

Part 1

Curriculum Vitae

Martin Svitak, RIBA, PMP, Chartered Architect
Senior Design Leader | Developer-Side & Mixed-Use Projects

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Martin Svitak, RIBA, PMP

Senior Design Leader • Developer-Side & Mixed-Use Projects
UAE Golden Visa Holder • 26 Years of Experience

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Chartered Architect (RIBA) and PMPcertified Senior Design Manager with 26 years of international experience, including 20 years delivering major developer-led and gigaproject portfolios across the UAE and KSA. Currently leading complex, multistakeholder workstreams on THE LINE (NEOM), with responsibility for design governance, consultant performance, and alignment of architectural vision with commercial, digital, and delivery objectives.

Recognised for operating at a Design Director-ready level, with a proven ability to translate ambitious design intent into commercially viable, buildable, and technically coordinated assets across mixeduse, residential, hospitality, and destination developments. Experienced in establishing scalable delivery frameworks, driving GFA optimisation, resolving complex technical interfaces, and enabling programme certainty in fasttrack environments. Trusted by senior leadership for structured decision support, risk management, and crossdepartmental coordination across large, multi-plot developments.

Core Competencies & Leadership

- **Design & Delivery Leadership:** Senior leadership of complex mixed-use, residential, hospitality, and destination developments across all design stages. Proven ability to coordinate multidisciplinary teams, manage consultant performance, and support senior design governance in developer-led and large-scale project environments.
- **Commercial & Technical Integration:** Strong capability in aligning architectural ambition with cost, programme, buildability, and authority requirements. Experienced in value engineering, GFA optimisation, and resolving complex structural, MEP, and digital interfaces to protect design quality while meeting commercial objectives
- **Stakeholder & Client Management:** Trusted client-facing professional with extensive experience working alongside Development Directors, Design Directors, and government entities. Skilled in navigating complex stakeholder landscapes, managing international consultants, and supporting executive-level decision-making within regulated environments. Trusted advisor to Development Directors, Design Directors, and government entities across UAE, KSA, Qatar, and Bahrain.
- **Design Governance & Project Frameworks:** Experienced in supporting and implementing design governance structures, digital delivery standards (BIM/CDE), reporting systems, and approval workflows that enable consistency, quality control, and scalability across large and multi-plot developments.
- **Construction Interface & Quality Assurance:** Strong background in technical delivery and construction-stage support, ensuring design intent is maintained through coordinated documentation, site engagement, and quality assurance across challenging programmes and environments.

Professional Experience

Year	Role	Company	Location
2023–Present	Senior Design Manager	NEOM	KSA
2021–2022	Principal Architect	WS Atkins	UAE
2018–2020	Associate / Project Leader	Woods Bagot	UAE
2016–2018	Head of Design Management	Sobha Developers	UAE
2014–2016	Senior Architect	Sobha Developers	UAE
2010–2014	Senior / Site Architect	Woods Bagot	UAE / Qatar / Bahrain
2006–2010	Architect / Technical Officer	CHAPO	Bahrain
2005–2006	Lead Architect	Ian Bryan Architects	Czech Republic
2003–2004	Lead Architect	Joy Choi Arquitecta	Macau, China
2000–2003	Architect	CMC Architects	Czech Republic

Education & Certifications

2020–Present	Project Management Professional (PMP)® - Active
2012–2016	LEED Green Associate
2005	Master Degree in Architecture & Urban Planning
1999–2005	Faculty of Architecture, Technical University of Liberec, Czech Republic
1993–1998	Faculty of Architecture, Czech Technical University in Prague

Professional Affiliations

2012–Present	Registered Member of the Royal Institute of British Architects (RIBA)
2018–Present	Chartered Member of the Czech Chamber of Architects
2016–2017	Registered Member of the UAE Society of Engineers

Software Efficiency

CAD & BIM	Autodesk AutoCAD, Autodesk Revit, SketchUp, Enscape, Navisworks
Design Review	Bluebeam Revu, Acrobat, Revizto
DTP	Adobe InDesign, Photoshop, Illustrator
Business Data	Microsoft Word, Excel, Outlook, PowerPoint, Teams
Data & CDE	Aconex, BIM360, SharePoint
Planning	Microsoft Project, Primavera

Leadership & Volunteer Experience

2009–2011	President - Czech & Slovak Community in Bahrain Led cultural and community initiatives, organized events, and coordinated with local authorities.
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Availability & Location

Open to discussing opportunities | Currently based in KSA | UAE Golden Visa Holder

Professional Experience (Detailed Narratives)

NEOM | Senior Design Manager (2023–Present)

„Operating within one of the world's most ambitious giga-developments, I perform a Design Director-level role on THE LINE, providing strategic leadership across multiple concurrent workstreams and asset typologies. I oversee design governance, consultant performance, and alignment of architectural vision with development, cost, digital delivery, and construction readiness objectives. Acting as a senior advisor to the Project Design Director and executive stakeholders, I establish project-wide frameworks for delivery and readiness, enabling scalable execution across a multi-billion-dollar portfolio while safeguarding design excellence and commercial viability.“

WS Atkins | Principal Architect (2021–22)

„As Principal Architect at WS Atkins, I served as Lead Design Manager on flagship developments across the UAE and KSA, most notably Saadiyat Grove (404K m² BUA) for Aldar Properties and Six Flags Qiddiya (320K m² footprint) for Qiddiya Investment Company. Acting as the primary client-facing design authority, I directed large multidisciplinary teams, established governance structures, and drove value engineering and risk mitigation strategies, ensuring consistency of design quality, programme certainty, and alignment with developer commercial objectives under fast-track conditions.“

Woods Bagot | Associate & Project Leader (2018–20)

„As an Associate, I held senior responsibility for landmark residential and mixed-use developments for major regional developers including Emaar and Dubai Properties. I provided strategic design leadership, managed client relationships at Development Director level, and ensured international design intent was translated into locally compliant, buildable, and commercially optimised assets, while mentoring project leaders and reinforcing studio-wide design standards.“

Sobha Developers | Head of Design Management (2016–18)

„In this developer-side leadership role, I established and led the in-house Design Management function across Sobha's full development portfolio. Reporting directly to the Director, I oversaw design governance, consultant management, authority liaison, and crossdepartmental coordination spanning development, construction, procurement, and sales. I implemented standardised workflows, quality benchmarks, and reporting structures aligned with Sobha's ultraluxury brand positioning, while personally acting as Design Director on selected flagship projects.“

Sobha Developers | Senior Architect (2014–16)

„As Project Lead on major hospitality and retail assets within Sobha Hartland, I managed architectural delivery from concept through technical design, coordinating consultants, contractors, and authorities while aligning design ambition with cost, programme, and buildability requirements.“

Woods Bagot | Senior Architect (2012–14)

„Working across the UAE, Qatar, and Bahrain, I led technical delivery and on-site realisation of large-scale hospitality and mixed-use developments, overseeing design coordination, quality assurance, and resolution of complex construction interfaces—experience that underpins my effectiveness in senior developer-side roles.“

Early Career | Lead Architect / Architect (2000–2012)

„My early international career across Europe, the Middle East, and Asia encompassed high-rise residential, hospitality, and urban regeneration projects delivered from concept through construction, establishing the architectural rigour, adaptability, and holistic project understanding that inform my Design Director-level practice.“

