
01. DESIGN	11/11/2024 3:02 PM	File folder
02. LEGAL	12/03/2024 3:26 PM	File folder
03. PM+CM	12/03/2024 3:26 PM	File folder
04. SUB-CONS	12/03/2024 3:26 PM	File folder
05. FINANCIAL	12/03/2024 3:26 PM	File folder
06. HRA+ISO	12/03/2024 3:26 PM	File folder
07. SAFETY	12/03/2024 3:26 PM	File folder
08. INSURANCE	12/03/2024 3:26 PM	File folder
09. QUALITY	12/03/2024 3:26 PM	File folder
10. APPROVED SD+MOS FOR INTERNAL ...	12/03/2024 3:26 PM	File folder
11. MATERIAL & EQUIPMENT DELIVERY	12/03/2024 3:26 PM	File folder
12. AS_BUILT WORKS	12/03/2024 3:26 PM	File folder
13. FORMS	03/09/2024 7:51 PM	File folder

FORMAT CHUNG ĐÁNH SỐ HỒ SƠ_ÁP DỤNG CHO DỰ ÁN (PROJECT)

1	2	3	4	5	6	7
Tên công ty KMA	Mã dự án 36	Phân loại hồ sơ (Theo bảng phân loại hồ sơ)	Số thứ tự hồ sơ 001, 002, 003, ...	Tên hồ sơ (Đặt ngắn gọn và xúc tích càng ít ký tự càng tốt)	Thời gian phát hành (YYMMDD)	Revision R00, R01

❖ Ví dụ:

KMA-36-WR-001-Báo cáo tuần số 01-240228-R00 : Báo cáo tuần số 01 dự án 36-Thái Văn Lung.

KMA-36-PRG-001-Tiến độ tổng thi công-240228-R00: Tiến độ tổng thi công dự án 36-Thái Văn Lung.

KMA-36-SI-001-Chỉ thị công trường số 01-240228-R00: Chỉ thị công trường số 01 dự án 36-Thái Văn Lung.



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4. OUR PROJECT

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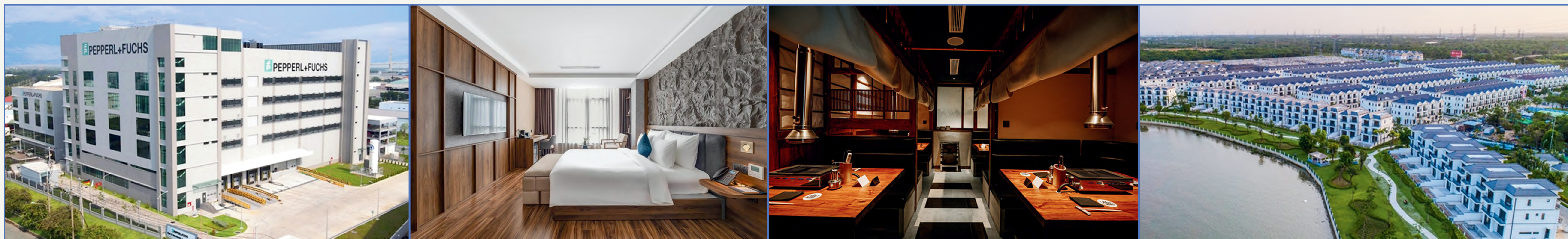
RESIDENTIAL & COMMERCIAL

SPECIAL WORKS

At KMA Construction, our portfolio reflects the breadth of our capabilities and the trust of industry-leading clients. With **decades of hands-on experience in Design & Build**, we have successfully delivered projects across a wide range of sectors:

- **Industrial:** Factories, warehouses, and water treatment facilities
- **Hospitality:** Hotels, resorts, villas, spas, restaurants, and lounges
- **Residential & Commercial:** Apartments, offices, retail spaces, and housing developments
- **Special Works:** Custom indoor/outdoor exhibitions and fit-outs tailored to unique client needs

Each project is managed with a commitment to safety, quality, cost control, and on-time delivery — backed by innovative thinking, deep technical expertise, and an agile project management approach. Whether building at scale or executing bespoke work, we bring the same rigor and excellence to every site we operate.





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Welcome to KMA Industrial Projects Performance!

KMA Construction is proud to be a trusted partner for some of the world’s leading manufacturers and industrial investors. Our industrial portfolio spans a wide range of greenfield and expansion projects – including factories, warehouses, breweries, solar plants, and wastewater treatment facilities – each delivered with strict adherence to international safety, quality, and environmental standards.

We have successfully executed high-demand projects for global names such as **Heineken, First Solar, Pepperl+Fuchs, and YAZAKI**, achieving milestones like:

- Over **2,000,000 safe work hours** without lost-time injuries
- Fast-track schedules with **on-time delivery**
- Compliance with **LEED, NFPA, Eurocode**, and **TR34** standards
- Integration of **3D BIM**, energy-efficient systems, and high-spec industrial finishing

From design & build to QA/QC leadership and site management, KMA brings **deep local insight** and proven execution capability to meet global benchmarks – ensuring every industrial project reaches the finish line with confidence, quality, and speed.

“Where global standards meet local execution – KMA shapes your vision into operational reality.” –

This is KMA’s industrial spirit.



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4. OUR PROJECT

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SPECIAL WORKS

Project Name: **VN2 NEW BUILDING AND ALTERATION OF EXISTING BUILDING**

Location: Tan Thuan Export Processing Zone, District 7, HCMC

Client: Pepperl+Fuchs (Vietnam) Co., Ltd

Manufacture Business: Manufacturing of electronic components

Contract Value: US\$ 18,000,000

Contract Duration: 22 months

Key Achievement: Design & Build with the following targets has been achieved

- **1,000,000 safety hours** without lost time injuries
- High-quality building with on-time delivery
- **LEED Gold** Certificate
- Structure: Comply with **Eurocode** Standard
- Fire Code: Comply with **NFPA** codes
- 3D BIM Modelling
- Chiller Efficiency **65%**
- Floor flatness constructed in accordance with UK Concrete Society's Technical Report No.34 (TR-34)

Ground Floor: **DM3** & Upper Floors: **FM3**

Our role: **Project Manager _ On-site**





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Project Name:

VN2 NEW BUILDING AND ALTERATION OF EXISTING BUILDING

Client:

Pepperl+Fuchs (Vietnam) Co., Ltd

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Building Overview



Agile Office



Canteen Finishing



ESD Flooring for Production

Project Name: VN2 NEW BUILDING AND ALTERATION OF EXISTING BUILDING

Client: Pepperl+Fuchs (Vietnam) Co., Ltd

4. OUR PROJECT

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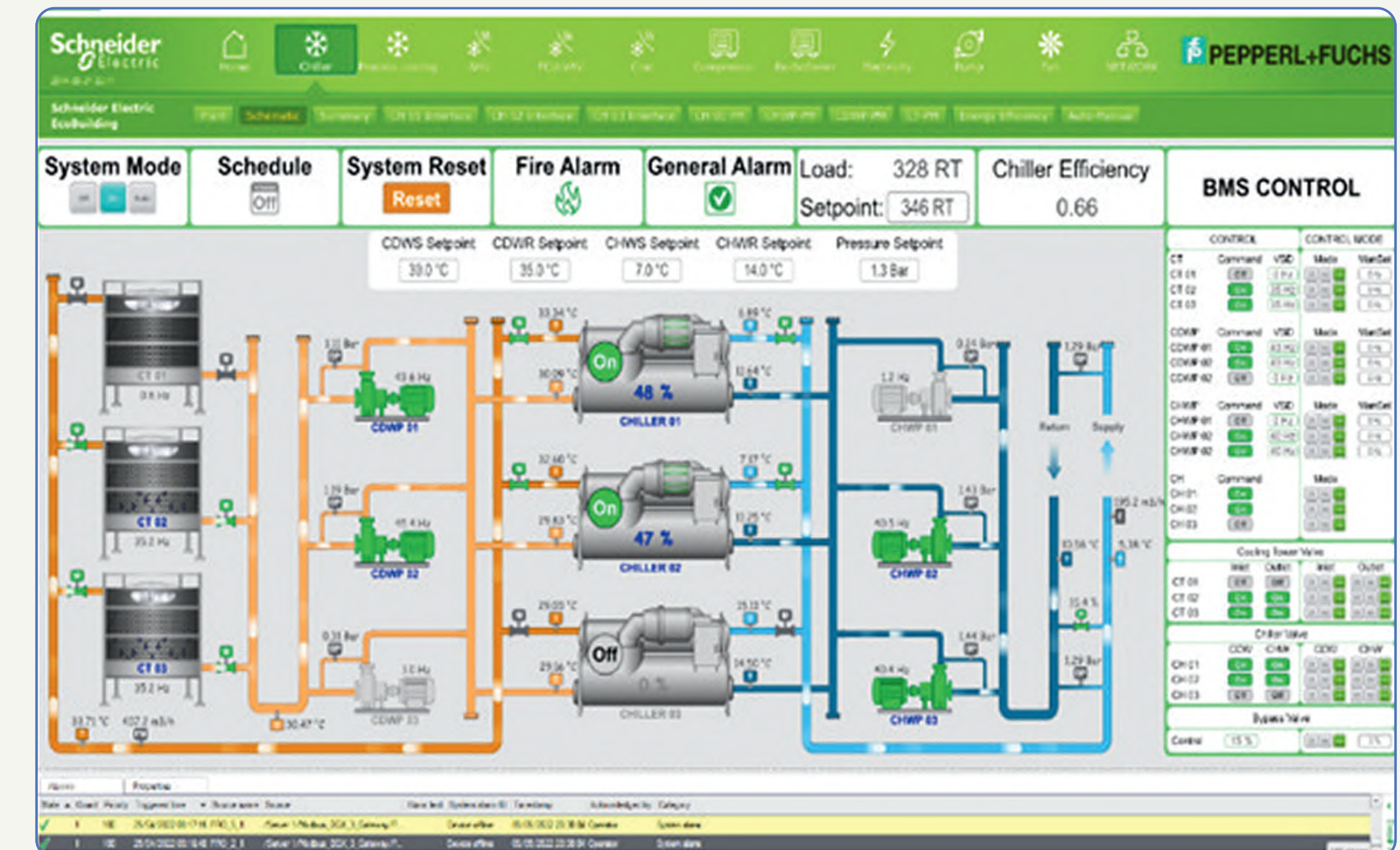
Pump Room Complying with NFPA



Chiller Plant Room



Pump System for Chiller Plant



BMS System



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Project Name: **Heineken Vietnam Brewery Vung Tau, Phase 5.1**

Location: My Xuan A Industrial Zone, Tan Thanh District, Ba Ria – Vung Tau Province

Client: Heineken Vietnam Brewery – Vung Tau Joint Stock Company

Manufacture Business: Brewery

Contract Value: US\$ 28,000,000

Contract Duration: 12 months

Key Achievement:

- **2,000,000 safety hours** without lost time injuries
- High-quality factory
- On-time delivery
- Complicated equipment technology combined with civil & MEP works
- Green Field project with high safety requirements follows Heineken standards

Our role: **QA/QC Manager _ On-site**





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Project Name:

Heineken Vietnam Brewery Vung Tau, Phase 5.1

Client:

Heineken Vietnam Brewery – Vung Tau Joint Stock Company

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Plant Overview



2 Million Safe Working Hours Milestone



Ground Slab Rebar Installation



Steel Structure Erection



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Project Name: **First Solar DMT2 Factory**

Location: Dong Nam Industrial Park, Cu Chi District, HCMC, Vietnam

Client: First Solar

Manufacture Business: Solar Technology

Contract Value: US\$ 10,000,000

Contract Duration: 12 months

Ground Floor Area: Approx. 100,000 m²

Key Achievement:

- **2,000,000 safety hours** without lost time injuries
- High-quality factory
- Fast-track schedule project
- Green Field project with high safety requirements follows M+W Group standards
- Floor flatness constructed in accordance with UK Concrete Society's Technical Report No.34 (TR-34)

Ground Floor: **FM2**

Our role: **QA/QC Manager _ On-site**





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Project Name:

First Solar DMT2 Factory

Client:

First Solar

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Plant Overview



High-column Concrete Casting



Floor Hardener Application



Epoxy Floor Application



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Project Name: **Dona Standard Footwear Factory**

Location: Xuan Loc Industrial Park, Dong Nai Province, Vietnam

Client: Feng Tay Group

Manufacture Business: Footwear

Contract Value: US\$ 10,000,000

Contract Duration: 10 months

Key Achievement:

- Safety without lost time injuries
- High-quality building
- On-time delivery
- Green Field project with high safety requirements

Our role: **Project Manager _ On-site**





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Project Name:

Dona Standard Footwear Factory

Client:

Feng Tay Group

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Plant Overview



Inside Factory Finishing



Asphalt Road Pavement



Epoxy Floor Application



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Project Name: **Mensa Industries Quang Ngai Phase I&II**

Location: VSIP Quang Ngai Industrial Zone, Quang Ngai Province, Vietnam

Client: Mensa Industries

Manufacture Business: Textile Sector

Contract Value: US\$ 6,000,000

Contract Duration: 8 months

Key Achievement:

- Safety without lost time injuries
- High-quality building
- On-time delivery
- External wall using raw red bricks without plastering

Our role: **QA/QC Manager _ On-site**

Design Manager _ On-site





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Project Name:

Mensa Industries Quang Ngai Phase I&II

Client:

Mensa Industries

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Plant Overview



External Finishing



External Finishing



External Finishing



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Project Name: **YEV Tra Vinh Factory**

Location: Long Duc Industrial Park, Tra Vinh Province, Vietnam

Client: YAZAKI Vietnam

Manufacture Business: Electric Cable

Contract Value: US\$ 2,500,000

Contract Duration: 5 months

Key Achievement:

- Safety without lost time injuries
- High-quality building
- On-time delivery
- Green Field project with high safety requirements

Our role: **QA/QC Manager _ On-site**





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Project Name: **YEV Tra Vinh Factory**
Client: YAZAKI Vietnam

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Plant Overview



Road Works



Production Area



Wastewater Treatment Plant



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Project Name: **Heineken Tien Giang Factory Extension**

Location: My Tho IZ, Tien Giang Province, Vietnam

Client: Heineken

Manufacture Business: Brewery

Contract Value: US\$ 1,500,000

Contract Duration: 4 months

Key Achievement:

- Safety without lost time injuries
- High-quality building
- On-time delivery
- Green Field project with high safety requirements

Our role: **QA/QC Manager _ On-site**





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Project Name:

Heineken Tien Giang Factory Extension

Client:

Heineken

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Plant Overview



Concrete Road Pavement



Office Building



Car Parking Area



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KMA Hospitality Project Excellence — *Where design precision meets guest experience.*

KMA Construction is proud to partner with visionary developers and hospitality brands to bring elegant, high-performing spaces to life. From boutique hotels in Ho Chi Minh City to expansive beachfront resorts in Da Nang and Ho Tram, our portfolio reflects a commitment to detail, comfort, and brand identity.

We deliver across the full spectrum of hospitality construction — from **design & build renovations in live environments** to **QA/QC leadership** on large-scale resort projects, all with minimal disruption.

Notable Achievements:

- Successfully completed projects under **fast-track schedules** and tight urban constraints
- Over **2,000,000 safe work hours** across premium hospitality sites
- Custom interior fit-outs with culturally aligned, high-end finishes
- MEP and system upgrades to meet modern comfort and safety standards
- Projects delivered to **5-star quality**, international codes, and sustainability goals

From concept to handover, KMA leverages strong relationships with local authorities and deep regulatory insight to streamline every phase of hospitality projects — **ensuring smooth approvals, timely execution, and seamless delivery to international standards.** With trusted execution for brands like **KIN Hotels, Meliá, Fusion Resorts, and Yakiuo Ishikawa**, KMA continues to shape Vietnam’s evolving hospitality landscape.

“Built for comfort. Delivered with care. KMA brings hospitality to life.”



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Project Name: **KIN Hotel Thai Van Lung**

Location: 36-38 Thai Van Lung, Ben Nghe Ward, District 1, HCMC

Client: KIN Hotel

Business Trade: Hotel

Contract Value: US\$ 1,200,000

Contract Duration: 8 months

Key Achievement:

- Over **90,000 safety hours** without lost time injuries
- Full **top-notch Design & Build** package
- **Fast-track schedule** with minimal operational downtime
- **Custom-designed interiors** including lobby, guest rooms, corridors
- **High-end fit-out** using durable, aesthetic materials tailored for a luxury hospitality experience
- **Coordinated handover** with operational readiness, allowing hotel reopening without disruption

Our role: **[Design & Build] Main Contractor**





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Project Name: **KIN Hotel Thai Van Lung**

Client: KIN Hotel One

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Project Name:

KIN Hotel Thai Van Lung

Client:

KIN Hotel One

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Project Name: **KIN Hotel Thai Van Lung**

Client: KIN Hotel One

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Project Name: **KIN Hotel Dong Du**
Location: 19-21 Dong Du, Ben Nghe Ward, District 1, HCMC
Client: KIN Hotel
Business Trade: Hotel
Contract Value: US\$ 220,000
Contract Duration: 2 months

Key Achievement:

- Over **25,000 safety hours** without lost time injuries
- Complete **Design & Build** delivery
- Seamless integration of vintage-inspired architecture
- Interior reconfiguration and luxury fit-out
- Efficient MEP system upgrades
- Execution under tight site conditions
- **Fast-track schedule** successfully achieved – from design concept to handover within a compressed timeline

Our role: **[Design & Build] Main Contractor**





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Project Name: **KIN Hotel Dong Du**

Client: KIN Hotel

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Project Name: **KIN Hotel Dong Du**

Client: KIN Hotel

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Client: KIN Hotel

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Project Name: **YAKIUO Restaurant**

Location: 38 Thai Van Lung, Ben Nghe Ward, District 1, HCMC

Client: Yakiuo Ishikawa Vietnam

Business Trade: F&B

Contract Value: US\$ 100,000

Contract Duration: 1.5 months

Key Achievement:

- Full execution of **premium Japanese interior design**
- Efficient site management in a constrained setting
- Delivered on schedule, supporting the client's successful restaurant launch
- **Precise craftsmanship** blending traditional Japanese materials with modern functionality
- Strict quality control to deliver clean, detailed finishes in line with high-end F&B expectations



Our role: **Main Contractor**



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Project Name: **YAKIUO Restaurant**
Client: Yakiuo Ishikawa Vietnam

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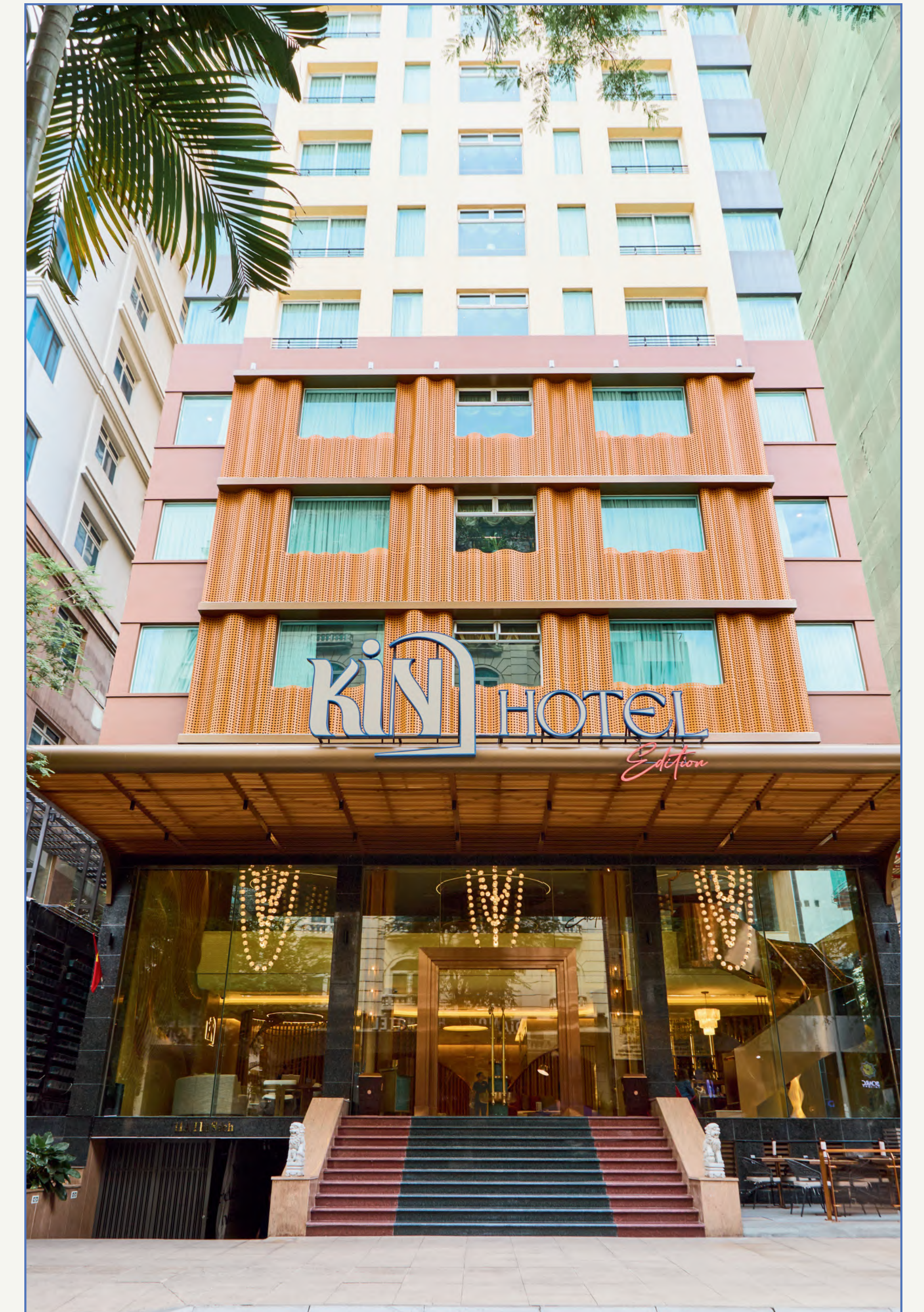
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Project Name: **KIN Hotel Thi Sach**
Location: 11A Thi Sach, Ben Nghe Ward, District 1, HCMC
Client: KIN Hotel
Business Trade: Hotel
Contract Value: US\$ 300,000
Contract Duration: 3 months

Key Achievement:

- **Tight site logistics** were effectively managed in a fully operational hotel during renovation
- Blending Cochinchin-inspired architecture with contemporary hospitality design
- Upgraded lighting, ventilation, and acoustic performance to meet modern comfort expectations in a compact layout
- Fast-track execution to ensure the hotel could elevate the customer's experience with a grand new lobby and restaurant.

Our role: **Main Contractor**





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Project Name: **KIN Hotel Thi Sach**

Client: KIN Hotel

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Project Name: **KIN Hotel Thi Sach**

Client: KIN Hotel

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Client: KIN Hotel

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Project Name: **Meliá Ho Tram Beach Resort**

Location: Ho Tram, Ba Ria–Vung Tau Province, Vietnam

Client: Tanzanite International

Business Trade: Resort & Hotel

Contract Value: US\$ 10,000,000

Contract Duration: 12 months

Key Achievement:

- **500,000 + safety hours** without lost time injuries
- **On-site QA/QC leadership** for the construction of 152 hotel rooms and 86 luxury beachfront villas
- Supervision of construction quality across multiple work packages, including structural works, architectural finishing, landscape, and infrastructure
- Implementation of quality assurance procedures in line with international 5-star resort standards
- Non-conformance management, inspection, test planning, and documentation to ensure handover readiness
- Contributed to the successful delivery of one of Vietnam’s premier beachfront resort destinations, reinforcing KMA’s technical rigor in luxury hospitality projects

Our role: **QA/QC Manager_On-site**



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Project Name:

Meliá Ho Tram Beach Resort

Client:

Tanzanite International

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Project Overview



Riverfront Villas



Beachfront Villas



Exterior Finishing



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Project Name: **KIN Hotel Ly Tu Trong**

Location: 145-147 Ly Tu Trong, Ben Thanh Ward, District 1, HCMC

Client: KIN Hotel

Business Trade: Hotel

Contract Value: US\$ 700,000

Contract Duration: 4 months

Key Achievement:

- **Urban site constraints managed effectively**
- On-time delivery, enabling the client to meet launch targets and brand expansion goals
- Upgraded MEP systems to align with hospitality comfort and safety standards
- Complete renovation of a multi-storey boutique hotel in a high-traffic location near Ben Thanh Market.

Our role: **Main Contractor**





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Project Name: **KIN Hotel Ly Tu Trong**

Client: KIN Hotel

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Project Name: **KIN Hotel Ly Tu Trong**

Client: KIN Hotel

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<i>Project Name:</i>	Fusion Resort & Villas Da Nang
<i>Location:</i>	Vo Nguyen Giap Street, Da Nang City, Vietnam
<i>Client:</i>	Lodgis Hospitality Holdings
<i>Business Trade:</i>	Resort & Hotel
<i>Contract Value:</i>	US\$ 30,000,000
<i>Contract Duration:</i>	14 months
<i>Key Achievement:</i>	<ul style="list-style-type: none">• 2,000,000 safety hours without lost time injuries• On-site leadership in the delivery of a 15-hectare luxury resort, including 85 private villas and a 157-room hotel tower• Coordination of complex construction activities, including beachfront foundation work, premium finishing, and extensive MEP systems• Progress tracking and reporting, ensuring alignment with tight international development schedules• Contributed to the successful delivery of one of Vietnam’s most prestigious coastal resort projects, reinforcing KMA’s hospitality expertise

Our role: **Deputy Project Manager_On-site**



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Project Name:

Fusion Resort & Villas Da Nang

Client:

Lodgis Hospitality Holdings

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Seaview Restaurant



Exterior Finishing



Spa Interior Finishing



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Project Name: **Boutique Hotel**

Location: District 1, HCMC, Vietnam

Client: "Under-Renovation"

Business Trade: Hotel

Contract Value: US\$ 280,000

Contract Duration: 4 months

Key Target:

- **Full safety hours** without lost time injuries
- Upgraded MEP systems to align with hospitality comfort and safety standards
- **Urban site constraints managed effectively**
- Progress tracking and reporting for fast-track delivery

Our role: **Main Contractor**





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Project Name: **Private Luxury Onsen**

Location: District 1, HCMC, Vietnam

Client: "Under-Renovation"

Business Trade: Onsen

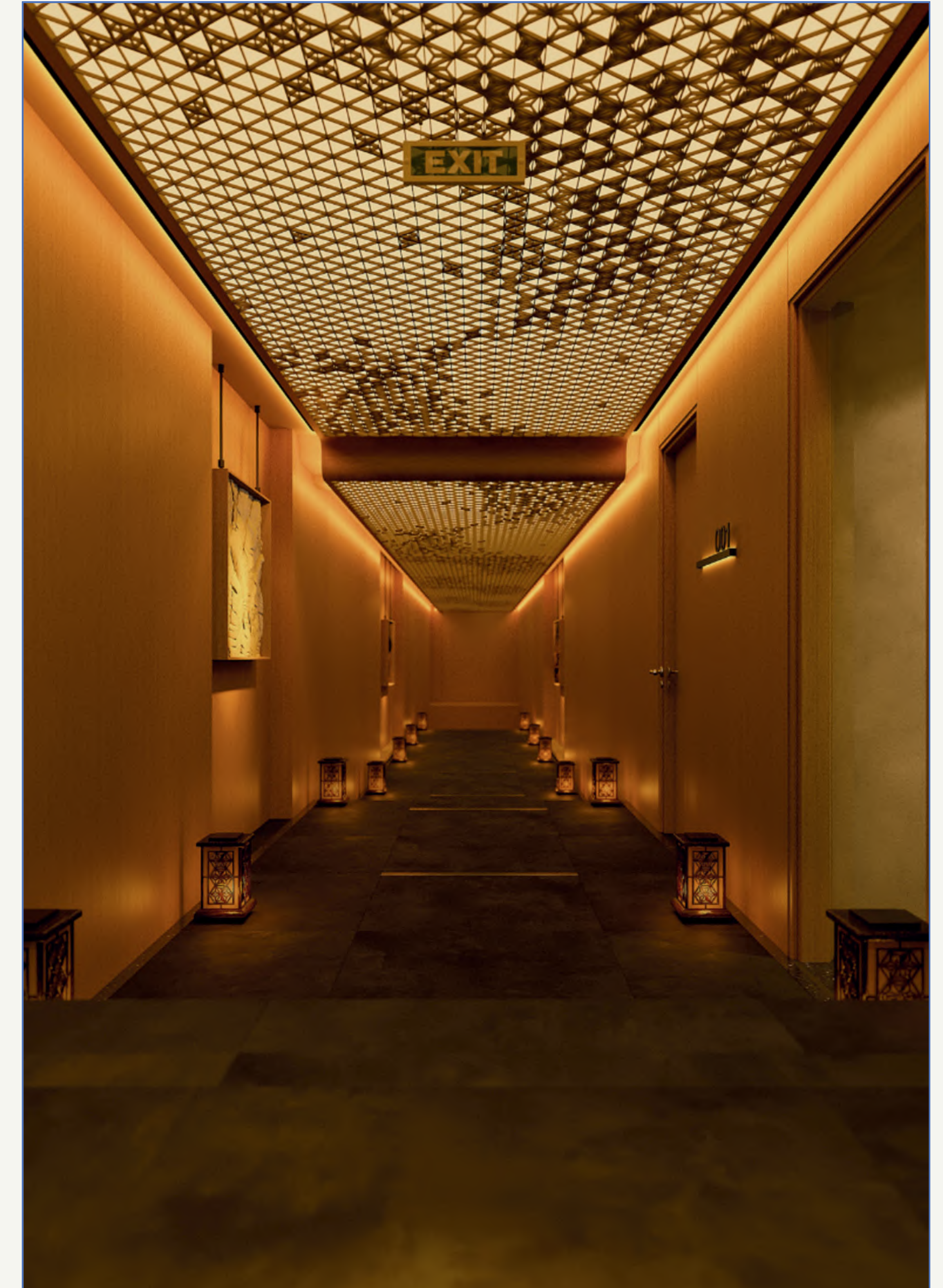
Contract Value: US\$ 200,000

Contract Duration: 3 months

Key Target:

- **Full safety hours** without lost time injuries
- Upgraded MEP systems to align with onsen standards
- **Urban site constraints managed effectively**
- Progress tracking and reporting for fast-track delivery

Our role: **Main Contractor**





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Residential & Commercial Projects – **Modern spaces, practical performance.**

At KMA Construction, we create residential and commercial environments that are not only beautifully designed but also optimized for comfort, functionality, and long-term value. Whether it's a sleek corporate office, a vibrant retail space, or a tailored residential development, we approach every project with the same focus: **delivering excellence on time, on budget, and to specification.**

Our portfolio spans new builds and complex renovations, including high-performance office spaces, branded headquarters, and fit-outs in live, operational environments. With deep experience in structural work, MEP coordination, and interior finishing, we turn architectural vision into spaces that inspire productivity and reflect modern lifestyles.

Notable Achievements:

- Delivered **fast-track** office renovations with minimal disruption to tenant operations
- Comprehensive **design & build services** for corporate clients such as 90's Coffee and KIN Group
- **Night-shift project management** ensuring uninterrupted daytime use during commercial refurbishments
- Integration of **energy-efficient MEP systems** and modern workplace amenities
- Proven capability across both structural construction and interior fit-out

"We don't just build spaces – we shape how people work, live, and connect."



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Project Name: **Nine South Estates**

Location: Nguyen Huu Tho Street, Nha Be District, HCMC

Client: VinaCapital Real Estate Ltd.

Business Trade: Luxury Residential Development

Contract Value: US\$ 15,000,000

Contract Duration: 20 months

Key Achievement:

- **2,500,000 safety hours** without lost time injuries
- **On-site leadership** in the delivery of a 13-hectare gated community comprising 218 bare-shell garden villas and 26 riverfront villas
- Coordination of complex construction activities, including foundation work, finishing, and MEP
- Progress tracking and reporting, ensuring alignment with tight development schedules
- Collaboration with international consultants and design teams, upholding high standards of quality and aesthetics
- Contributed to the successful delivery of one of Vietnam's most prestigious residential projects, reinforcing KMA's expertise in luxury developments

Our role: **Deputy Project Manager_On-site**



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Project Name:

Nine South Estates

Client:

VinaCapital Real Estate Ltd.

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Project Overview



Riverfront Villas



Shown Villas - Daytime



Shown Villas - Nighttime



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Project Name:

Nine South Estates

Client:

VinaCapital Real Estate Ltd.

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Pool Club



Riverfront Villas



Interior Finishing



Interior Finishing



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Project Name: **Head Office of 90's Coffee Corporation**

Location: Hiep Binh Phuoc Ward, Thu Duc City, HCMC

Client: 90's Coffee Corporation

Project Type: Office

Contract Value: US\$ 250,000

Contract Duration: 4 months

Key Achievement:

- Successfully delivered a modern and functional office space for 90's Coffee corporation in Thu Duc, covering over 600 square meters
- Managing the entire construction process, from site preparation and structural work to installing electrical, plumbing, and HVAC systems.
- A sleek and well-integrated office space that fosters both productivity and creativity
- Fast-track schedule with minimal construction time

Our role: **Main Contractor**



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Project Name:

Head Office of 90's Coffee Corporation

Client:

90's Coffee Corporation

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Project Name: **Me Linh Point Tower Renovation**
Location: Ngo Duc Ke Street, District 1, HCMC, Vietnam
Client: Frasers Property
Project Type: Office
Contract Value: US\$ 4,000,000
Contract Duration: 7 months

- Key Achievement:*
- **Green Mark Platinum certification**
 - Safety on top priority
 - Top quality complete finishing for:

Facade Renovation

Main Lobby Upgrade

Typical Floor Renovation

- Effective project management was implemented through night-shift construction, allowing uninterrupted daytime operation for tenants.
- On-time delivery

Our role: **Deputy Project Manager_ On-site**





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Project Name:

Me Linh Point Tower Renovation

Client:

Frasers Property

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Roundabout Facade



Main Lobby Finishing



Main Lobby Corridor



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Project Name: **KIN Group Office**

Location: 62 Pham Ngoc Thach, Vo Thi Sau Ward, District 3, HCMC

Client: KIN Group

Project Type: Office

Contract Value: US\$ 100,000

Contract Duration: 1.5 months

Key Achievement:

- Comprehensive interior renovation
- Execution of modern, minimalist design elements
- Upgraded MEP systems to enhance energy efficiency
- Effective project management, ensuring minimal disruption
- Fast-track schedule with minimal operational downtime

Our role: **Main Contractor**





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Project Name: **KIN Group Office**

Client: KIN Group

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Project Name: **Sunspace Tower**

Location: Dakao Ward, District 1, HCMC

Client: "Under-renovation"

Project Type: Office

Contract Value: US\$ 300,000

Contract Duration: 3 months

Key Target:

- Comprehensive interior renovation
- Execution of modern, minimalist design elements
- New energy-efficient double-pane glass window façade
- Upgraded MEP systems to enhance energy efficiency
- Effective project management, ensuring minimal disruption
- Fast-track schedule with minimal operational downtime

Our role: **Main Contractor**





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Special Works & Design-Driven Projects — Where creativity meets precision.

At KMA Construction, we thrive on unique challenges that require more than conventional solutions. Our Special Works division is dedicated to projects that combine architectural vision, technical innovation, and bespoke execution — transforming concepts into high-impact environments.

From concept design and façade lighting to indoor/outdoor exhibitions and architectural showpieces, we collaborate with developers, artists, and designers to deliver distinctive spaces that engage, inspire, and perform. Whether it's a sculptural pavilion, an immersive aquarium tunnel, or a public plaza installation, our team provides the technical rigor and craftsmanship needed to bring bold ideas to life.

Notable Expertise:

- **Concept-to-completion delivery** for themed spaces and experience-driven projects
- Façade, signage, and landscape integration aligned with brand and urban context
- Custom indoor & outdoor exhibitions, from hospitality showcases to public art installations
- Specialist coordination for lighting, multimedia, and structural requirements
- Seamless collaboration with local artists, architects, and regulatory authorities

"Ideas become iconic when design meets execution. KMA makes it happen."



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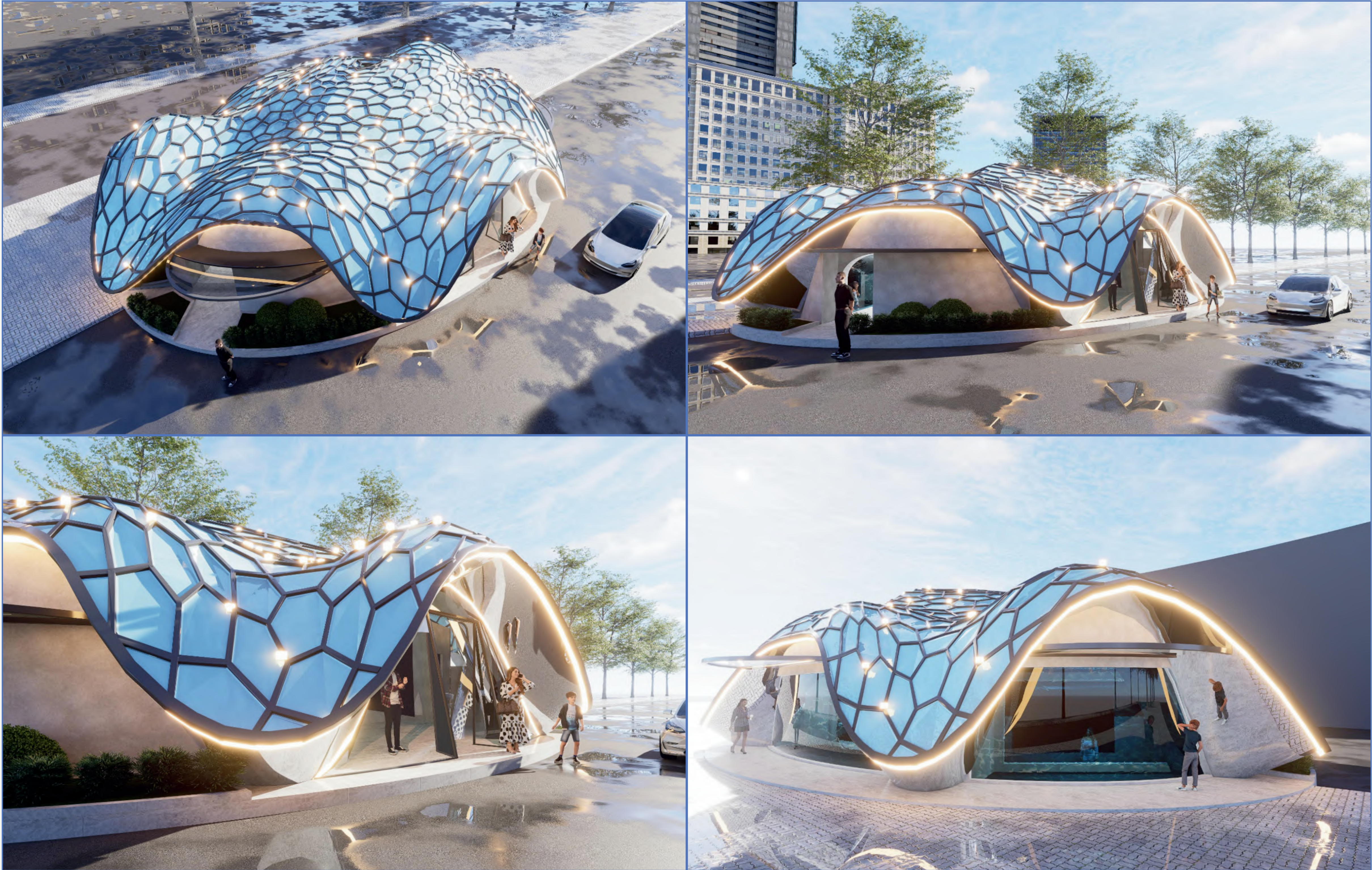
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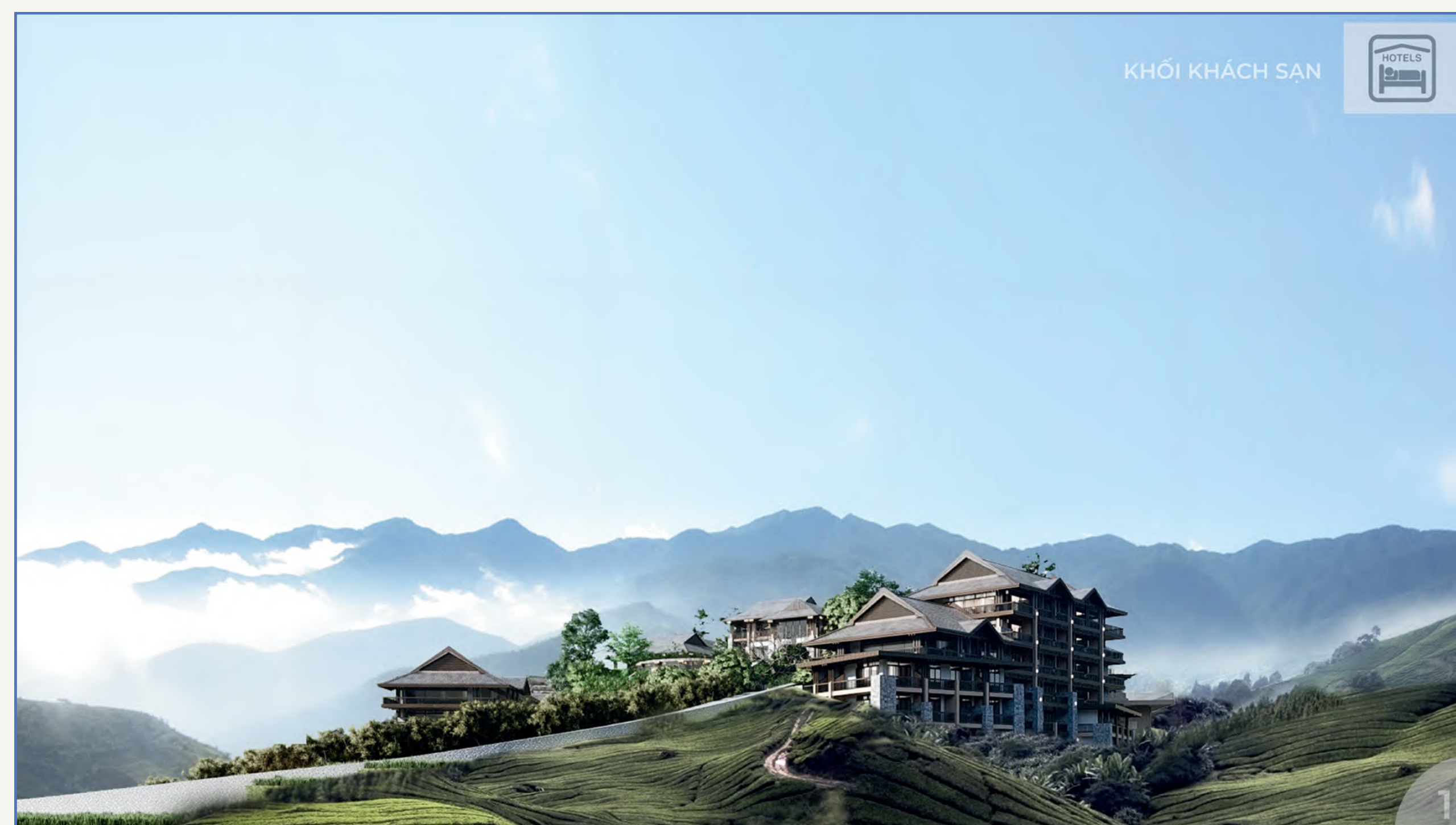
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5. CLIENTS & PARTNERS





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6. SUMMARY

Registered Office: 56A Duong Duc Hien, Tay Thanh Ward, Tan Phu District, HCMC.

Head Office: 780/9E Nguyen Kiem, Ward 04, Phu Nhuan District, HCMC.

Hotline: (+84)974.881.742
(+84)866.795.766

Email: info@kma.vn

Web: www.kma.vn

Tax ID: 0317879975

At KMA Construction, we don't just build structures — we build trust, performance, and long-term value.

With proven experience of **Design & Build across industrial, hospitality, residential & commercial sectors**, we bring together a multidisciplinary team, integrated ecosystem, and ISO-aligned systems to deliver on every promise — safely, efficiently, and sustainably.

Our Commitments:

- ✓ **Client-Centric Approach:** We tailor every solution to meet your vision, goals, and operational needs.
- ✓ **Technical Excellence:** Our team of certified professionals brings deep expertise, precision, and hands-on experience.
- ✓ **Quality & Safety First:** We apply rigorous standards aligned with ISO 9001, ISO 14001, and ISO 45001.
- ✓ **On-Time, On-Budget Delivery:** We implement multi-level planning and proactive coordination for reliable execution.
- ✓ **Sustainable Thinking:** We integrate environmental care and smart construction into every stage of your project.

“Every successful project begins with a trusted partner. Let KMA be yours.”

Updated in May 2025.