

personal profile

2024

Jaafar Buhulaiga

PMP®, (PMI- RMP)®, PgMP®, P3O, Mostadam AP.

Accomplished forward-thinking Senior Executive Director with over 23 years of expertise in Real Estate Development, Architectural Management, Program Management, and Strategic Leadership. Skilled in driving transformative change, aligning projects with strategic business goals, and maximizing investment returns across housing and infrastructure sectors through multidisciplinary team leadership and project lifecycle optimization.

JAAFAR



JAAFAR ALI BUHULIGA - PROFILE

2024

CAREER SNAPSHOT

Jaafar Ali Buhuliga is a proven team leader with a hands-on approach to managing high-performing teams in Design, Project Management, and Facility Management. He has enhanced operational efficiency by 20%, achieving \$45 million in savings through streamlined processes and an effective contractor selection strategy that aligns with long-term financial goals. Jaafar has successfully led design workshops with major clients, including SABIC and Saudi Aramco, ensuring alignment with business objectives and maximizing client satisfaction.

Jaafar is committed to sustainable community development by integrating traditional Saudi architecture with modern standards, creating flexible, high-quality housing solutions that honor cultural identity while meeting contemporary needs. He believes that cultural values form the foundation of effective leadership. By fostering a work environment rooted in integrity, authenticity, and respect for cultural heritage, Jaafar aims to inspire his team and create lasting, meaningful impact in every project.

LEADERSHIP STYLE

Jaafar's leadership style is centered around strategic vision and results-driven execution. He focuses on setting long-term goals that align with the broader company objectives, ensuring that every project supports the strategic aims.

Building effective teams is a key priority for Jaafar. He emphasizes mentoring, providing targeted training, and fostering collaboration to create a cohesive and high-performing team. This approach led to a 20% improvement in team performance and contributed to successful project outcomes and enhanced team dynamics.

In his leadership approach, Jaafar emphasizes creating sustainable work cultures that not only focus on project goals but also prioritize the continuous growth and development of team members. This strategy ensures a lasting impact on both the organization and the communities he serves.

A key aspect of Jaafar's leadership and project management approach is enhancing the quality of life for residents through thoughtful design and efficient management practices. By creating community-centered spaces that foster social interaction and well-being, he strives to contribute positively to the overall living experience.

Jaafar is dedicated to achieving measurable results. His strategy involves overcoming challenges and driving projects to successful completion, always with a focus on delivering tangible benefits.

Understanding and meeting client needs is crucial to Jaafar's leadership. He ensures that projects address client requirements effectively, which in turn drives project success and client satisfaction.

Creating a positive work environment is essential to Jaafar. By fostering a supportive and motivating company culture, he contributes to improved performance, team morale, and overall organizational success.



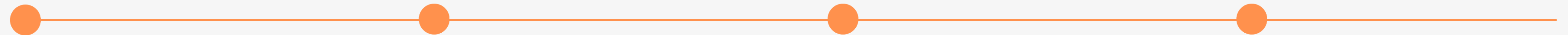
STRATEGIC MILESTONS

2008

2020

2023

2024



GHASSAN CONSULTANT

Opened and led the Al-Khobar branch in the Eastern Province, strengthening local presence and securing additional projects, while implementing procedures that boosted performance and elevated quality standards.

INNOVEST PROPRITIES

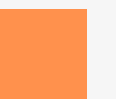
Built the PMO and Design Office, implementing governance that boosted performance and saved \$45 million.

TAATMEEM AL MI'MAR

Founded Taatmeem Al Mi'mar as a leader in e-architecture, enhancing client satisfaction and efficiency.

GLOBAL PROJECTIONS

Led strategic alignment and partnership initiatives, conducting meetings with over 30 global companies, resulting in multiple MOUs with key entities.



AREAS OF EXPERTISE

05

WITH A FOCUS ON STRATEGIC FINANCIAL OVERSIGHT, I HAVE EFFECTIVELY OPTIMIZED CASH FLOW STRATEGIES AND ENSURED FINANCIAL STABILITY, REINFORCING INVESTOR CONFIDENCE AND MAINTAINING LIQUIDITY ESSENTIAL FOR PROJECT CONTINUITY.

STRATEGIC PLANNING & VISION

REAL ESTATE DEVELOPMENT & MARKET ALIGNMENT

FINANCIAL OVERSIGHT & ROI OPTIMIZATION

PROJECT LIFECYCLE MANAGEMENT

STAKEHOLDER ENGAGEMENT & RELATIONSHIP BUILDING

LEADERSHIP & TEAM MANAGEMENT

SUSTAINABLE COMMUNITY DEVELOPMENT

OPERATIONS MANAGEMENT

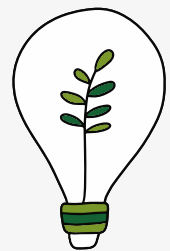


JAAFAR ALI BUHULIGA - PROFILE

2024

REAL ESTATE DEVELOPMENT VISION

MY VISION IS TO CREATE SUSTAINABLE, VIBRANT COMMUNITIES THAT NOT ONLY DELIVER VALUE FOR INVESTORS BUT ALSO ENHANCE THE QUALITY OF LIFE FOR RESIDENTS. THIS VISION IS BUILT UPON KEY PILLARS THAT ENSURE A HOLISTIC APPROACH TO REAL ESTATE DEVELOPMENT:



SUSTAINABLE AND VIBRANT
COMMUNITIES



MARKET AND CULTURAL
ALIGNMENT

ADAPTABILITY TO MARKET
TRENDS



MAXIMIZING INVESTMENT
RETURNS

STRATEGIC PARTNERSHIPS AND
STAKEHOLDER ENGAGEMENT



ARCHITECTURAL INNOVATION

CONTEMPORARY FUSION

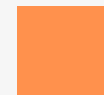
Arch. Jaafar's approach blends traditional Gulf architectural elements with modern design, creating spaces that honor cultural heritage while meeting contemporary needs. Applied to both individual buildings and master planning, this method integrates tradition with innovation, enhancing community development and functionality. Through this unique blend of traditional Gulf architecture and modern design standards, Jaafar has successfully developed projects that resonate with the cultural identity of Saudi Arabia while aligning with contemporary demands for sustainable, adaptable, and functional spaces. Jaafar's architectural philosophy extends beyond blending tradition with modernity; he is committed to sustainable development that respects the environment, optimizes resource utilization, and creates resilient spaces that adapt to the evolving needs of communities over time. This approach not only preserves architectural heritage but also caters to the evolving needs of the community, adding value to real estate developments by enhancing community connection and investment appeal.





Project Name:

AL BADREYAH MOSQUE

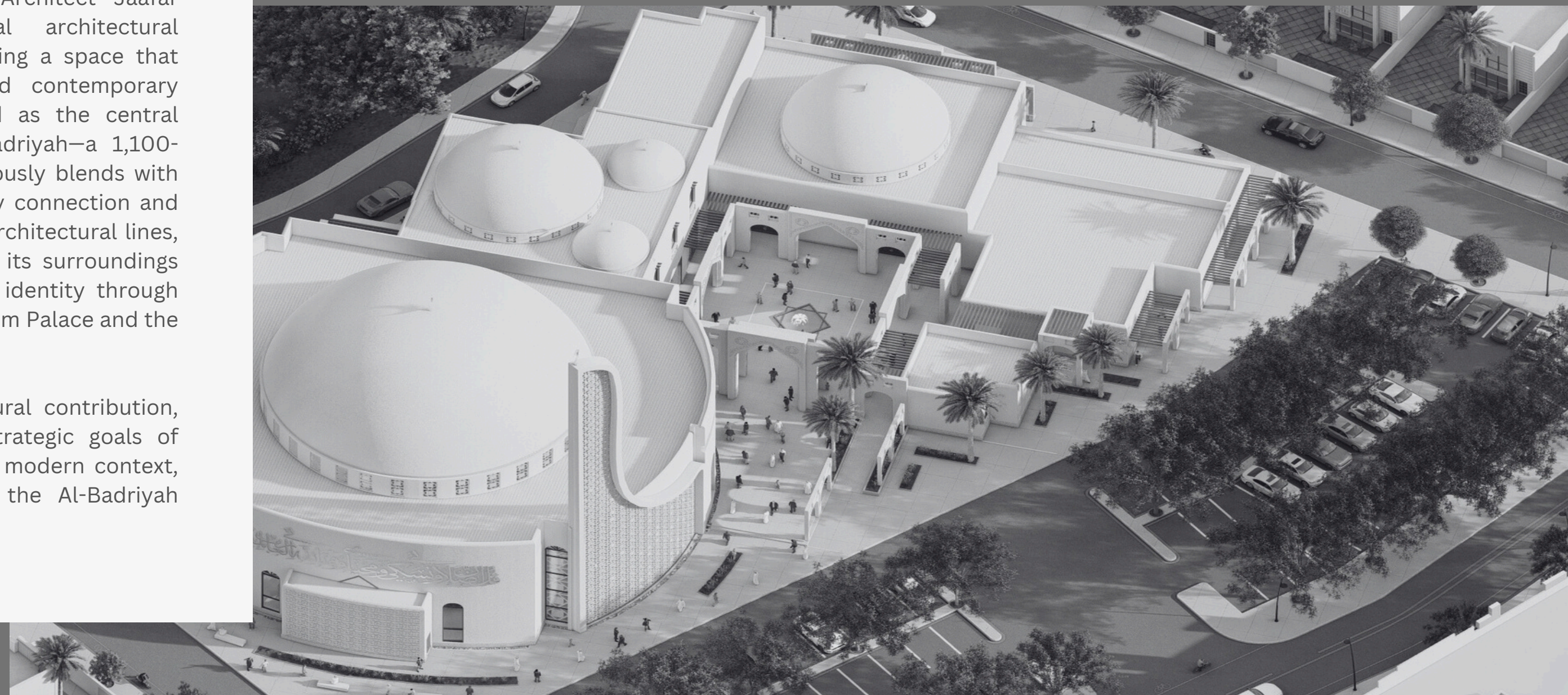


In designing Al-Badriyah Mosque, Architect Jaafar strategically integrated traditional architectural elements with modern design, creating a space that reflects both cultural heritage and contemporary aesthetics. This mosque, envisioned as the central congregational mosque within Al-Badriyah—a 1,100-unit residential community—harmoniously blends with the urban fabric to foster community connection and elevate quality of life. Utilizing bold architectural lines, the design merges the mosque with its surroundings while emphasizing Al-Ahsa’s cultural identity through elements like domes inspired by Ibrahim Palace and the traditional “Darwazah” gate.

Presented as a significant architectural contribution, this mosque’s design aligns with strategic goals of celebrating regional identity within a modern context, creating a landmark that enriches the Al-Badriyah community.

JAAFAR

ARCHITECTURE DESIGN PROJECT





AL BADREYAH MOSQUE

Arch. Jaafar expertly integrated a variety of traditional architectural elements from the Al-Ahsa region into the mosque's design, reflected in both its decorative aspects and the surrounding architectural forms and spaces. The mosque's domes draw inspiration from the domes of Ibrahim Palace in Al-Hofuf, while the "Musnad" rose motif serves as a decorative feature embellishing the minarets and certain walls. The mosque's main entrance is designed as a traditional courtyard, featuring columns, arcades, and a magnificent gate inspired by the iconic "Darwaza" gates of Al-Ahsa architecture.





SHAPING LARGE-SCALE HOUSING AND MIXED-USE PROJECTS

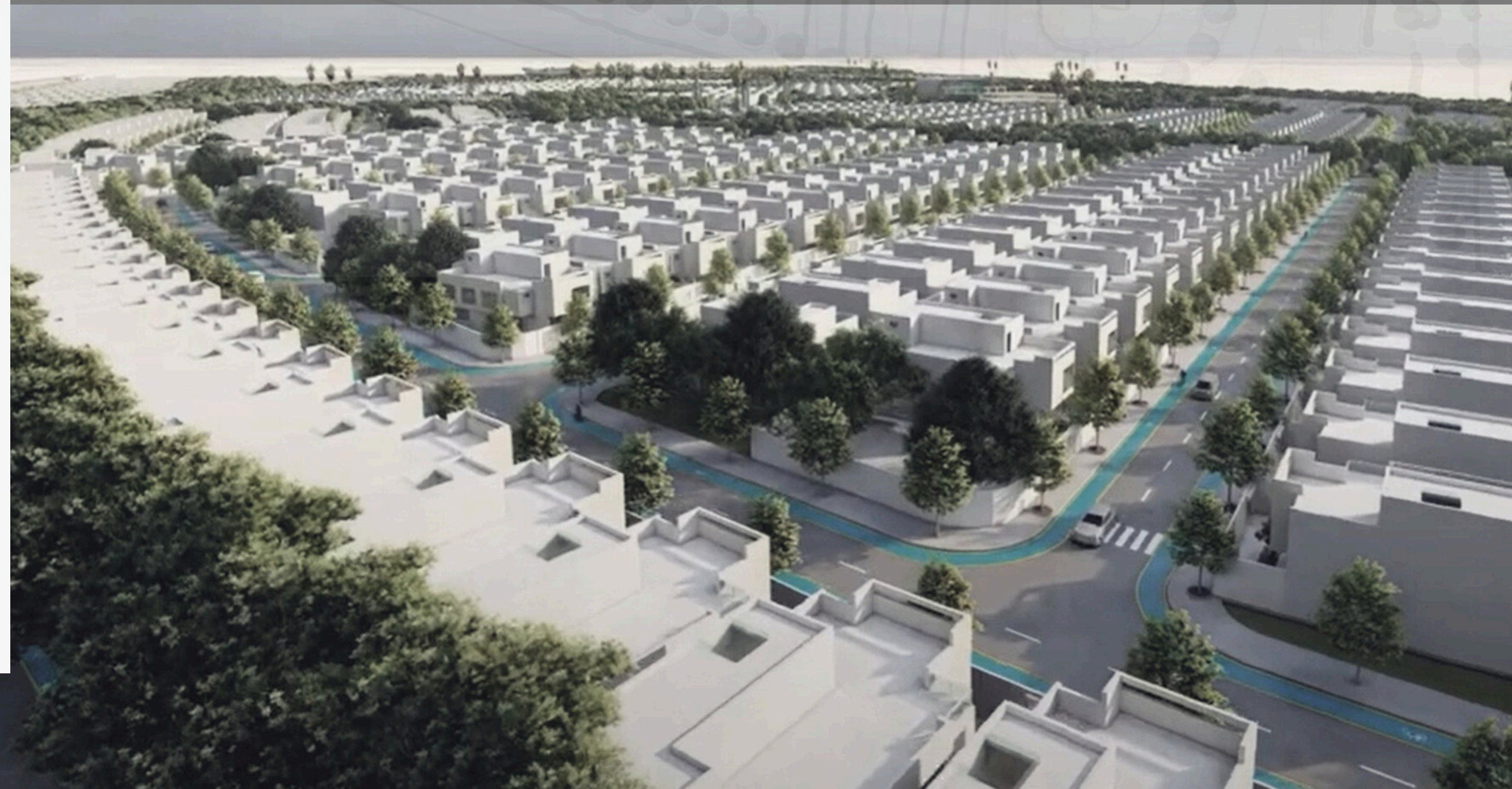


Architect Jaafar has played a **strategic leadership role** in the development of large-scale housing and mixed-use projects, setting the vision, strategies, and objectives for initiatives that have shaped the landscape of Saudi real estate. In the Al Faihaa mixed-use community project, encompassing 3,000 housing units, Jaafar led the strategic planning and established the methodologies and targets that guided multidisciplinary teams towards achieving optimized land use and community-focused solutions.

His leadership extended to projects in Yanbu Industrial City for SABIC and Aramco, where he directed cross-functional teams to ensure alignment with regulatory and technical standards, while fostering sustainable development practices that support **Saudi Arabia's Vision 2030**. His approach prioritized long-term community impact, enhancing local infrastructure and providing sustainable housing solutions that meet the evolving needs of the population.

With a track record of overseeing and driving high-profile projects to successful outcomes, Jaafar has delivered more than six significant housing initiatives, all designed to foster community well-being, promote social interaction, and provide value-added living environments that align with strategic developmental goals.

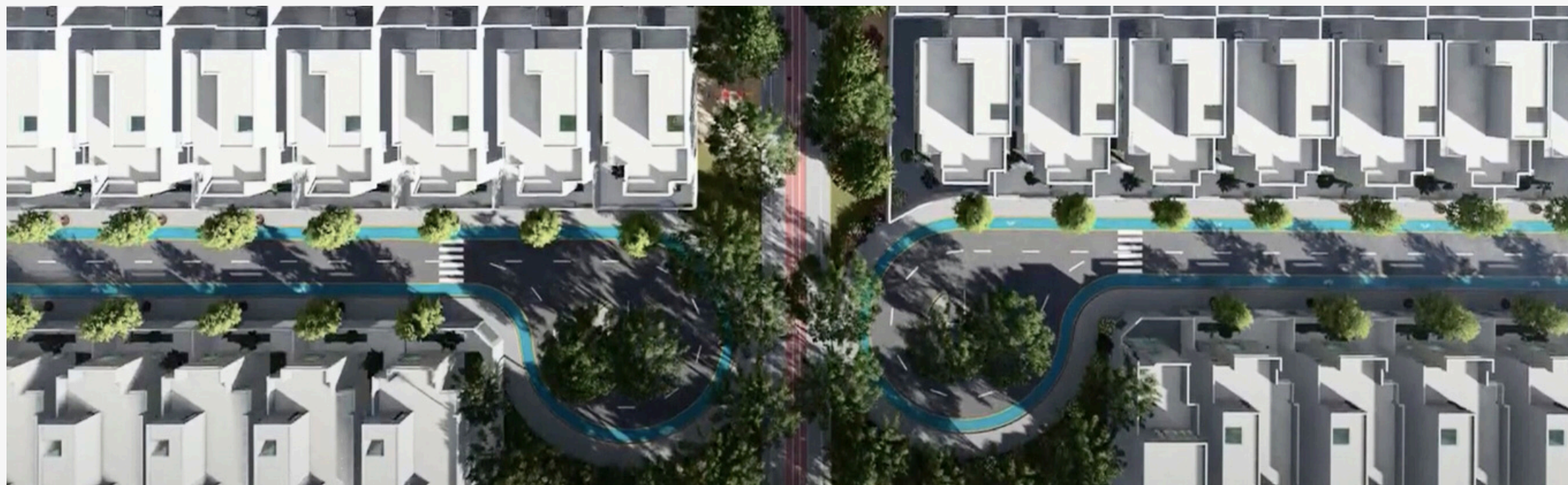
MASTERPLAN DEVELOPMENT





PROJECT 01

Architect Jaafar led the conceptual development of the Al-Faiha mixed-use community, a 2.4 million square meter project featuring 3,000 housing units and a 280,000 square meter commercial area. Designed to meet the Diamond Category of the Mostadam Sustainability System, Jaafar played a key role in due diligence and coordination with key regulatory bodies, including Al-Amanat Al-Hasa and the Eastern Province Development Authority



Project Name:
AL FAYHA COMMUNITY





PROJECT 02

Architect Jaafar played a pivotal role in the Hay El Jar housing projects for SABIC and Aramco. He managed the **550-unit SABIC** project and the **280-unit Aramco** project, demonstrating exceptional leadership and project management skills. Jaafar directly developed parts of the master plans, including sketches and zoning, to support approvals and guide engineering efforts. His hands-on involvement ensured multi-disciplinary coordination and adherence to Royal Commission standards. Both projects are now successfully constructed and occupied



Project Name:
HAY AL JAR -SABIC/ARAMCO





CONSTRUCTION TURNAROUND

959 HOUSING UNITS PROJECT

As the Chief Executive Officer of the Project and Design Office at Innovest Properties, Jaafar Bu-Hulaigah took decisive corrective actions to address the severe risks of project failure facing the 959 housing units project. Recognizing the potential for significant delays and cost overruns, Jaafar initiated a comprehensive turnaround strategy to restore the project to a successful path.

Project Challenges

Upon review, Jaafar identified major issues in execution planning and delivery strategies that put the project at risk. The lack of clear structure and inefficient management practices had delayed progress and threatened project completion.

Strategic Solutions

To counter these risks, Jaafar restructured the project into four manageable phases, assigning a senior project engineer to each phase who reported directly to a newly appointed project manager. Additionally, he implemented a targeted training development plan, certifying six engineers in project and contract management to enhance their engagement and effectiveness in handling project demands.

Jaafar also conducted regular weekly and monthly meetings to review progress, address emerging issues, and ensure the new strategy remained on track. This proactive approach enabled better alignment with project specifications and accelerated project completion.



AL -Biraq Housing Project

Results

Through these strategic corrective measures, Jaafar achieved **\$12 million in savings** by optimizing labor, improving construction specifications, and enhancing overall project management efficiency. The project was successfully completed and handed over to the beneficiary, ensuring high client satisfaction and reinforcing the company's reputation.

Additionally, the successful turnaround of this project significantly strengthened Innovest Properties' credibility with the National Housing Company (NHC) and other stakeholders. This accomplishment not only bolstered trust among beneficiaries but also established a foundation for future collaborations, positioning Innovest as a reliable partner in delivering high-quality housing solutions.



DESIGN TURNAROUND



At Wood Group, Jaafar Bu-Hulaigah was assigned to the Aiyal project for Saudi Aramco after inheriting it from a previous project manager who faced significant challenges.

Challenges Faced

Upon review, Jaafar discovered major **communication issues** and a misalignment between the client's expectations and the team's understanding, which affected the project's progress and overall morale.

Strategic Actions Taken

To address these gaps, Jaafar organized a team alignment meeting and implemented a new **escalation process**. He facilitated **direct contact** with the client's senior manager to expedite decisions and ensure alignment. Additionally, he re-motivated the disheartened project team, improving their engagement and performance.

Positive Impact

These efforts led to the **successful delivery of the project** with high client satisfaction and strengthened the relationship with the client, reinforcing trust and ensuring future collaboration.



PMO ESTABLISHMENT AND DASHBOARD IMPACT

PMO Establishment

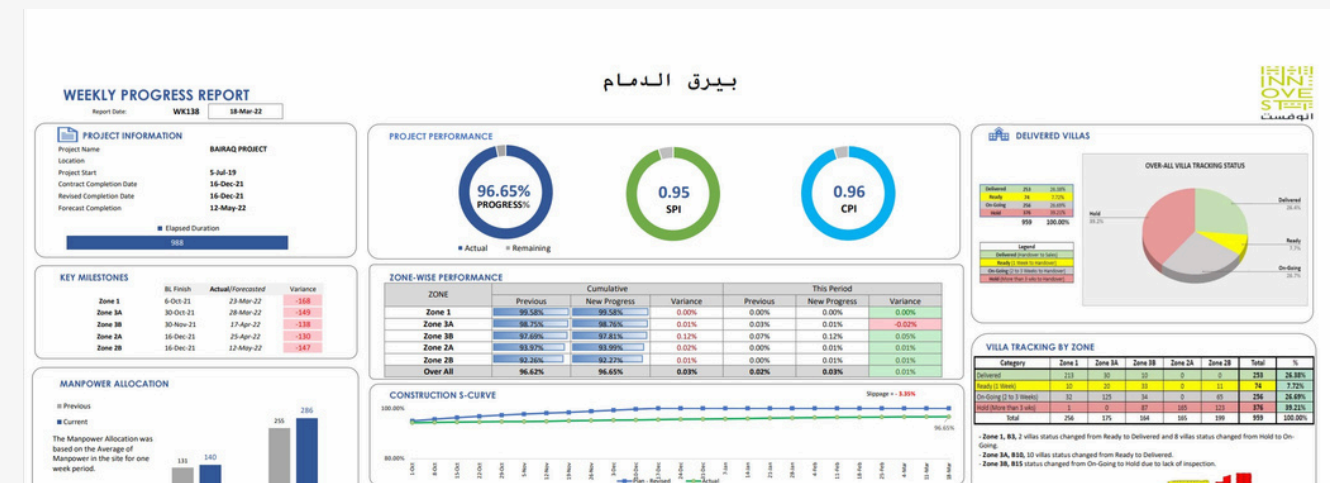
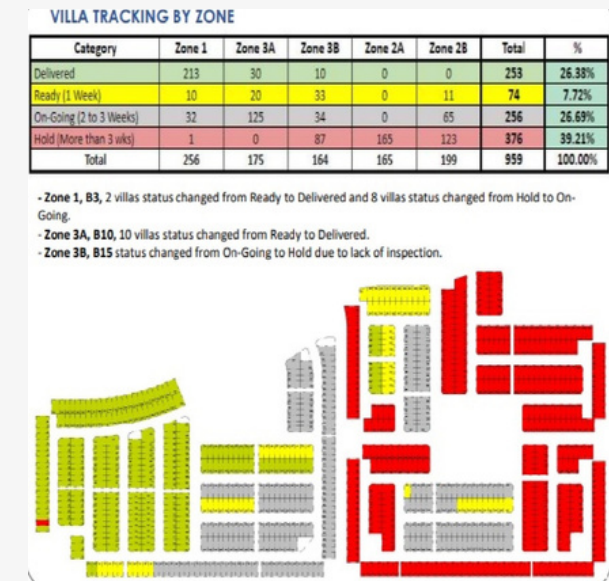
At Innovest Properties, Jaafar Bu-Hulaigah led the establishment of the Project Management Office (PMO) from the ground up, shaping its policies, procedures, and developing a comprehensive growth plan for the team. The PMO functioned as a **Directive Project Management Office**, overseeing projects directly and ensuring their alignment with company objectives. With a strategic vision, Jaafar built a robust system that seamlessly integrated with the master plan and leveraged real-time tracking through Power BI, enabling comprehensive monitoring of project progress from initiation to completion.

Dashboard Integration and Impact

One of Jaafar's notable achievements was the development of a live dashboard, fully integrated with the ERP system, providing real-time insights into project performance. This dashboard facilitated the tracking of critical performance indicators, including the Schedule Performance Index (SPI) and Cost Performance Index (CPI), essential for assessing project progress and cost efficiency. By calculating the Estimate to Completion (ETC) based on variances from schedule baselines, the dashboard enabled informed decision-making to keep projects aligned with targeted outcomes.

The integration of the dashboard not only enhanced transparency but also **fostered improved communication and collaboration across departments**, including finance, procurement, and construction. Regular site visits were conducted to validate data accuracy, further strengthening project accountability and operational reliability.

Through this strategic approach, Jaafar significantly improved operational efficiency and project outcomes. By establishing a structured PMO and integrating advanced analytics, he contributed to a proactive decision-making culture and enhanced cross-departmental coordination, ultimately driving project success and ensuring timely delivery.



EDUCATION BACKGROUND

Jafar has consistently pursued professional growth through acquiring advanced certifications, attending specialized training, and maintaining active memberships in professional organizations. This dedication has enhanced his strategic vision, decision-making skills, and ability to lead diverse teams effectively

MASTER'S DEGREE

Architectural Management

King Faisal University, Dammam,
Eastern Province - Master Thesis :
**(The Impact of Outsourcing in
The Local Architecture Market)**

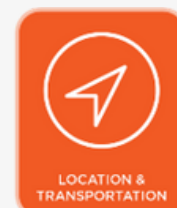
BACHELOR'S DEGREE

Architecture

King Faisal University, Dammam,
Eastern Province A+ senior project
**(Architectural Heritage Centre
reflecting the traditional (Architecture
of the eastern province)**

CERTIFICATIONS

Program Management Professional PgMP®
Number: 3775115
Risk Management Professional (PMI- RMP)
® Number: 3430133
**P30®-Portfolio Programme and Project
offices- Foundation GR645008031 JB**
Project Management Professional PMP®
Number: 2896207
Consultant-Architect (SCE) -66738
Mostadam AP-55881



**Ghassan Jachan** AIA, RIBA, NCARB · 1st

International licensed & registered Architect in US & UK

April 13, 2023, Ghassan worked with Arch. Jaafar A. H. but on different teams

All LinkedIn members

I had the chance to work with arch. Jaafar at different levels. I worked with him when he was a PM then a senior PM, an architect colleague and as a friend, and found him very dedicated to his profession.

Jaafar goes out of his way to sort out issues and propose solutions. Great with clients that are difficult to deal with. He sets goals and seeks to complete them fully.

He is a great professional to have on any team.
Best of luck, Jaafar!

Arch. Ghassan Jahchan, AIA, RIBA, NCARB

**Eng. ESSAM ALZHRANI** · 1st

Strategic Projects Director & Portfolio Manager | Expert in PMO Development & High-Impact Project Management | Leading Engineering Innovation & Operational Efficiency

April 10, 2023, Eng. ESSAM reported directly to Arch. Jaafar A. H.

All LinkedIn members

I had the pleasure of working with arch. Jaafar a. H. Buhulaiga as my manager and I can attest to his exceptional leadership abilities. He was able to monitor and assist me and my team to achieve of our goals, even under challenging circumstances arch. Jaafar a. H. Buhulaiga is an excellent communicator, with strong interpersonal skills that enable him to build strong relationships with stakeholders. His problem-solving abilities and sound decision-making skills made hem a valuable asset to our company arch. Jaafar's leadership and project management skills were a key factor in the successful of handed over Albairaq project in Dammam, a noteworthy accomplishment that I had the privilege of being a part of.

**Syed Rafiullah** · 1st

Principal Engineer - HVAC at Woodplc

October 4, 2020, Syed worked with Arch. Jaafar A. H. but on different teams

All LinkedIn members

I had the opportunity to work alongside Jaafar, when he worked both as a Department Manager of Architecture and also as a Project Manager for some of the high profile and prestigious projects of Saudi Aramco and SABIC, undertaken by Wood in the last 8 years and carved niche with his ability to execute the Projects with great success. Apart from project execution skills, he excelled in mentoring and motivating his team, with his exceptional leadership skills, that created a positive ambience, while dealing with his team in tackling many technical issues successfully on his projects. Being a top-notch Architect himself, coupled with his experience in Construction, I found his inputs quite insightful and had a profound effect on the Project delivery. Also, he maintains an exceptional rapport with client with his focus on client satisfaction. I have no doubt he will be a great asset to any company that he joins with his infectious positive energy and will surely be a force to reckon with, which will galvanize his team members in achieving greater success in his future projects.

RECOMMENDATION

**Abdulrahman Al-Ubaidi** · 1st

System Engineer at Saudi Aramco

February 4, 2012, Abdulrahman was Arch. Jaafar A. H.'s client

All LinkedIn members

I know few business leaders intelligent, diligent and customer-oriented like Eng. Jaafar. Dealing with Eng. Jaafar was really an outstanding experience for me. He is very polite, honest, patient, open minded, and highly experienced & professional in his field. Moreover, he is always willing to go an extra miles to meet customers' requirements and exceed expectations. I highly recommend Eng. Jaafar to everybody who is planning to design his home, commercial buildings, or any other projects as well as looking to repeat my experience with him in near future.

**Rabee Zakaria, PMP® , FCCM, ACI Arb, Cons(SCE)** · 1st

Senior Project Manager | FIDIC Certified Contract Manager | Arbitrator | Consultant(SCE)

October 1, 2020, Rabee worked with Arch. Jaafar A. H. on the same team


All LinkedIn members

I am proud to have the opportunity to Work with Jaafar Bu-Huliaga since 2014 up to present. Jaafar worked in Wood in two positions as project manager and then as architectural department manager. Jaafar was exceptional in the two positions and has demonstrated an overall knowledge of project management, Technical knowledge, soft skills and awareness of client standards requirements. Jaafar also demonstrated his cares about sharing his knowledge with all of his colleagues and team.



THANK YOU

JAAFAR ALI BUHULAIGA

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 Jaafar201@gmail.com

