BRIVON TOP
SDN BHD
(1652535-X)

# WELCOME TO OUR COMPANY PROFILE

SPECIALIZED FACADE MAINTENANCE & REFURBISHMENT

www.brivontop.com





# Our Story

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## INTRODUCTORY PARAGRAPH

BRIVON TOP SDN BHD, operating through its dedicated division BRIVON TOP SDN BHD, was established with a clear vision: to redefine excellence in building maintenance and refurbishment. Born from a passion for preserving and enhancing the structural beauty of Malaysia's urban landscape, we have grown into a trusted partner for property managers, developers, and strata communities. Our journey is built on the foundational belief that the best value comes from the integrity of successful and perfectly executed work.

## CORE EXPERTISE & WHAT WE DO

BRIVON TOP SDN BHD, operating through its dedicated division BRIVON TOP SDN BHD, was established with a clear vision: to redefine excellence in building maintenance and refurbishment. Born from a passion for preserving and enhancing the structural beauty of Malaysia's urban landscape, we have grown into a trusted partner for property managers, developers, and strata communities. Our journey is built on the foundational belief that the best value comes from the integrity of successful and perfectly executed work.

## OUR PROMISE

At our core, BRIVON TOP SDN BHD is more than a service provider; we are custodians of your property's longevity and value. Our commitment extends beyond the project timeline. We act safely, ethically, and with care for the environment and communities we work in. We are not just maintaining buildings; we are upholding the trust our clients place in us and contributing to a safer, more beautiful urban environment.

## CLOSING STATEMENT

Driven by our values of being Focused, Collaborative, and Trusted, we look forward to partnering with you to protect and enhance your valuable asset.

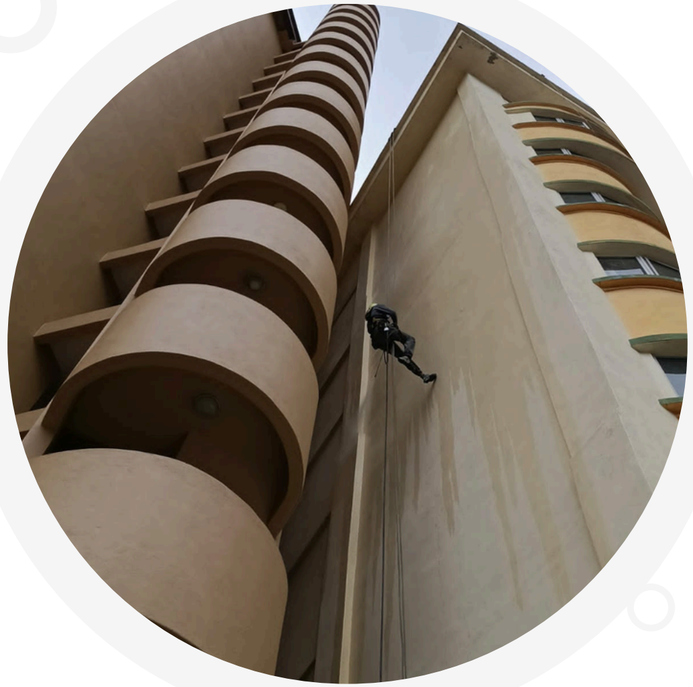
# Vision & Mission

Our Vision and Mission are the compass that guides every project we undertake and every relationship we build. They define our purpose, direct our growth, and ensure we remain true to our core values of being Focused, Collaborative, and Trusted.

## OUR VISION

To grow our business not as an end in itself, but as a means to leverage our knowledge, time, and resources to give back to and enrich the community.

Our vision extends beyond buildings and bottom lines. We believe that our success is measured by the positive impact we can create. As we grow, we are committed to becoming a force for good, using our expertise and prosperity to contribute meaningfully to the society we are a part of.



## OUR MISSION

To be recognized by our clients for our unwavering commitment to quality, our innovative approach to creativity, and, above all, our fairness in the delivery of professional service.

We achieve this by:

- **Delivering Excellence:** Providing specialized, high-quality facade maintenance and refurbishment solutions that protect and enhance our clients' assets.
- **Fostering a Valued Team:** Cultivating a work environment that recognizes the worth of every employee and creates opportunities for personal and professional growth.
- **Acting with Integrity:** Ensuring every interaction and project is handled with the utmost professionalism, ethics, and a commitment to safety.

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# Our Core Values

## The Principles That Define Us

At the heart of BRIVON TOP SDN BHD are three core values that form the bedrock of our company culture and every client interaction. They are more than just words; they are our promise and the standard by which we measure our work and our worth.

### Focused

**We are clear in our approach. We are disciplined and thorough in how we work and deliver for our clients and customers.**

This means we begin every project with a clear objective and a detailed plan. Our focus ensures efficiency, minimizes disruptions, and allows us to deliver precise, high-quality results on time and within budget. We pay attention to the smallest details, because we know that perfection lies in the specifics.

### Collaborative

**We enjoy what we do by giving our maximum level of commitment and work closely with clients for their satisfaction.**

We believe the best outcomes are born from partnership. We don't just work for you; we work with you. Our team maintains open communication, welcomes your input, and aligns our goals with yours. This collaborative spirit fuels our commitment and ensures the final result not only meets but exceeds your expectations.

### Trusted

**We deliver what we promise. We act safely, ethically and care for the environment and communities we work in at all times.**

Trust is our most important asset. We earn it by consistently honoring our commitments, adhering to the highest safety standards to protect people and property, and conducting business with unwavering integrity. We are mindful of our environmental footprint and strive to be respectful, responsible neighbors in the communities we serve.



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# Why Choose Us?

In a field where quality, safety, and reliability are non-negotiable, BRIVON TOP SDN BHD stands apart. We don't just perform tasks; we deliver integrated solutions and peace of mind. Here is what makes us the preferred choice for property managers and developers.

## Our Competitive Edge

### Integrated Single-Source Solution

From rope access to waterproofing and painting, we provide a comprehensive suite of services. This eliminates the hassle of managing multiple contractors, ensures cohesive project management, and guarantees consistent quality across all trades.

### Safety as a Core Value

Our unwavering commitment to safety protects your asset, our team, and the public. We employ rigorous protocols, and our certified rope access techniques often provide a safer, more efficient alternative to traditional scaffolding.

### Expertise in Height & Complexity

We specialize in high-rise and complex building structures. Our team possesses the specific skills, experience, and courage to tackle challenging projects that many general contractors cannot.

### Quality Craftsmanship, Guaranteed

We believe in "working perfectly." Our use of high-grade materials, coupled with meticulous attention to detail, ensures durable and superior finishes that stand the test of time and weather.

### Technology-Enhanced Efficiency

We leverage modern technology like drone inspection for accurate initial assessments and progress monitoring, allowing us to identify issues faster and reduce risks, often at a lower cost than traditional methods.

### A Culture of Integrity & Collaboration

We are built on being Focused, Collaborative, and Trusted. You can count on us to communicate clearly, work as an extension of your team, and deliver exactly what we promise, on time and within budget.

# Our Services

BRIVON TOP SDN BHD offers a full spectrum of specialized building maintenance and facade refurbishment services. From essential upkeep to complex structural enhancements, we provide integrated solutions that ensure the safety, beauty, and longevity of your property.

## OUR CORE SERVICE PORTFOLIO



### Specialized Facade & Height Access Services

- Rope Access Works
- Facade Cleaning
- Drone Inspection
- Birds Netting Installation



### Waterproofing & Structural Protection

- Waterproofing Works
- External Wall Cracks Rectification
- Structural Protection Coating
- Floor Coating Finishing



### Finishing & Aesthetic Works

- External & Internal Painting Works
- Window Sealant Works
- Interlocking Pavement Works



### Drainage & System Maintenance

- Rain Water Down Pipe & Gutter Installation
- Water Tank Cleaning

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# Support & Maintenance Services

A well-maintained property requires consistent care. Our support and maintenance services address the critical, ongoing needs that preserve your asset's value, ensure occupant safety, and prevent small issues from becoming major repairs. We integrate these services seamlessly with our specialized refurbishment work.

## Interior & Exterior Painting Works

We protect and refresh your property with high-quality painting services. Using durable, weather-resistant paints, we enhance curb appeal, protect surfaces from the elements, and revitalize interior spaces, ensuring a pristine and professional appearance.

## Strategic Consulting

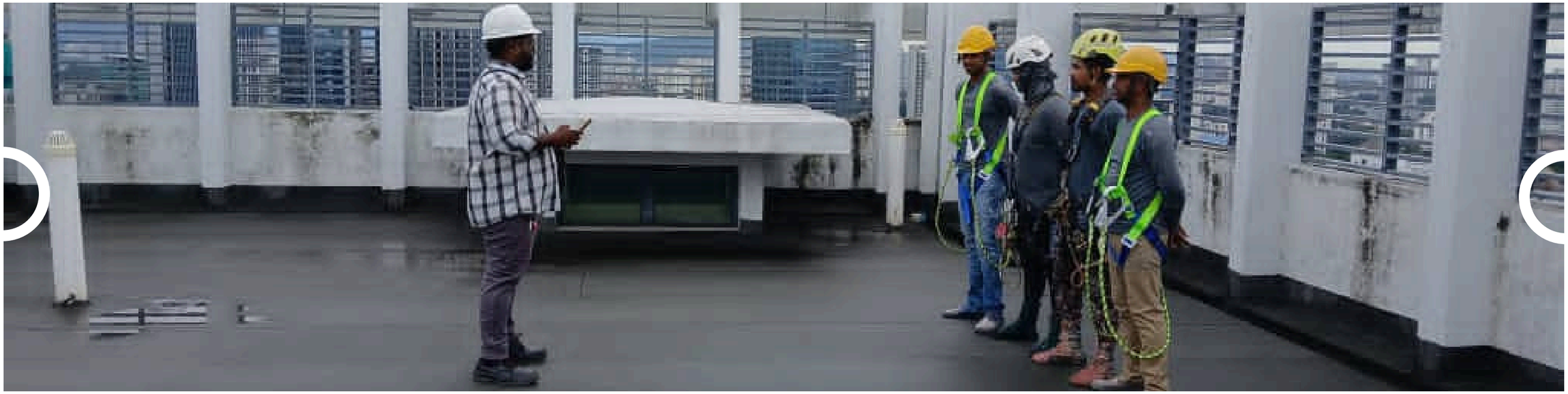
Proper drainage is crucial for building integrity. We install, repair, and maintain rainwater downpipes and gutters to efficiently channel water away from the structure, preventing foundation issues, soil erosion, and water damage to facades and interiors.

## Process Optimization

Protect your building from pest birds humanely and effectively. Our professional bird netting installations block access to roosting and nesting sites like ledges, balconies, and AC units, preventing property damage, health hazards, and unsightly droppings.

## Innovation Labs

Ensure a safe and clean water supply for your occupants. Our thorough water tank cleaning service removes sediment, biofilm, and contaminants, adhering to health and safety standards to guarantee water quality and system hygiene.



## Aerial Drone Inspection

Conduct building inspections safely, quickly, and comprehensively. Our drone technology provides high-resolution imagery and video of hard-to-reach areas, allowing for accurate condition assessments, pre-work surveys, and progress monitoring without the need for extensive access equipment.

# Our Methodology & HSE Commitment

## A Systematic Approach to Excellence & Responsibility

At BRIVON TOP SDN BHD, exceptional results are achieved through a disciplined process and an unwavering commitment to safety. Our integrated methodology ensures every project is executed efficiently, to the highest quality standards, and with the utmost respect for people and the environment.

## Our Project Lifecycle

We follow a rigorous, multi-stage process to guarantee clarity, quality, and client satisfaction from conception to completion.

### 1. Consultation & Assessment

We begin by listening. Our experts meet with you to understand your specific challenges, goals, and budget. We conduct a preliminary site visit to gather essential information.

### 2. Detailed Inspection & Proposal

Leveraging technology like drone inspection and hands-on analysis, we diagnose issues accurately. We then provide a transparent, detailed proposal outlining the scope of work, timeline, and cost, with no hidden fees.

### 3. Planning & Mobilization

Once approved, we develop a comprehensive project plan, schedule our certified team, and mobilize all necessary equipment and materials, ensuring a swift and organized start.

### 4. Safe Execution & Quality Control

Our skilled technicians execute the work according to the highest industry standards, under strict safety protocols. Continuous on-site supervision and quality checks are conducted to ensure every detail aligns with our promise of "working perfectly."

### 5. Final Inspection & Handover

We perform a final walk-through with you to ensure complete satisfaction. The site is meticulously cleaned, and all work is documented before formal project handover.

## Our Commitment to Health, Safety & Environment

Our core value of being Trusted is the foundation of our HSE philosophy. We deliver on our promise to act safely, ethically, and with care at all times.

- **Health & Safety First:** We operate under a zero-harm policy. Our teams are rigorously trained in safety procedures, including specialized rope access certification. We conduct daily toolbox talks and risk assessments to proactively manage hazards on every job site.
- **Environmental Care:** We are mindful of our ecological footprint. This includes proper management and disposal of waste, using environmentally preferable materials where possible, and minimizing noise and dust pollution to respect the communities we work in.
- **Ethical Integrity:** We conduct all business with honesty and transparency. The safety of the public, our clients' property, and our own team is never compromised.

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# Our Portfolio

BRIVON TOP SDN BHD delivers outstanding services with a focus on high-quality solutions. We specialize in high-rise facade maintenance and refurbishment works. Our expertise lies in providing efficient, reliable, and tailored solutions that ensure your building's longevity, safety, and aesthetic appeal.



## Rope Access Works

Our certified team uses advanced rope access techniques to safely and efficiently reach difficult areas, minimizing the need for expensive scaffolding. This method allows us to carry out inspections, maintenance, and repairs on high-rise buildings, ensuring your property remains in pristine condition.



## Waterproofing Works

We offer top-tier waterproofing services to protect your property from water damage. Using durable membranes and coatings, we safeguard your building's exterior and prevent leaks, ensuring long-lasting protection for roofs, terraces, balconies, and other vulnerable areas.



## Window Sealant Works

Our expert team applies high-performance sealants to windows and joints, ensuring a tight, energy-efficient seal. This critical service prevents water and air infiltration, helping to improve your building's energy efficiency and protect its structural integrity.

# Our Portfolio

BRIVON TOP SDN BHD provides an exceptional range of high-quality maintenance and refurbishment solutions, ensuring the longevity and aesthetic appeal of your property. We specialize in high-rise facade maintenance and complex structural work, delivering results that meet the highest industry standards.



## Water Tank Cleaning

We offer thorough and professional water tank cleaning services to ensure safe and clean water for your building's occupants. Our team removes sediment, biofilm, and contaminants in compliance with health and safety regulations, guaranteeing the water quality and hygiene of your system.



## Interlocking Pavement Works

We provide high-quality interlocking pavement installation and maintenance, offering a durable and aesthetically pleasing solution for outdoor surfaces. Whether for commercial or residential properties, our services ensure that pavements withstand wear and tear, enhancing the safety and beauty of your outdoor spaces.



## Floor Coating Finishing

Our robust, resin-based floor coatings are designed to enhance durability and safety. These high-performance coatings are resistant to chemicals, abrasions, and impacts, making them ideal for both interior and exterior floors. We ensure long-lasting protection and ease of maintenance, transforming your floors into functional, safe, and appealing surfaces.



## Structural Protection Coating

We apply advanced structural protection coatings to safeguard your building's concrete and steel structures. Our coatings protect against corrosion, chemical damage, and environmental wear and tear, helping extend the lifespan of your building's structural components.

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# Our Portfolio

BRIVON TOP SDN BHD offers a wide range of high-quality maintenance and refurbishment services, focusing on facade works, painting, and drainage solutions. Our expertise lies in handling high-rise buildings and delivering superior results that meet our clients' specific needs.



## Facade Cleaning

We specialize in facade cleaning, ensuring that the external appearance of your building remains pristine. Using eco-friendly and specialized cleaning agents, we effectively remove dirt, pollutants, and biological growth from building surfaces, preserving the material integrity and enhancing curb appeal.



## Painting Works

Our professional painting services enhance the aesthetic appeal and protection of both interior and exterior surfaces. We use durable, weather-resistant paints to revitalize your building, ensuring long-lasting results that safeguard against environmental wear.




## Rain Water Down Pipe/Gutter Installation

We provide comprehensive installation and maintenance services for rainwater downpipes and gutters. This ensures proper water drainage from your building, preventing water damage, soil erosion, and foundation issues, and maintaining the structural integrity of your property.



## Birds Netting Installation

Protect your property from pest birds with our professional bird netting installation services. We prevent birds from nesting and roosting on ledges, balconies, and other areas, helping you avoid property damage and health hazards associated with droppings.

# Our Portfolio

BRIVON TOP SDN BHD continues to showcase excellence through a diverse range of services, ensuring the highest quality in building maintenance and facade refurbishment. Each service we provide plays an integral part in enhancing the safety, functionality, and aesthetics of high-rise buildings.



## Wall Crack Rectification Work

We specialize in identifying and rectifying cracks in walls and structural elements. Our expert team diagnoses the root cause of building defects, ensuring the long-term stability of the structure and preventing water ingress, which can lead to significant damage.



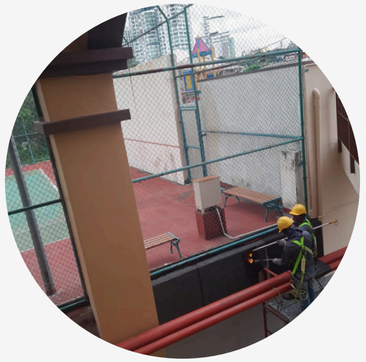
## Drone Inspection

Using advanced drone technology, we conduct high-resolution inspections of hard-to-reach areas, reducing the need for traditional scaffolding. This technology enables efficient, detailed assessments and monitoring of building conditions, improving accuracy and reducing risk.



## Window Sealant Works

Our precise application of window sealants prevents air and water infiltration, enhancing the energy efficiency and comfort of the building. We use high-quality sealants to ensure a secure and durable building envelope, protecting the structure from environmental damage.



## Waterproofing Works

We apply high-performance waterproofing solutions to safeguard against water damage. From roofs to balconies, our services ensure that all potential leakage points are properly sealed, preserving your building's structure and preventing costly repairs in the future.

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# Our Completed Jobs

At BRIVON TOP SDN BHD, our portfolio speaks for itself. We have successfully delivered high-quality maintenance and refurbishment solutions for a diverse range of prestigious properties across the region. Each completed project reinforces our commitment to excellence, safety, and client satisfaction.

## Featured Projects by Category

### High-Rise Residential & Condominiums

- Zeva Condominium
- Astaka Heights Condominium
- X2 Residency
- Kiaramas Ayuria Condominium
- Menara Jaya Condominium
- Sterling Condominium
- OUG Parklane Condominium
- Tamarind Sentul
- Taynton Harmoni Residence
- Contours Melawati
- Concerto North Kiara
- Perdana Residence



## Commercial & Office Buildings

- Menara MBMR
- Summit Mall Subang

# Our Clients

At BRIVON TOP SDN BHD, we are proud to serve a diverse and growing list of clients across the residential, commercial, industrial, and corporate sectors. Our reputation for reliability, safety, and high-quality workmanship has earned us the trust of property developers, building managers, strata communities, and facility management teams throughout Malaysia.

Over the years, we have partnered with clients who share our commitment to excellence—clients who value long-term building performance, precision workmanship, and professional service standards. Whether high-rise condominiums, commercial towers, retail complexes, or industrial facilities, our team consistently delivers tailored solutions to meet the unique needs of every project.

## Who We Serve

- High-Rise Residential & Condominium Managements
- Commercial & Office Building Owners
- Property Developers
- Facility & Asset Management Companies
- Retail & Shopping Mall Operators
- Industrial & Warehouse Facilities
- Government & Private Institutions

## Why Clients Choose Us

- Proven expertise in high-rise facade maintenance
- Certified and experienced rope access professionals
- Strong focus on safety, compliance, and quality
- Transparent communication and timely project delivery
- Long-lasting solutions designed for durability and performance

Our clients remain at the heart of everything we do. Their trust continues to inspire us to improve, innovate, and uphold our core values of being Focused, Collaborative, and Trusted.



# Our Certificate

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CIDB MALAYSIA

## PERAKUAN PENDAFTARAN

Adalah dengan ini diperakui bahawa kontraktor yang dinyatakan di bawah ini telah berdaftar dengan Lembaga mengikut Bahagian VI Akta Lembaga Pembangunan Industri Pembinaan Malaysia 1994. Pendaftaran ini adalah tertakluk kepada syarat-syarat yang telah ditetapkan bersama perakuan ini.

| | | |
|---|---|---|
| **No. Pendaftaran** | : | 0120260106-WP165839 |
| **Nama Kontraktor** | : | BRIVON TOP SDN. BHD. |
| **Alamat Berdaftar** | : | E-20-08, MENARA SUEZCAP 2, KL GATEWAY,<br>59200 KUALA LUMPUR<br>WILAYAH PERSEKUTUAN KUALA LUMPUR |
| **Daerah** | : | KUALA LUMPUR |
| **Tarikh Mula Berdaftar** | : | 06/01/2026 |

| GRED | KATEGORI | PENGKHUSUSAN |
|---|---|---|
| G5 | B | B04 |
| G5 | CE | CE21 |
| G5 | ME | M15 |

Tarikh Mula Berkuatkuasa : **06/01/2026**

Tarikh Habis Tempoh Perakuan : **05/01/2028**

**STATUS: BARU**

Ketua Eksekutif
Lembaga Pembangunan Industri Pembinaan Malaysia
Tarikh: 06/01/2026

# Don't Hesitate
# To Contact Us



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A-5-9, Empire Tower, Jalan SS 16/1,
47500 Subang Jaya, Selangor.


Ready to discuss your building maintenance and refurbishment needs? Get in touch with the BRIVON TOP SDN BHD team today. We are here to provide you with a comprehensive consultation and a detailed, no-obligation proposal.



# THANK YOU SO MUCH!

www.brivontop.com