

# The Ultimate Fit-Out Solution



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*A Choice Like no Others*



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# ABOUT US

Wise Luck Industrial Limited is an **integrated** fit out contractor specializing in professional and up-market fit out contracting services for sizeable residential, commercial and hospitality projects.

Relying on our sizable R&D and design, engineering, prefabrication and production facilities, we can facilitate a **flexible fit-out solution** to our clients, which makes us **stand out from typical** manufacturers and fit-out contractors in the market.

R&D and Design,  
Engineering,  
Prefabrication &  
Production Facilities

Pure  
Supply

Supply &  
Installation

Total Fit-out  
Solution

*Flexible to fit  
client's  
need*



Work on projects  
globally



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# TOTAL SOLUTION

- Planning
- Understand client`s requirements
- Value engineering design to provide more viable options to meet client`s budget
- **Shop drawings and production drawings with interior fit out consideration**
- Global sourcing network to provide best quality at most competitive cost



## R&D and Design, Engineering, Prefabrication & Production Facilities

- Global sourcing of raw material
- Fabrication of components
- **Prefabrication** of assembled products
- Serves as a core base of supporting Wiseluck Industrial Ltd`s total fit-out solution supply chain

*We integrate production with fit out concerns*

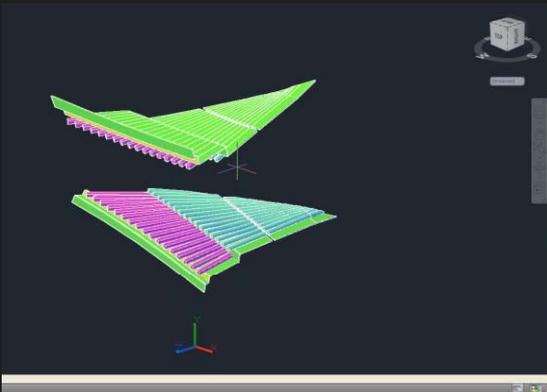
- **Easy installation of precisely engineered products**
- Project team installation & standardized finishing
- High Quality Control



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# SOFTWARE STRENGTHS

- Strong and experienced design and engineering teams with extensive **international engineering experiences**
- **Engineering and manufacturing mindset** together with **rich fit out project experiences**
- Re-engineering research and development
- Utilization in top notch digital and drawing software



- Strong sourcing network
- One of the few China manufacturers **accredited all UL, WH, FM, AWI, Certifire, FSC/PEFC, ISO 9001:2000** and which proven the international standard
- High supply flexibility in reacting to project fluctuation



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# HARDWARE STRENGTHS

## R&D and Design, Engineering, Prefabrication & Production Facilities

Location	China
Size	75,000m <sup>2</sup>
No. of Labor	900+
Annual Production Output	Approximately USD30M
Monthly Production Capacity	Approximately 42-71 40` container
	USD35,000-60,000 per 40` container

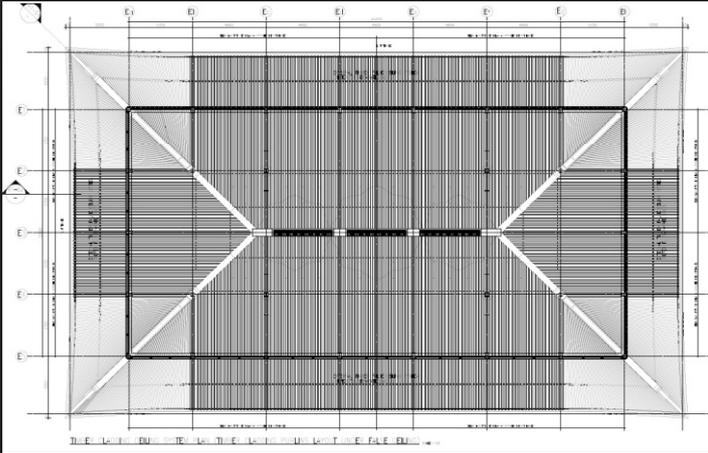
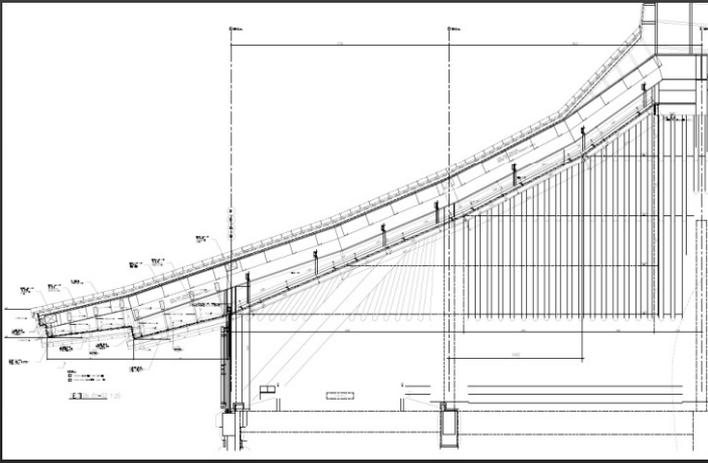
Equipment		
Kiln Dryers	Hot / Cold Pressing	Sanding Machines
CNC Routers	Cutting Saws	Veneer Wrapping
Membrane Pressing	Clamping Machines	4-Side Moulders
Frame Saws	Timber Slicers	Double End Tenoners
UV Coating Finishing Lines	Dust-Free Hand Spraying Rooms	Automatic Spraying Machines



# HARDWARE STRENGTHS

- In-house Prefab and Mock-up Center
- Realizes the concept of **1:1 mock up room at factory at an advanced review stage**, which allows making immediate changes and fine-tuning during design and product development stage
- **Easy access and controllable environment** for architects, consultants, owner, project managers, etc. to visit

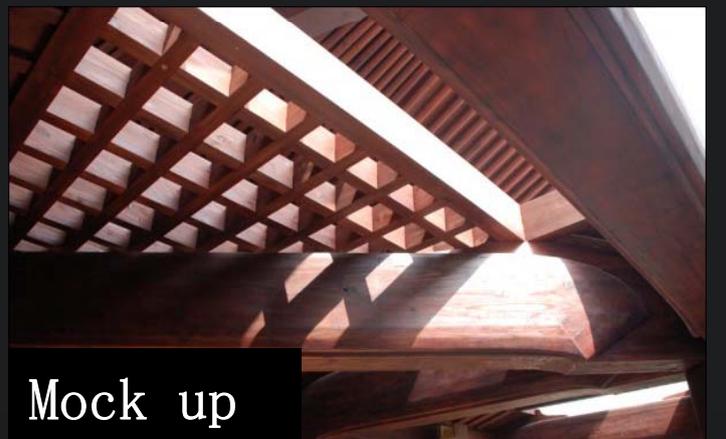




*Raw (unfinished) 1:1 Mock up module allows early design fine-tuning and improves product accuracy*



3D rendering



Mock up



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# HARDWARE STRENGTHS

- Certification and Recognition

ISO 9001:2000	
CERTIFIRE	
MIDDLE EAST CERTIFIRE	
UL LISTED FIRE DOOR (20 min, 45 min & 90 min)	
WH LABEL	
FSC Chain-of-Custody (Wooden Door, Floors & Millworks)	
PEFC Chain-of-Custody (Wooden Door, Floors & Millworks)	
Architectural Woodwork Institute (AWI) Quality Certification Program (QCP)	
China Fire Products Certifications for Various Fire-Rated Doors	



# PRODUCTS & SERVICES



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# DOOR PRODUCTS

We specialize in door design and manufacturing. Contributes by the advanced production facilities and detailed project management, our products are re-engineered into the state of art door works with versatile decorative finishes. Our R&D team conducts continuous product research for continuous improvements.



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# FIRE RATED DOORS



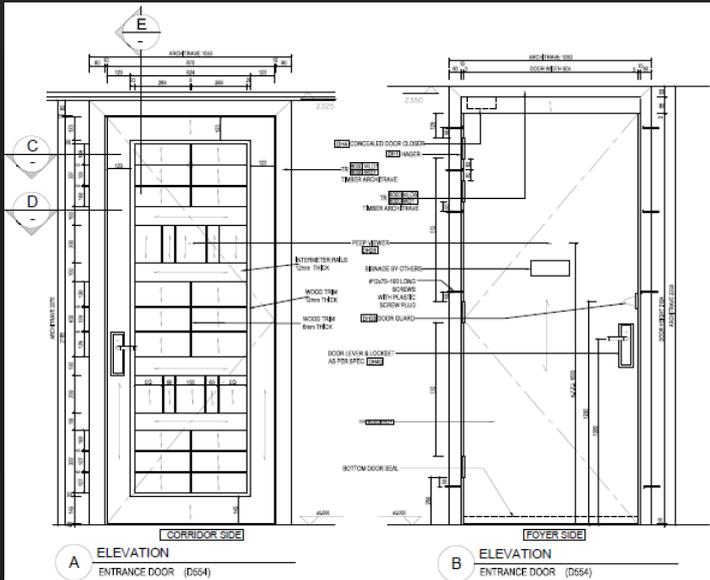
Comply to International Standard	
Obtained 30 test reports and 50 assessment reports in compliance with BS476 Part22	
GB Standard Fire Rated Doors	
Certifire & Middle East Certifire	FD30, 60, 120
UL Listed Wooden Panel & Flush Doors	UL 10C: 20 min, 45 min, 90 min UL 1784: 20 min, 45 min, 90 min



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# DOOR ENGINEERING

Shop drawings



Finishing



Manufacturing in plant



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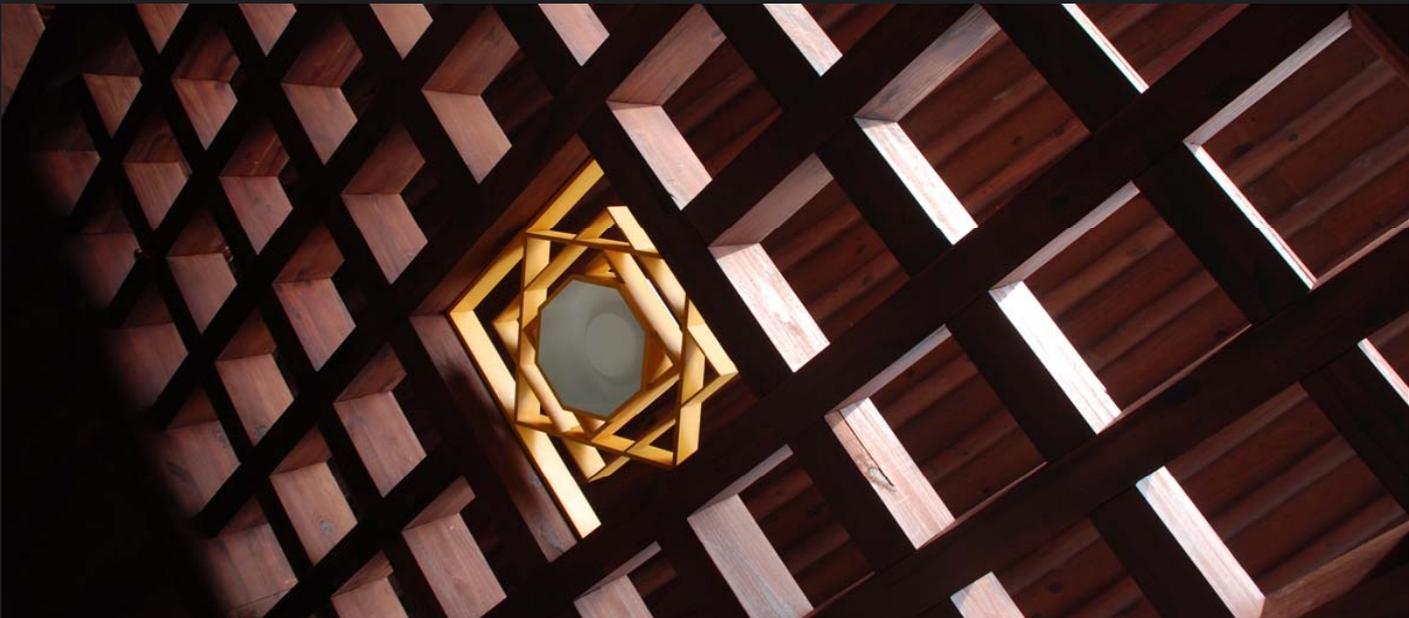
## MILLWORKS

Strong construction background and understanding the needs of installers allows us to accommodate and overcome different site conditions and constraints. Offsite construction team with detail-oriented and sounding engineering skills supporting installers to deliver sophisticated products. Prefabrication also improves efficiency and cost effectiveness during installation.



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# MILLWORKS



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## LOOSE FURNITURE, FIXTURES & EQUIPMENT (FF&E) & OTHER DECORATIVE MATERIALS

Specialized in value-engineering (VE), and aims to achieve the state-of-art workmanship. Maintains a strong sourcing network for fabric, special featured metal & glass, and other materials for quality and cost balance.



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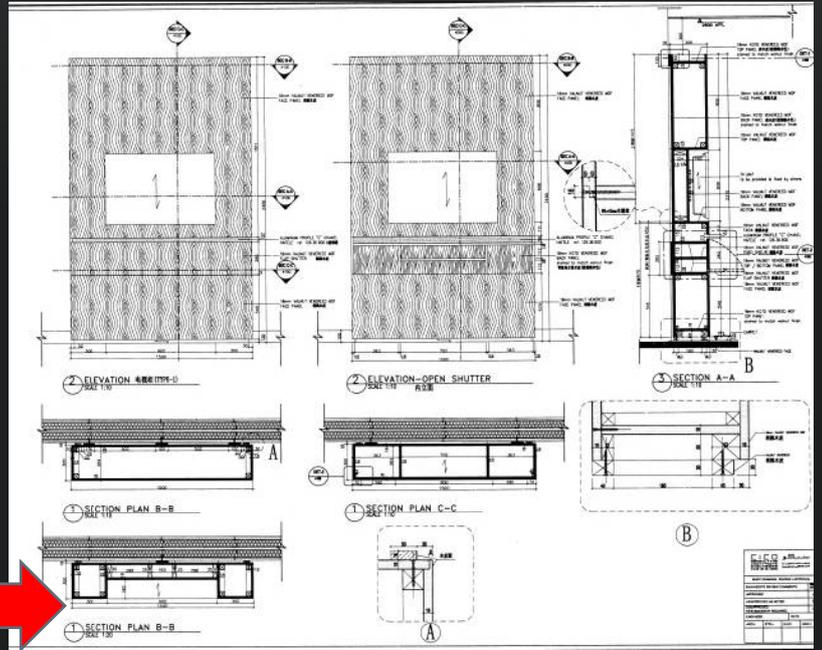
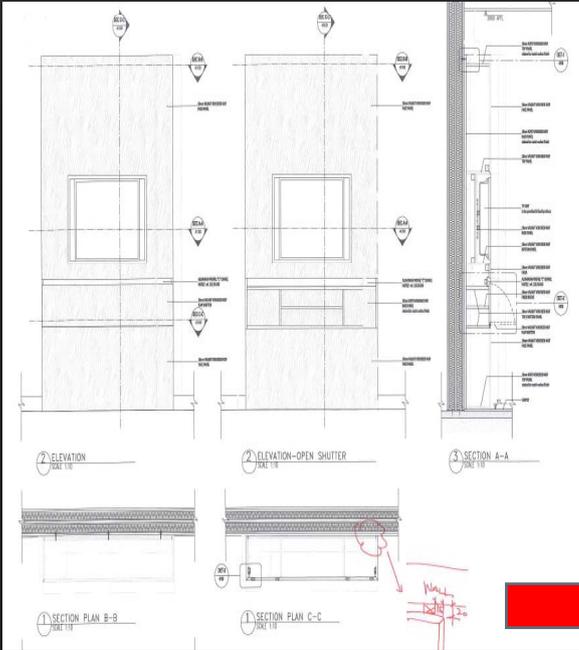
# LOOSE FURNITURE



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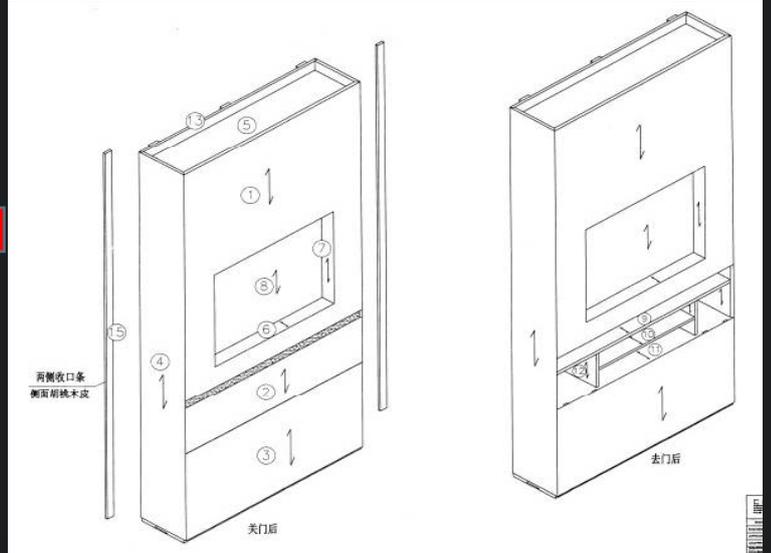
# FF&E ENGINEERING

1 Reengineer original design to shop drawings with detailed measurements and feasibility



3 Easy installation on prefabricated products

2 Standardization and consideration on installation issues



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JOB REFERENCE:

OFFICE BUILDING / COMMERCIAL



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# BEIJING ORIENTAL PLAZA, CHINA

Oriental Plaza is a landmark complex in Beijing, we provided total fit-out service for office building, shopping mall (zone 3 public area) as well as the 5-star hotel Grand Hyatt Beijing (Swimming Pool & Fitness Center).



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# CHONGQING COMPLEX, CHINA

Chongqing complex is developed as a residential and commercial center in the region. We provide total fit-out service to the office building and residential units. This continuous complex development to be completed in 2018.



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# 28 HENNESSY ROAD, HONG KONG

In this commercial building, we prefabricated the timber panels, millworks and supplied the doors enabling our fit-out team to take advantage of these pre-engineered products for more effective installation and tidy working environment on site.



On site finishing



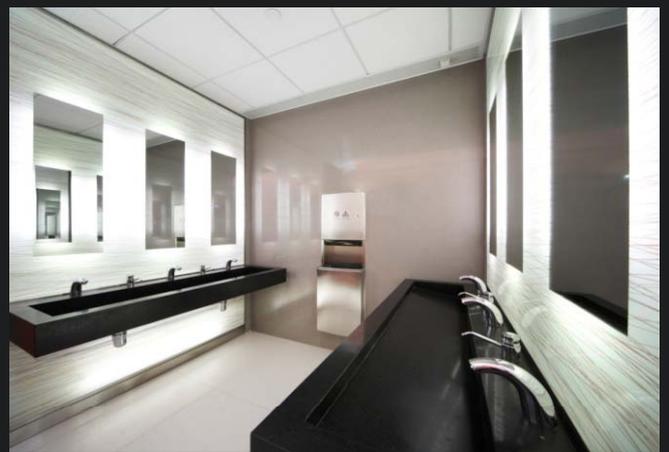
Designer's Rendering



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# ONE ISLAND EAST, HONG KONG

One Island East is a high rise building located in Hong Kong Island East. It is one of the important commercial landmarks with a famous reputation of its design and quality. We provided a total fit-out package including the supply of our timber doors and millwork for this project.



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JOB REFERENCE:  
WORLDWIDE MARKETS



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# USA & UK

USA Project	Involvements
Veer Tower, Las Vegas City Center	2 towers with 680 UL fire rated door sets
Mandarin Oriental Hotel & Residence, Las Vegas City Center	2,400 Fire-Rated and Non-Fire-Rated door sets
5 Stars Hotel, Las Vegas City Center	6,000 door sets
Ivy Hotel, Chicago	Doors, FF&E, Millworks



United Kingdom Project	
Radisson Hotel E. Sussex Golf Club Hotel	Beatson Oncology Hospital
King`s College, Cambridge	Empress Apart
Ingram Street Apartment	Glasgow Harbor
Clydebank College	Quartermile
Library Of Birmingham Integrated With Repertory Theatre	



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# CITY CENTER, LAS VEGAS

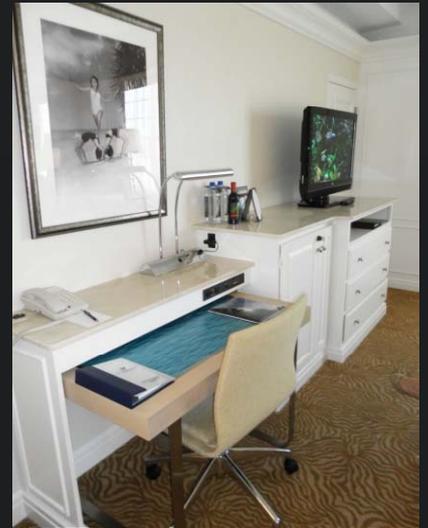
For this huge luxury project consisting several high-end hotels (such as Mandarin Oriental), we customized and prefabricated various type of millworks and furniture. Contributed by the supply network and production facility, we delivered a large quantity of products within tight working schedule.



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# DON CESAR BEACH RESORT

We participated in this renovation project to work along with Don CeSar`s designer to realize their design concept, which combines resin, antique mirror, Cream Marfil Stone, etc. We supplied guestroom, lobby and restaurant casegoods and upholstery.



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# MIDDLE EAST



Middle East Project	Involvements
Palm Jumeirah Island	32,000 Mahogany and Red Oak doors for villas with over 200 door types and sizes 32,000 closet doors and wardrobe doors 4,000 Maple doors for the apartments
Qatar Project	
La Plage Villas	Porto Arabia Housing
Viva Bahriya Housing	Al Khor Housing
Al Khor International School	Durhkan Housing
InterContinental Doha	Abu Dhabi Ritz Carlton



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# INTERCONTINENTAL DOHA

We supplied huge number of prefabricated products to this international 5-star hotel project.



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# REGENCY HYATT, VLADIVOSTOK

Other than products supply, we participate one-stop fit out service to this oversea global hotel brand project. This project consists of two hotels (Golden Horn & Burny), and to be completed in 2013.



Designer's Rendering



Designer's Rendering



Designer's Rendering



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# CHINA



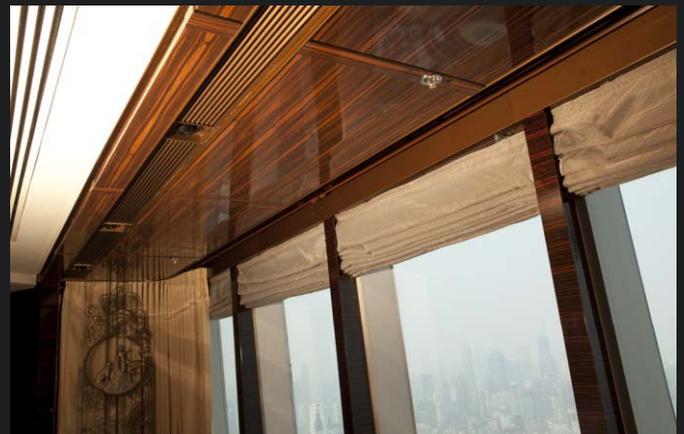
Project	Involvements
Beijing Jinguang Centre	Total fit-out service 1,900 door set 300 Room's FFE 12,000m <sup>2</sup> wall panel
Shanghai Kerry Centre	Total fit-out service 2-hrs Fired-Rated doors
Shanghai Ritz Carlton	Total fit-out service 2,000 door set, FF&E The ice-breaking pattern wall panels



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# SHANGHAI RITZ CARLTON

Supplied 2,000 high quality door sets with stainless steel strips inlay, FF&E and millworks. The ice-breaking designed panels in various gloss levels demonstrated world-class craftsmanship.

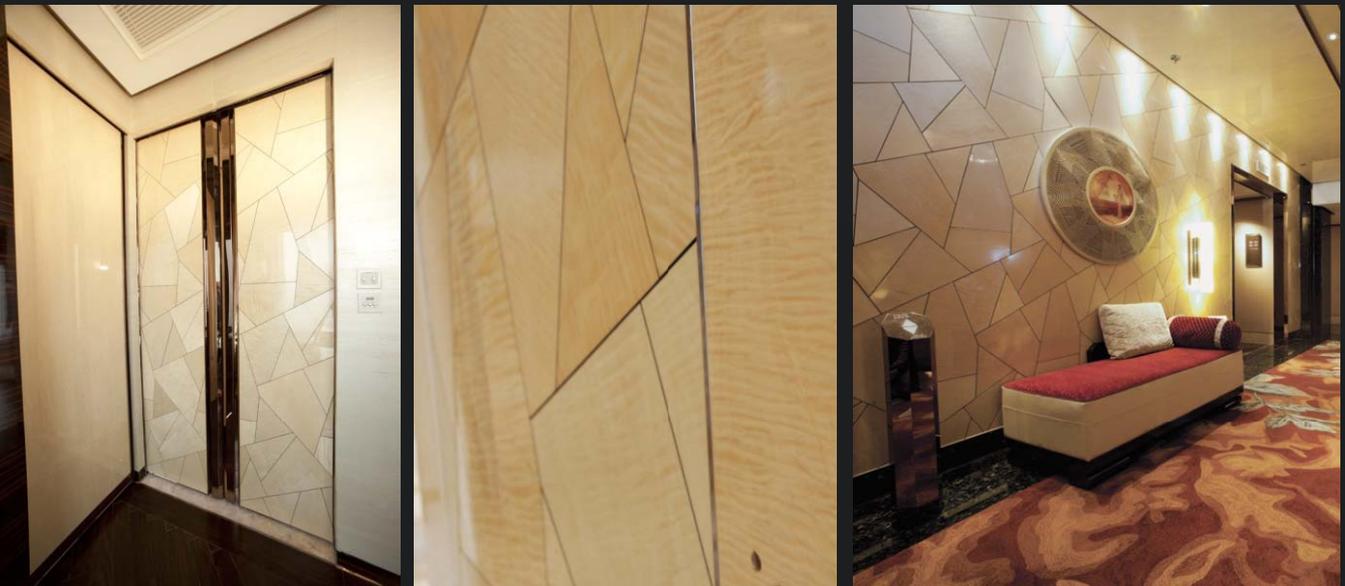


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# SHANGHAI RITZ CARLTON

Ritz Carlton, Pudong crowned the Best Hotel in the World 2011.\*

*\*Annual Readers' Choice Awards survey From US luxury travel magazine <Conde Nast Traveler>*



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# MACAU

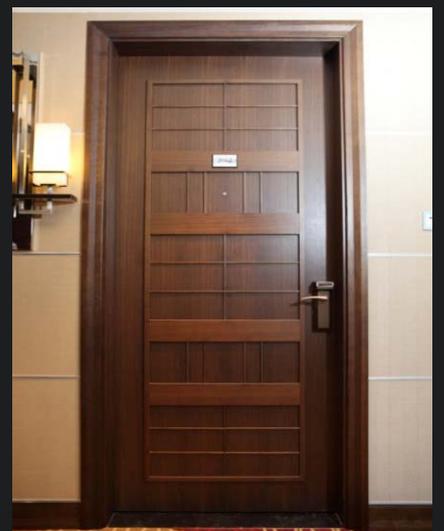


Project	Involvements
The Venetian	Total fit-out service 13,700 Non-Fire-Rated door sets 5,000 UL listed Fire-Rated door sets
City of Dreams	Grand Hyatt 1,800 door sets with fit-out service Hard Rock Hotel 1,200 door sets Crown Hotel 1,300 door sets Millworks
Sands Hotel	595 UL Fire and Non-Fire Rated door sets
MGM Grand	Total fit-out service 289 door sets
Four Seasons Hotel	Total fit-out service 2,200 UL listed Fire-Rated door sets w/w/out acoustic rating
Four Seasons Service Apartment	Total fit-out service 4,000 door sets (400 UL listed Fire-Rated)



# CONRAD & HOLIDAY INN

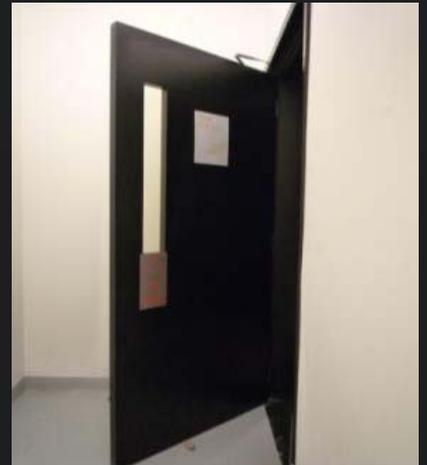
Supplied various types of door for 2 hotels with state of art and sophisticated decorative finishes.



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# GALAXY RESORT & CASINO

Demonstrated a total fit-out solution package in this mega project. Supplying over 2,000 door sets, 360 room's FF&E and millworks utilizing the function and advantages of prefabrication.



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# GALAXY RESORT & CASINO

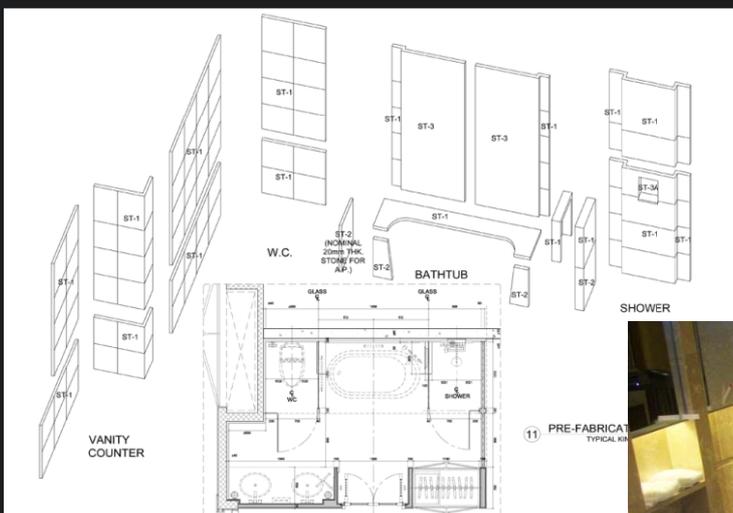


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# GALAXY RESORT & CASINO



Corner Pillar



Bathtub



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# CITY OF DREAMS

Supplied a huge number of door sets for 3 hotels: 1,200 door sets for Hard Rock Hotel with walnut & oak veneer finish, 1,300 door sets for Crown Hotel and 1,800 door sets for Grand Hyatt. Also provided millworks such as, cabinetry, wall panels, louver screen, skirting and ceiling.



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## Wise Luck Industrial Limited

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