



SKYLINE

CLOUD & DATA CENTRE

Facilities Management System

One platform for the whole built estate — space and occupancy, workplace services, safety and compliance, leasing, energy and sustainability — on the Skyline application cloud.

Space & occupancy

Reservations

Visitors

Service requests → CMMS

Fire & hazmat compliance

Leases

Energy & carbon

Parking

20+

FACILITY MODULES

11

BUILT-IN REPORTS

31

LANGUAGES · AR RTL

QR

SCAN-TO-LOG

SECTION 01

What the Skyline FMS is

The Skyline Facilities Management System is a web-based platform that runs the day-to-day of a building or a whole portfolio. It brings the workplace, the assets inside it, the people who use it and the money it costs into one auditable system — replacing the spreadsheets, e-mail chains and disconnected tools that facility teams usually stitch together.

It is a licensed module of the Skyline application suite, so it shares one login, one tenant and one set of users and permissions with the Skyline **CMMS** (maintenance), **Asset Management**, **HRM** and **Financial** modules. A service request raised by an occupant can become a maintenance work order in the CMMS without re-keying, and facility cost lands in the same books as everything else.

BUILT FOR SAUDI OPERATIONS

Multi-tenant and multi-branch, Arabic + English with full right-to-left, ZATCA-ready invoicing in the wider suite, and the fire, hazmat and management-review records that Civil Defence and ISO audits ask for.

The platform at a glance

**Space-accurate**

Every building, floor and space is modelled with real areas in m², so occupancy, vacancy and utilisation are measured, not estimated.

**Request-to-work-order**

Occupant requests triage in the FMS and route straight into the CMMS as work orders with SLA timers.

**Calendar-driven**

Moves and reservations run on real calendars with check-in, reschedule and cancel.

**Compliance-ready**

Fire assets, inspections, drills, hazmat / MSDS, policies and management reviews — the audit trail is native.

**Sustainability**

Meter readings drive energy, carbon-footprint and waste-diversion reporting.

**Scan to act**

QR codes on buildings, spaces and fire assets turn a phone into the intake and inspection device.

SECTION 02

Space & Occupancy

Module group A

•

Property hierarchy

Buildings → floors → spaces, with gross, rentable and common-area (m²) tracked at every level, ownership (owned / leased) and a building-manager assignment.

•

Floor plans

Upload a floor plan per floor and open any space in context; spaces carry type, capacity and status.

•

Space allocations

Assign spaces to departments, cost centres or people; live occupancy, vacancy and available counts roll up per building.

•

Move management

Move requests with an approve → schedule → complete workflow, a calendar, reschedule and cancel — every seat move is auditable.

•

Bulk data & QR

Import and export spaces by CSV with a downloadable template; QR codes generated per building and per space, printable in one sheet.

SECTION 03

Workplace Services

Module group B

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Room & desk reservations

Bookable spaces with a calendar, check-in, cancellation and a utilisation report — meeting rooms, hot desks and shared resources.

•

Visitor management

Visitor passes with check-in / check-out, host and purpose — a clean front-desk record of who is on site.

•

Service requests

Occupants raise requests that are triaged, resolved or routed straight into the Skyline CMMS as work orders; SLA timers apply.

•

Public QR intake

A tokenised, no-login link (per building or space) lets anyone scan a QR and log a request — the token itself scopes the tenant.

•

Parking

Parking lots, individual spots and issued / revocable permits — allocation and control of the parking estate.

•

Lost & found

Log, release or dispose of found items with a full chain of custody.

THE PUBLIC INTAKE TOKEN

A per-building or per-space link of the form `/fms/sr/<token>` lets a tenant, a contractor or a visitor log a service request with no account — the 32-character token resolves to the row whose business it belongs to, so the request is always correctly scoped and attributed.

SECTION 04

Safety, Assets & Compliance

Module group C

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Fire safety

Fire-asset register with QR scan-to-inspect, scheduled inspections, fire drills and corrective actions — the evidence trail Civil Defence expects.

•

Hazardous materials

Hazmat inventory with MSDS attachments and controlled disposal records.

•

Utility meters

Meters per building / space with logged readings — the base data for consumption, cost and carbon.

•

Policies

Controlled facility policies with a create → approve → retire lifecycle and version history.

•

Management reviews

ISO-style management-review records that open, capture and close — governance built in, not bolted on.

FIRE-ASSET QR INSPECTIONS

Each extinguisher, hydrant or panel carries a QR sticker. A logged-in technician scans it (/fms/fa/<token>) and is taken straight to that asset to record an inspection — turning a monthly walk-round into a timestamped, located, auditable record.

SECTION 05

Leasing, Sustainability & Cost

Module group D



Lease schedules

Building leases with generated payment schedules, mark-as-paid, automatic recompute and a lease-cashflow report.



Waste & diversion

Waste logs by stream with a diversion-rate report — the sustainability numbers, evidenced.



Energy & carbon

Energy-consumption and carbon-footprint reports built from meter readings.



Cost allocation

Allocate facility cost across buildings, departments and cost centres.

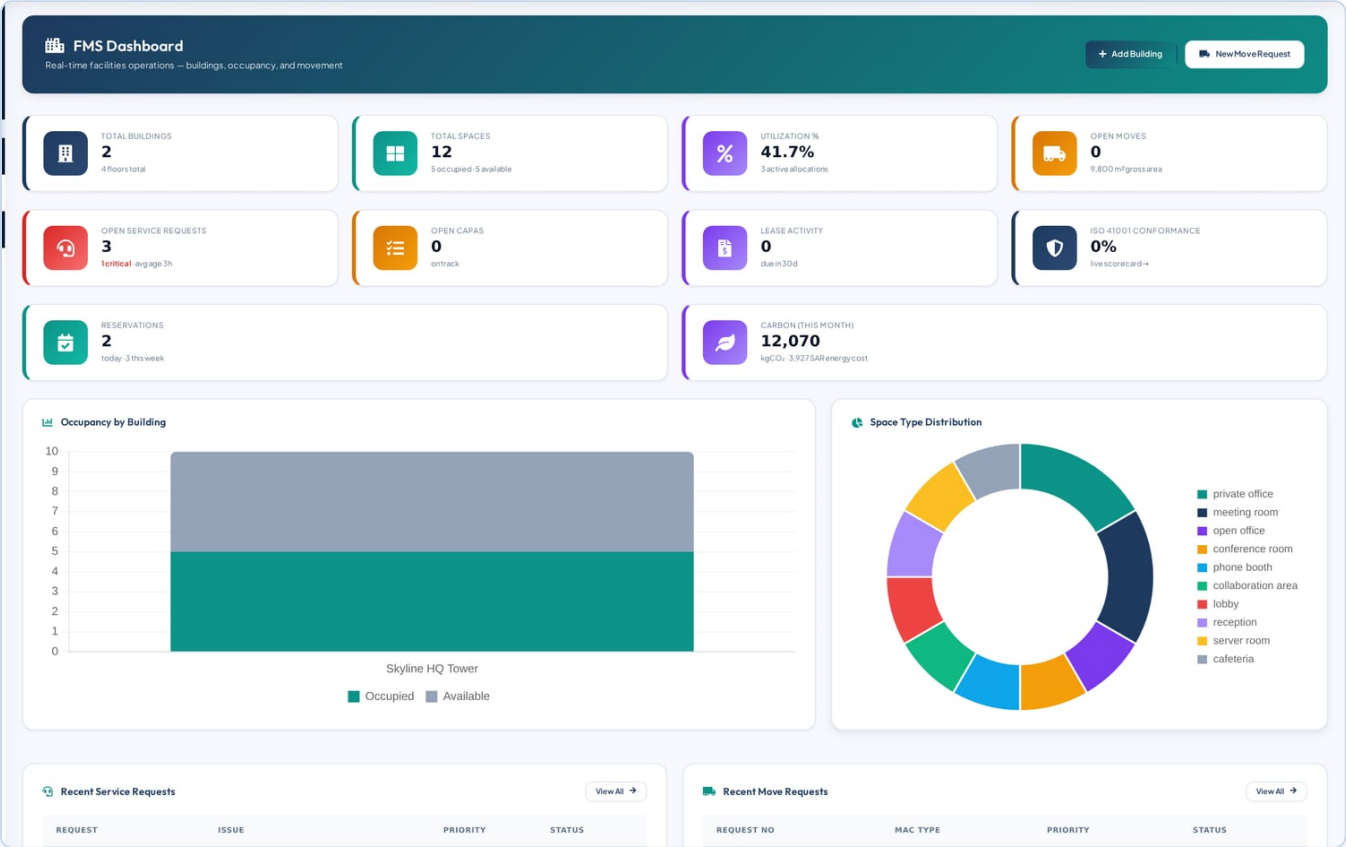
SECTION 06

The system in use

Live screens from the platform

The screens on the following pages are the actual Skyline FMS — not mock-ups. The dashboard below is what a facility manager sees on sign-in: buildings, spaces, utilisation, open service requests, reservations and this month’s energy carbon, with occupancy and space-type charts.

FMS Dashboard



Portfolio KPIs, occupancy by building and space-type distribution in one view.

● Building register

Buildings

ImportCSVExportCSVAddBuilding

Buildings

CODE	NAME	TYPE	FLOORS	SPACES	GROSS AREA (M²)	STATUS	ACTIONS
HQ-01	Skyline HQ Tower	Office	4	12	9,800	ACTIVE	
warehouse MD01	warehouse MD01	Warehouse	0	0	—	ACTIVE	

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Every property with type, area, ownership and status — the portfolio at a glance.

● Building detail

Skyline HQ Tower

HQ-01 — Office

Stack planEdit

Building Information

CODE

HQ-01

OWNERSHIP

Owned

ADDRESS

King Saud Road, Ar Rabie District, Dammam , Saudi Arabia

TYPE

Office

STATUS

ACTIVE

GROSS AREA(M²)

9,800.00

TOTAL FLOORS

4

Floors (4)

AddFloor

FLOOR CODE	DISPLAY LABEL	NAME	SORT ORDER	SPACES	STATUS
HQ-G	G	Ground Floor	0.00	4	ACTIVE
HQ-01	L1	Level 1	1.00	4	ACTIVE
HQ-02	L2	Level 2	2.00	3	ACTIVE
HQ-03	L3	Level 3	3.00	1	UNDER RENOVATION

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One building drilled down to its floors, spaces, occupancy and linked records.

Floors

Floors

ImportCSVAdd Floor

BUILDING

All

BUILDING	FLOOR CODE	DISPLAY LABEL	NAME	FLOOR AREA (M²)	SPACES	STATUS	ACTIONS
Skyline HQ Tower	HQ-G	G	Ground Floor	2,450	4	ACTIVE	
Skyline HQ Tower	HQ-01	L1	Level 1	2,450	4	ACTIVE	
Skyline HQ Tower	HQ-02	L2	Level 2	2,450	3	ACTIVE	
Skyline HQ Tower	HQ-03	L3	Level 3	2,450	1	UNDER RENOVATION	

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Floors with area breakdown (floor / rentable / common) and renovation status.

Spaces

Spaces

ImportCSVExportCSVAdd Space

BUILDING

All

STATUS

All

Filter

BUILDING	FLOOR	SPACE CODE	NAME	SPACE TYPE	FLOOR AREA (M²)	CAPACITY	STATUS	ACTIONS
Skyline HQ Tower	Ground Floor	HQ-G-CAF	Staff Cafeteria	cafeteria	260	90	OCCUPIED	
Skyline HQ Tower	Ground Floor	HQ-G-LOB	Ground Lobby	lobby	180	40	AVAILABLE	
Skyline HQ Tower	Ground Floor	HQ-G-REC	Main Reception	reception	120	6	OCCUPIED	
Skyline HQ Tower	Ground Floor	HQ-G-SRV	Server Room	server room	60	0	OCCUPIED	
Skyline HQ Tower	Level 1	HQ-1-MR1	Meeting Room Al-Faisallah	meeting room	36	10	AVAILABLE	
Skyline HQ Tower	Level 1	HQ-1-MR2	Meeting Room Al-Khobar	meeting room	28	8	AVAILABLE	
Skyline HQ Tower	Level 1	HQ-1-OPS	Operations Open Office	open office	540	48	OCCUPIED	
Skyline HQ Tower	Level 1	HQ-1-PB1	Phone Booth 1	phone booth	4	1	AVAILABLE	
Skyline HQ Tower	Level 2	HQ-2-BRD	Boardroom	conference room	72	20	RESERVED	
Skyline HQ Tower	Level 2	HQ-2-COL	Collaboration Hub	collaboration area	95	30	AVAILABLE	
Skyline HQ Tower	Level 2	HQ-2-FIN	Finance Office	private office	48	12	OCCUPIED	
Skyline HQ Tower	Level 3	HQ-3-EXE	Executive Suite	private office	60	6	UNDER RENOVATION	

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Every room and desk typed and measured, with live occupancy state.

Service requests

Service Requests

Tenant complaints and facility issues — route to CMMS for action

+ NewServiceRequest

STATUS

— All —

PRIORITY

— All —

REQUEST NO	TITLE	ISSUE	LOCATION	REPORTER	PRIORITY	STATUS	WO	CREATED
SR-2026-0001	AC not cooling in Operations	hvac	HQ-1-OPS	Operations	HIGH	ROUTED	—	31 Aug 2026 09:37
SR-2026-0002	Flickering light in Meeting Room Al-Faisaliah	lighting	HQ-1-MR1	Reception	LOW	OPEN	—	31 Aug 2026 09:37
SR-2026-0003	UPS alarm in Server Room	electrical	HQ-G-SRV	IT Infrastructure	URGENT	TRIAGED	—	31 Aug 2026 09:37
SR-2026-0004	Leaking tap in Staff Cafeteria	plumbing	Floor G	Cafeteria	MEDIUM	RESOLVED	—	31 Aug 2026 09:37
SR-2026-0005	Deep clean requested — Finance Office	cleaning	HQ-2-FIN	Finance	LOW	OPEN	—	31 Aug 2026 09:37

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Occupant tickets by priority and status — routable into the CMMS as work orders.

Visitor management

Visitor Management

Pre-registration · Check-in · Zone-based access · Compliance log

Pre-register

IN FACILITY NOW

2

EXPECTED TODAY

2

Search

Name / company / pass # /

Status All

Type All

☐ Today only

PASS #	VISITOR	HOST	TYPE	EXPECTED	STATUS	ACTIONS
VP-2026-0003	James Miller Cisco Systems - +971501110000	demofms IT	Vendor	2026-09-01 11:00	PRE REGISTERED	View Check-in
VP-2026-0001	Khalid Al-Otaibi Saudi Aramco - +966501234567	demofms Facilities	Government Inspector	2026-08-31 10:00	CHECKED IN	View Check-out
VP-2026-0002	Rana Al-Harbi Alfanar - +96655512345	demofms Operations	Contractor	2026-08-31 08:00	IN FACILITY	View Check-out
VP-2026-0004	Sara Al-Ghamdi Sama Yanbu - +966533221100	demofms Sales	Visitor	2026-08-28 14:00	CHECKED OUT	View

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Passes with host, purpose, ID type and check-in state across the site.

● Utility meters

Meters

Energy and utility meters across all buildings

EnergyDashboard

+ Add Meter

Building

All

Type

All

Status

All

CODE	NAME	BUILDING	TYPE	UNIT	LAST READING	STATUS	
CHIL-HQ-01	Chilled Water — HQ Tower	Skyline HQ Tower	COOLING	TRh	— never read —	ACTIVE	Open
ELEC-HQ-01	Main Electricity — HQ Tower	Skyline HQ Tower	ELECTRICITY	kWh	217050.0000 40 minutes ago	ACTIVE	Open
WATR-HQ-01	Main Water — HQ Tower	Skyline HQ Tower	WATER	m3	4478.0000 40 minutes ago	ACTIVE	Open

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Electricity, water and cooling meters feeding consumption, cost and carbon.

● Parking

Parking Lots

Lots, garages, decks and street-side parking

+ Add Lot

Building

All

LotType

All

Status

All

CODE	NAME	BUILDING	TYPE	TOTAL	AVAILABLE	ACCESS	STATUS	
P1	HQ Basement Parking	Skyline HQ Tower	Basement	12	6	Rfid	ACTIVE	View

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Lots, spot inventory and permits with live occupancy and access method.

Reservation calendar

Reservation Calendar

Click an event for detail · click an empty slot to book

ListviewNewBooking

<>today

Aug 30 – Sep 5, 2026

monthweekdaylist

	Sun 8/30	Mon 8/31	Tue 9/1	Wed 9/2	Thu 9/3	Fri 9/4	Sat 9/5
all-day							
6am		6:00 - 8:00 Q3 Board Review · Boardroom		7:00 - 9:00 ISO 41001 Audit Prep · Meeting Room Al-Faisaliah			
7am							
8am							
9am							
10am		10:00 - 11:00 Vendor Onboarding — Aramco · Meeting Room Al-Faisaliah					
11am							
12pm							
1pm							
2pm							
3pm							
4pm							
5pm							
6pm							

Room and desk bookings on a working week view — click a slot to book, an event to manage.

Fire-safety assets

Fire Safety Assets

Extinguishers, alarms, sprinklers, AEDs, exit signs · NFPA 10/25/72

Register Asset

TOTAL ACTIVE5

OVERDUE INSPECTION1
require action

FAILED0

OUT OF SERVICE0

TypeAllBuildingAllStatusAllOverdue only

CODE	NAME	TYPE	BUILDING	LOCATION	NEXT INSPECTION	STATUS	
AED-G-001	AED — Ground Lobby	Aed	Skyline HQ Tower	Ground Floor	2027-05-01	ACTIVE	View
AP-G-001	Fire Alarm Panel — Ground	Alarm panel	Skyline HQ Tower	Ground Floor	2026-12-01	ACTIVE	View
FE-1-001	Extinguisher — L1 Corridor	Extinguisher	Skyline HQ Tower	Level 1	2026-08-01OVERDUE	OVERDUE INSPECTION	View
FE-G-001	Extinguisher — Reception	Extinguisher	Skyline HQ Tower	Ground Floor	2027-02-10	ACTIVE	View
FE-G-002	Extinguisher — Server Room	Extinguisher	Skyline HQ Tower	Ground Floor	2027-02-10	ACTIVE	View
HY-EXT-001	Hydrant — External NE	Hydrant	Skyline HQ Tower	North-east perimeter	2027-03-01	ACTIVE	View

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Extinguishers, panels, hydrants and AEDs with next-inspection dates; overdue items flagged.

Skyline Limited Company — Facilities Management System

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SECTION 07

Reporting & analytics

Eleven reports ship with the module — each exportable to CSV — turning operational data into the numbers a facilities director, a finance team and an ESG report all need.

REPORT	WHAT IT ANSWERS
Vacancy	Vacant vs occupied space across the portfolio
Utilization	How intensively space is actually used
Reservation utilization	Booking demand for rooms and desks
SLA compliance	Service-request response vs target
Maintenance backlog	Open work routed to the CMMS
Repeat-issue locations	Spaces that fail again and again
Energy consumption	Metered energy by building / period
Carbon footprint	Emissions derived from consumption
Waste diversion	Recycled vs landfill by stream
Lease cashflow	Scheduled and paid lease payments
Cost allocation	Facility cost by department / cost centre

● Reports centre

The Reports Centre interface displays a grid of reports categorized by functional areas:

- Space (2):**
 - Vacancy Report:** Empty vs occupied spaces by building and type
 - Utilization Report:** Occupancy ratio + headcount per building
- Financial (2):**
 - Cost Allocation:** Department x building space cost
 - Lease Cashflow:** Rent, ROU depreciation, interest by building (12 months)
- Operations (3):**
 - SLA Compliance:** % of service requests resolved within SLA, by priority
 - Repeat-Issue Locations:** Top 30 spaces with most service requests in last 90 days
 - Maintenance Backlog:** Open SLAs by age bucket + WO conversion %
- Workplace (1):**
 - Reservation Utilization:** Booking density per space (last 30 days)
- Sustainability (3):**
 - Energy Consumption:** 12-month consumption + cost by building + fuel
 - Carbon Footprint:** kgCO₂e per month + per building (12 months)
 - Waste Diversion:** Recycling rate by month + stream + cost

At the bottom, there is a footer: "Skyline Financial Centre - V5.31 | Copyright © 2026 All rights reserved." and a navigation bar with buttons: A-, A, A+, A++.

SECTION 08

Architecture, security & localisation



Cloud-hosted

Runs on the Skyline application cloud — nothing to install for the customer. Delivered as a licensed tenant with its own users, data and branding.



Multi-tenant, multi-branch

Every record is scoped to a business and branch; one deployment serves many entities without their data ever mixing.



Roles & permissions

Granular, role-based access control shared with the wider Skyline suite; sensitive actions are permission-gated.



Audit logging

FMS actions are written to an audit log — who changed what, when — supporting compliance and dispute resolution.



Integrated, not siloed

Native links to Skyline CMMS, Asset Management, HRM and Finance; service requests, work orders and cost flow between them.



Arabic + 30 more

A full Arabic right-to-left interface plus 30 further languages — ready for mixed KSA and international workforces.

DEPLOYMENT

Standard onboarding: provision the tenant, load the building / floor / space hierarchy (by CSV import), generate QR codes, set roles, and connect the CMMS routing. A pilot building can be live in days.

SECTION 09

Why Skyline

Skyline Limited Company is a Saudi cloud & data-centre and enterprise-software provider based in Dammam. The FMS is one module of a suite already trusted across ERP, POS and facilities operations — which means the platform your facilities run on is the same one your maintenance, assets, people and finances already use.

One suite
FMS · CMMS · Assets · HRM · Finance

Saudi-hosted
Data resident on the Skyline cloud

Arabic-first
Full RTL, bilingual reporting

Product	Skyline Facilities Management System (FMS)
Company	Skyline Limited Company
Address	King Saud Road, Ar Rabie District, Dammam, Kingdom of Saudi Arabia
E-mail	info@alskyline.com
Web	alskyline.com

This profile describes the standard capability of the Skyline FMS module. Scope, integrations and pricing are confirmed per engagement in a separate proposal and quotation.