



Proactive Management Co., Ltd

PROACTIVE MANAGEMENT

Professional Building Management and Engineering Services
Delivering reduced operating costs through five ISO-certified
management systems.



About Us

Proactive Management Co., Ltd

Established since December 2013

Registered Capital (Fully Paid-Up): 30 Million Baht

Third-Party Liability Insurance: 20 Million Baht

Engineering Control License
License No. 3049/67
issued by the Council of Engineers



Management Team

Miss Paranya Keetaworanart — Chief Executive Officer (CEO)

Mr. Chayavee Keetaworanart — Advisor to the Group of Affiliated Companies

Mrs. Rachanee Suwanrathaphum — Chief Operation Officer (COO)

HAPPYLAND GROUP

With over 60 years of experience, the Happyland Group has grown from managing fresh markets into a diversified enterprise spanning real estate, construction, retail developments, and full-service building management.

Proactive Management Co., Ltd. was founded to leverage this legacy of expertise, delivering professionally integrated and internationally standardized building management solutions.

**12 Years of Experience, Trusted with
the management of more than 200 project sites.**

Our Services

Building Management and Building Engineering Services



Professional office building management delivered to reliable standards, covering all engineering systems, with a focus on maximizing convenience and comfort for occupants and users.

Office Building Management



We provide management services for large-scale office buildings in both single-owner and multi-tenant environments. Our team understands the distinct needs of each property and designs customized solutions to ensure efficient and professional building operations.

On-Site Building Technician Services



Our services include comprehensive supervision, inspection, and maintenance of all engineering systems, enhanced by real-time reporting for transparency and control.

- OM (Operation and Maintenance)
- PM (Preventive Maintenance)

Extra Work Services: Comprehensive building management services covering environmental and energy compliance inspections, building inspections in accordance with TFM (Total Facility Management) standards, and workplace safety training conducted by certified Safety Officers (SO).

Facility Management (FM)

FINANCE ADMINISTRATION MANAGEMENT (FAM)



Financial Management

We implement systems for financial control, planning, auditing, and reporting of building-related expenses.

Administrative Management

We enhance administrative management skills and continuously improve operational efficiency to achieve maximum effectiveness.

LEGAL AND REGULATION MANAGEMENT (LRM)



Legal and Contractual Management

Our services include consultation, preparation of regulations, and review of building management contracts to ensure that all operational procedures are conducted accurately and transparently.

SERVICE OPERATION MANAGEMENT (SOM)



Service Operations Management

- Building insurance
- Compliance with regulations and legal requirements
- Housekeeping and cleanliness management
- Security management

DATA INFORMATION SYSTEM MANAGEMENT (DISM)



Information Systems Management

Efficient data management systems are a key mechanism for collecting and analyzing building information to support effective building management planning.

QUALITY ASSURANCE MANAGEMENT (QAM)



Quality Assurance Management

Quality control measures are implemented to ensure that buildings under our management operate in accordance with the company's standards, while monitoring and evaluating operational performance in line with company policies.

Why Proactive Management is the Right Choice



Selected Personnel + Mobile Team

We carefully recruit staff according to job responsibilities, provide training, and conduct background checks for all personnel. Our Mobile Team is ready to respond to emergency situations and provide 24-hour operational support.



EasyPro CMMS Cloud-based

Accurate and verifiable data management with complete monthly reporting and real-time advance work plan notifications through the online system.



Proactive Maintenance

We provide preventive maintenance services covering all engineering systems to minimize equipment downtime and ensure uninterrupted building operations for our clients at all times.



Preventive Maintenance

Extend the service life of all building systems and equipment while systematically reducing long-term repair costs.



ISO-Certified in 5 Management Systems

- Quality Standards
- Environmental Management
- Safety Management
- Facility Services
- Energy Management



Additional Services Tailored to Your Needs

- Engineering consultants
- Inspection equipment and tools
- Budget planning
- Inspection services
- Energy-saving measures

Guaranteed quality, certified standards

5 ISO Management Systems Covering Every Dimension

Proactive Management Co., Ltd. has been certified in five ISO management systems, covering every aspect of building management operations.

**ISO
9001:2015**
Quality
Management
System

**ISO
14001:2015**
Environmental
Management
System

**ISO
45001:2018**
Occupational
Health and Safety
Management
System

**ISO
41001:2018**
Facility
Management
System

**ISO
50001:2018**
Energy
Management
System



Confidence in Personnel Quality

All personnel undergo strict training and qualification screening processes.

Advance Work Planning

Monthly advance operational planning helps reduce the risk of unexpected incidents.

Real-time via EasyPro CMMS

Monitor and verify information instantly through internet access.
Any Device · Anywhere · Anytime

Professional Team

A team of specialists with in-depth understanding of building systems, ready to provide precise and effective solutions and services.

Emergency Response for All Situations

Our Mobile Team emergency response unit is ready to be deployed immediately to analyze and resolve issues quickly and effectively.

EasyPro CMMS – Building Management with Accurate Real-Time Data

Proactive Management has developed a system for inspection and data collection to meet the needs of users at every organizational level, from operational staff to top-level executives.

Operational Team



Automatic Notifications

Automated maintenance alerts help minimize errors, prevent overlooked tasks, and enable prompt issue resolution.



Real-Time Monitoring

Monitor maintenance progress in real time through both web and mobile platforms for seamless accessibility anytime, anywhere.



Comprehensive Equipment Records in One Place

To support accurate decision-making for maintenance, repairs, or equipment replacement.



Instant Reporting

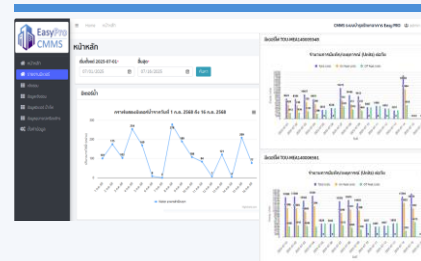
Generate monthly reports instantly from the system, reducing the time and resources required for data compilation while enhancing operational efficiency.

Board of Directors & Decision Makers



Dashboard for Energy Consumption Overview

Comprehensive dashboards provide clear visualization of energy usage, with monthly and annual comparisons to support strategic planning and efficient resource management.



Budget Planning Support Information

Consolidated expense histories support accurate annual budgeting, planning, and effective allocation of organizational resources.

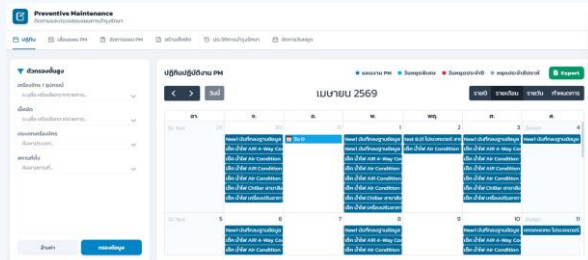


Making Decisions Based on Concrete Data

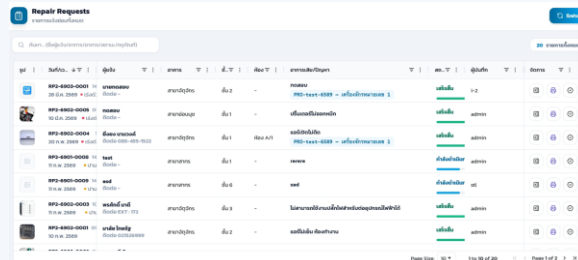
Minimize risks in administrative management by ensuring all decisions are backed by data from the system.

EasyPro CMMS – Building Management with Accurate Real-Time Data

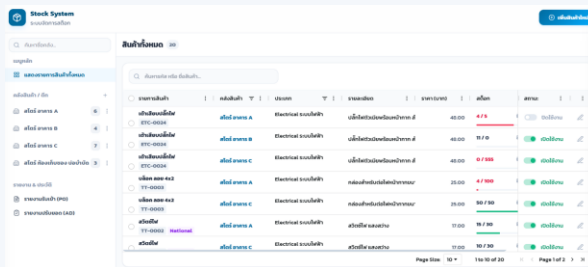
Maintenance Dashboard Maintenance and Energy Management System



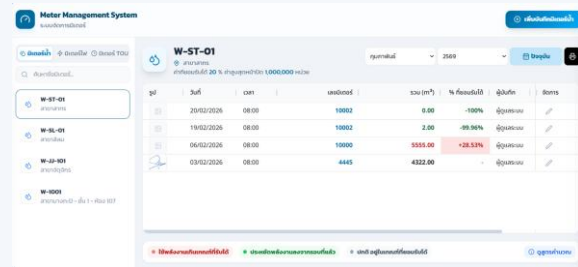
PM Planning



Online Repairing Request



Stock Management



Meter Data

Trusted by organizations (partial list)

Government Sector Clients



Office of the Prime Minister

- Budget Bureau
- Thailand Knowledge Park
Office of Knowledge Management and
Development (Public Organization)



Bank of Thailand

- Banknote Operations Division, Nakhon Pathom
- Bank of Thailand Learning Center
- Building Administration Division, Bank of Thailand
(Facilities and Equipment Section)



Chulalongkorn University

- Faculty of Education
- Faculty of Pharmaceutical Sciences
- Chulalongkorn University Demonstration Elementary School
- Witthayanivet Dormitory, Chulanives and Chulanivas Residence
- Virachmitr House (CU I-House)
(Property Management Office, Chulalongkorn University)



Ministry of Higher Education, Science, Research and Innovation

- National Innovation Agency (Public Organization)
- National Science and Technology Development Agency (NSTDA)
- National Metal and Materials Technology Center (MTEC)
- Innovation Cluster Building 2 (INC 2)
- Eastern Economic Corridor of Innovation (EECI)



Electricity Generating Authority of Thailand (EGAT)

- Headquarters
- Sai Noi Office
- Factory and Spare Parts Division, Nong Chok Office
- EGAT Learning Center



Srinakharinwirot University

- Central Administration Office
- Five Academic Buildings and Parking Structure
- Faculty of Science
- Dormitories for Medical Students, Nurses, and Healthcare Personnel
at Panyananthaphikku Chonprathan Medical Center

Trusted by organizations (partial list)

Government Sector Clients



PTT Public Company Limited

- Chonburi Operations Center Building



Mahidol University

- Faculty of Medicine Ramathibodi Hospital



National Institute of Development Administration (NIDA)

- Siam Boromrajakumari Building
- Naradhip Bongsprabandh Building (including Mechanical Building)
- Boonchana Atthakor Building and NIDA House



King Mongkut's University of Technology North Bangkok



Pathumwan Institute of Technology



King Prajadhipok's Institute

- King Prajadhipok Museum



การไฟฟ้าผกหลวง
Metropolitan Electricity Authority

Metropolitan Electricity Authority (MEA)

- Thai Electricity Museum (MEA SPARK)



Srisavarindhira Thai Red Cross Institute of Nursing

- Sirindhorn Memorial Building on the 60th Birthday Anniversary



Rajamangala University of Technology Phra Nakhon

- Faculty of Business Administration



Small and Medium Enterprise Development Bank of Thailand

Trusted by organizations (partial list)

Private Sector Clients



EnCo Company Limited

- Pattana Nithat Building, Rayong Province
- Arts Gallery at Ban Chao Phraya
- Khung Bang Kachao
- Prem Pracha Wanarak Park (Kamphaeng Phet 6 Area)
- PTT Metroforest Learning Centre



Praram 9 Hospital Public Company Limited

A total of 5 buildings:

- Building A
- Building B (Praram 9 Medical Center)
- Building C
- Building D (Nurses' Dormitory)
- Building O (Office Building)



CMO Public Company Limited

- Headquarters
- PM Center Company Limited
- Nerf Creative Company Limited



Bumrungrad Hospital Public Company Limited

- Bumrungrad International Hospital
- Nurses' Dormitory Building 1 and the BRO Building



CP All Public Company Limited

- CP Tower, 24th Floor
- Silom Park View Buildings 1 and 2
- United Tower Building



WHA Corporation Public Company Limited

- Qube Building
- Quant Sukhumvit 25 Building

Trusted by organizations (partial list)

Private Sector Clients

- Thai Oil Public Company Limited
- Jaymart Group Holdings Public Company Limited
- Betagro Public Company Limited
- Bangkok River Park Condominium Juristic Person
- I am Chinatown Company Limited
- City Resort Living Home Company Limited
- Sivayathorn Company Limited
- Gearing Services (Thailand) Company Limited
- S. Khon Kaen Foods Public Company Limited
- King Power Corporation Company Limited
- Olympus (Thailand) Company Limited
- TOA-PPOH Company Limited
- The Klinique Hospital Company Limited
- Storage Asia Public Company Limited
- Tang Hwa Pak Company Limited
- Rugby School Thailand

Contact Us



Accurate and Comprehensive Data
for Confident Decision-Making

Enhance long-term building maintenance
with real-time management solutions.

Thank you for your interest in our services.
For further inquiries, please contact us via the following channels:

 **02-049-5511**
086-995-6985

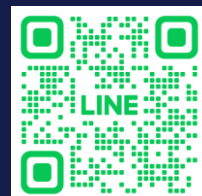
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For more information
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Facebook

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