

GAF Profile



The Most Popular Commercial
Roofing System

We protect what matters most™



What's in a roof? At BMI, that's something we think about all the time.

Everything we do, every day, explores and answers this question.

We think a roof is far more than just a collection of products protecting a building. It protects people, businesses, lifestyles and whole communities. It can be turned into an additional living space, a playground, a garden or even a source of renewable energy.

And, for us, it's the starting point for a journey of possibilities. So when we think about a roof, we think about what's beneath it, on it, and all around it. There's more to roofs than meets the eye, and we're here to help you see the potential.

If you want to ask more from your roof,
ask us.





We protect
what matters most™

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We start with you

A combination of Bras, Monier, and Icopal, BMI Malaysia is the only solutions provider and manufacturer of both flat and pitched roofing, making us uniquely placed to support any building's needs.

BMI is a new name, backed-up with over 180 years of experience and knowledge. Bringing together industry-leaders and their expertise in the specification, manufacture and supply of pitched and flat roofing solutions; united to deliver excellence for our customers.

In 2024, BMI Malaysia transitioned its flat roofing brand to GAF, North America's largest roofing manufacturer. With over 130 years of experience and a strong global presence, GAF is known for delivering high-quality, innovative, and sustainable flat roofing systems. Now represented under the BMI Roofing System in Malaysia. This change marks a new chapter in our commitment to delivering globally

certified, high-performance flat roofing solutions with exceptional durability, energy efficiency, and international recognitions including FM Approved and LEED contributing systems

Our roofs cover all kinds of spaces – from where we live, work and learn, to where we rest, play or heal. We don't see a roof for what it is, but for what it could become and how it can help inspire closer communities, build better businesses and enhance the lives of everyone.

We care about getting you the right roof – right from the start. Our market-leading brands cover different roofing technologies, meaning that we can recommend the best solution for our customers' needs. It doesn't stop there; we're on hand throughout the project life-cycle with audits, surveys and on-site inspections – as well as technical support and consultancy.



Every roof is different – but they all start with the customer. Our customers include architects and specifiers, building owners, roofers and suppliers of building materials, not to mention homeowners. For each, we're committed to solving their challenges and meeting their needs, as well as opening their eyes to the new possibilities and potential we offer through our roofs. We listen, we respond.

Whether we are creating a hardwearing roof to resist the harshest extremes of weather, or one that actively works towards a more sustainable future, we are committed to providing peace of mind, progress and quality of life. We care about getting you the right roof – right from the start.



A world of support and services

Our systems are never just about the product, nor is our support just about the roof. Instead, it's built around a number of factors.

Dedicated training

Our BMI Academy helps contractors, merchants and specifiers develop new skills and learn to install our roofs efficiently and effectively.

A greater choice of guarantees

For each of our solutions we offer a range of guarantee levels, from the basic product to comprehensive systems.

Every day support

We offer advice on a wide range of subjects including: GAF objects and guidance, design advice and calculations, supply chain management, product and technical support and tips for safer, faster and easier installation.

When and where you need us

We're always here to assist; from support for architectural design and sustainability, to cost-effective installation and guaranteed performance - so if you need us on-site, in your office or remotely, our local teams are available.



With the roof key to a building's performance, it's essential that every step of your project is carefully managed.

Our 5-step process: giving you peace of mind with full project support

1

Consultation

Each project is different, so we ensure that we take the time to meet and discuss your specific needs in detail.

2

Design and specification

We provide a full design specification service ensuring that specifications, drawings and calculations align with Building Regulations, Codes of Practices and your specific guarantees.

3

Legislative compliance

We will help assist on your specification (and build) adheres to all relevant Building Regulations.

4

Contractor selection

BMI's approved roofing contractors offer a guaranteed level of exceptional service, skill and technical expertise.

5

System guarantees

BMI provides comprehensive solution guarantees, available for up to 35 years*, depending on system specification and project requirements.

*Subject to BMI terms & conditions

The right solution for your flat roof

Delivering flat roofing systems that protect what's below is just the beginning.

Flat roofs are a defining feature of modern buildings — and demand solutions that are high-performing, long-lasting, and reliable. In 2024, BMI Malaysia transitioned its flat roofing brand to GAF, North America's largest roofing manufacturer. With over 130 years of proven expertise, GAF systems are now offered exclusively under the BMI Roofing System in Malaysia, combining global innovation with local project needs.

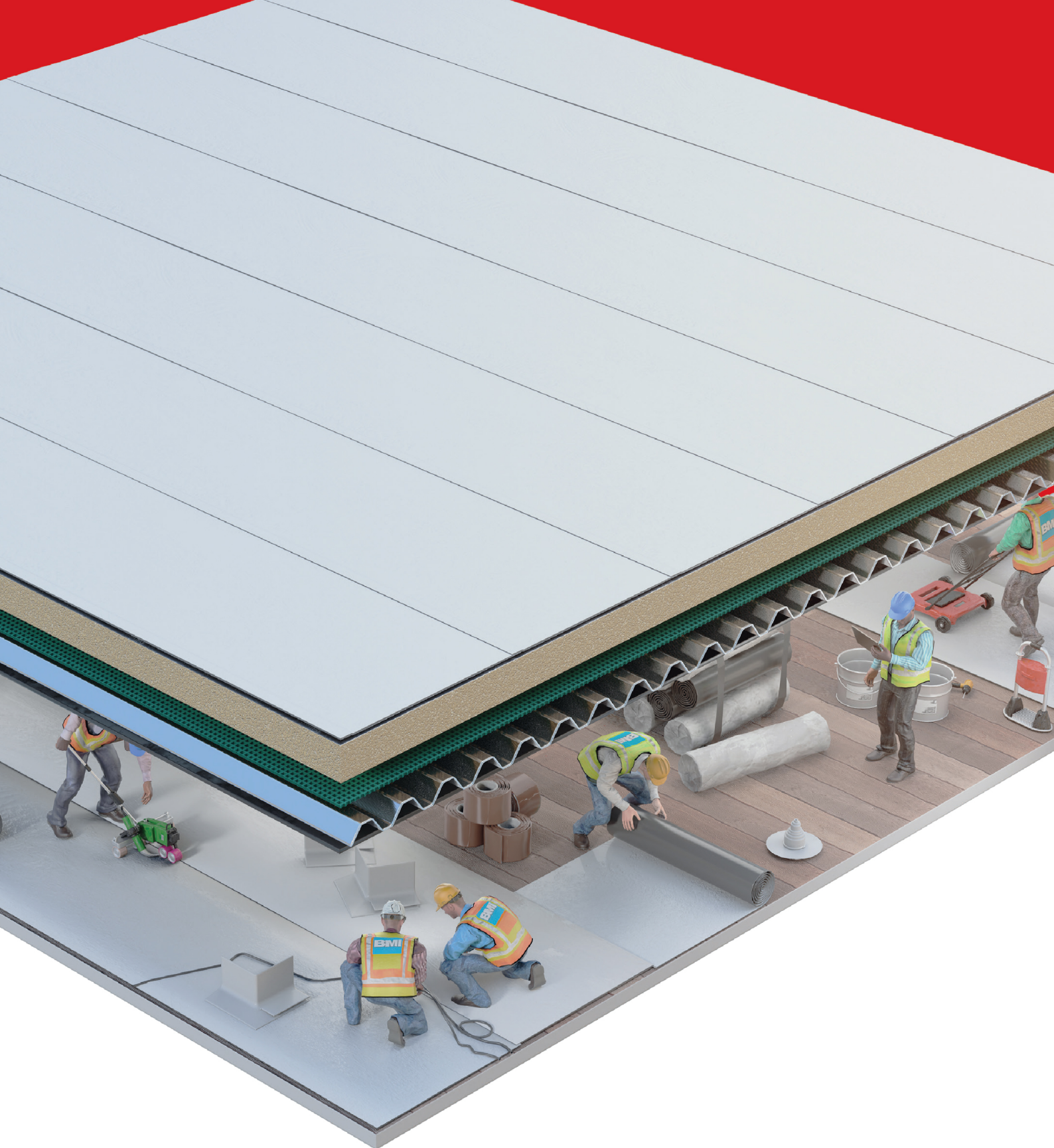
GAF flat roofing solutions deliver complete protection and are designed to suit a wide range of project types. Systems include single-ply membranes, liquid waterproofing technologies, and supporting layers like insulation, vapour barriers, and roof accessories — engineered for durability, energy efficiency, and installation flexibility. Whether for commercial buildings, infrastructure projects, or modern green

roofs, GAF's solutions are tailored to meet demanding specifications.

In addition, we provide an extensive range of options — from skylights, smoke vents and green roofs through to managed water release roofs and terraces.

With GAF's expertise, BMI Malaysia provides comprehensive technical support, consultancy, and training to help our customers achieve the best results. Our commitment to innovation ensures continuous product development to enhance performance, sustainability, and user experience. This includes advanced systems like thermally activated membranes and self-adhesive solutions, which simplify installation while enhancing safety, weather resistance, and overall performance.





Single Ply GAF TPO membrane



We protect
what matters most™

Our single ply roofing systems deliver all the tools required to achieve a high-performing, lightweight, flexible roofing system. Helping to deliver excellent thermal insulation and airtight construction, they thereby reduce a building's carbon footprint while making sure that performance-critical roof membranes continue to deliver high quality protection.

Single ply

Single ply roofing membranes and accessories deliver a high performing, lightweight, flexible roofing system, which is also easier, safer and quicker to install. Single ply roofing systems are able to meet highly challenging design briefs, and we offer a range of high performance single ply membrane systems tailored to meet the specific market requirements.

Our thermoplastic waterproofing systems for roofs and buildings offer an impressive range of application-specific membranes, including a unique acrylic rubber formulation that allows hot air welding in the coldest of conditions. The durable, reliable and hardwearing TPO products offer a complete solution. Innovative and sustainable build quality eliminates plasticizers and HFC's while contributing to lower energy cost through improved thermal performance.



Liquid waterproofing



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Our liquid waterproofing range is extremely versatile and can be used for flat roof applications of all shapes and sizes, ranging from small to large projects. Installed directly onto a new substrate or over an existing waterproofing system – they cure seamlessly to provide a durable and flexible surface.

Product

Projects with restrictive access and clearances, and multiple or odd-shaped penetrations, can prove challenging for even the most flexible roofing membrane. Suitable for both new build and refurbishment, our cold liquid-applied solutions have been developed to help architects, specifiers and contractors solve these issues with innovative simplicity. The GAF range of cold-applied liquid waterproofing systems, comprises of components that are specifically designed to work together. Each product formulation has been carefully developed on the basis of extensive research and experience, taking into consideration different climatic zones and local specification requirements.



Systems

Many of our cold-applied full-roof systems are installed using the 'wet-on-wet' technique. A layer of reinforcing fabric is laid between two layers of coating to allow full membrane installation in a single process. These fast-curing liquid resins can easily adapt to complex details and the whole system adheres directly to the substrate without the need for any mechanical fixing or welding, saving both time and costs. This is a highly durable solution with a service life in excess of 25 years, supported by our guarantees. Difficult details can be waterproofed quickly without the need for hot works, eliminating any associated risks.

Support

Our experts are here to help make your roofing project a success, and as part of our specification service, we complete a full roof survey which includes core samples to identify the existing condition, and build-up and measured surveys to ensure the proposal meets the requirements of your project. Once a site survey has been completed our experts, supported by a team of roofing technicians, will produce a specification for your roof. This will include: Wind Uplift Calculations, Drainage Calculations, U-Value & Condensation Risk Analysis, Tapered Insulation Design, Bespoke CAD Detailing, Laser levelling and Moisture Mapping.

Green and blue roofs



We protect
what matters most™

Our Green and Blue Roofs benefit the wider environment through their positive impact on sustainability, biodiversity and the attenuation of storm water. They enhance the landscape by creating a greener environment which can even be used for recreation or as a bio-diverse learning space.



GAF green roof system

As the global leader in roof waterproofing systems, GAF Malaysia as part of the BMI Group, offers comprehensive beginning- to-end project support, to provide the strongest possible foundation for every green roof project. We are dedicated to providing the right balance of system performance, reliability and cost to help you meet the challenge of delivering best value.

GAF Canopia builds its position on 160 years of experience in roofing and waterproofing. This demonstrates our commitment to provide waterproofing and green roof systems which can fully satisfy your project requirements. There are a number of different types of garden roof, defined by the way they are used. The basic types of green roof fit into either extensive or intensive categories.

GAF green roof system

These systems are designed to be accessible and used as recreational spaces, and often involve many features similar to traditional ground level gardens including paving, water features, lawns, shrubs and trees. These intensive 'roof gardens' are soil-based, multi layered systems and are so called because they are labour-intensive, requiring higher levels of irrigation, feeding, and other maintenance compared to their extensive counterparts.



Extensive systems

Extensive green roof provide a decorative and ecological feature maximising otherwise unused space for biodiversity or aesthetic appearance. They can be planted with the sedum family of flowering plants including annuals, creeping herbs and shrubs. The sedum plants are succulents, with leaves that are able to store water, which makes them ideal for green roof applications.

Green roof systems can be established in a number of different ways which generally relate to budget, location, logistics and aesthetics.

Blue roofs

The GAF Blue Roof Systems are designed to explicitly store rainwater over a period of time, with each system designed specifically for each project. There are many benefits of a blue roof, depending on design, including temporary storage of rainfall to mitigate run-off impacts and reducing flow rate. Blue roofs also store water for reuse, such as irrigation, and make up the drainage and support layer for green roofs.



About us

BMI Group is part of Standard Industries company. BMI Group is the largest manufacturer of flat and pitched roofing and waterproofing solutions throughout Europe with a significant presence in parts of Asia and Africa.

GAF, the leading manufacturer of roofing and waterproofing solutions in North America.

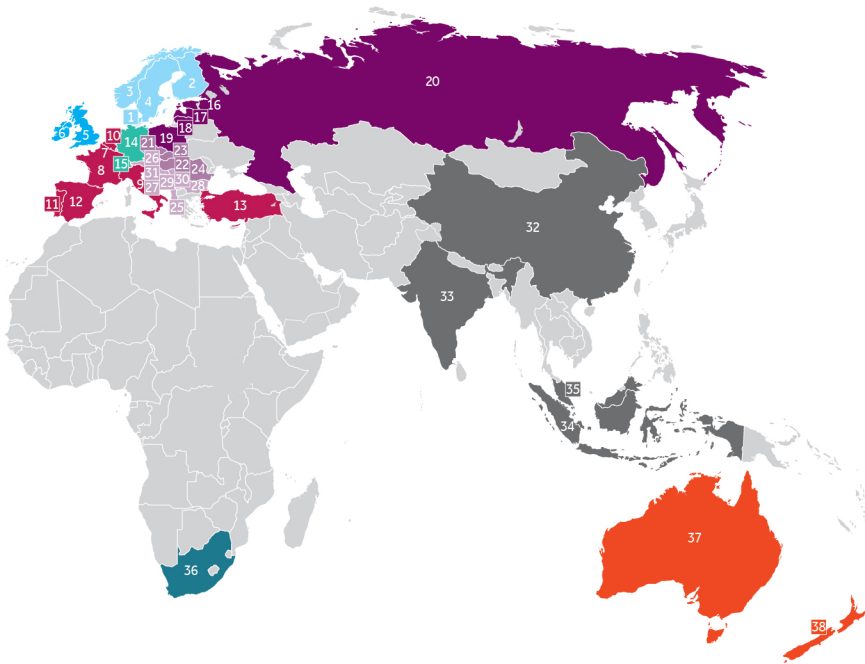
We deliver innovative roofing and waterproofing systems, designed to transform the way people live and work. Providing protection, added value and peace of mind for architects, roofers, building and homeowners alike.

Together, we are the largest roofing and waterproofing business in the world.





BMI OPERATING COUNTRIES



NORTH

Nordic cluster

- 1 Denmark
- 2 Finland
- 3 Norway
- 4 Sweden

- 5 UK
- 6 Ireland

SOUTH WEST

- 7 Belgium
- 8 France
- 9 Italy
- 10 Netherlands
- 11 Portugal
- 12 Spain
- 13 Turkey

CENTRAL

- 14 Germany
- 15 Switzerland

AFRICA

- 36 South Africa

SOUTH

- 37 Australia
- 38 New Zealand

EAST

East-North cluster

- 16 Estonia
- 17 Latvia
- 18 Lithuania
- 19 Poland
- 20 Russia

East-Central cluster

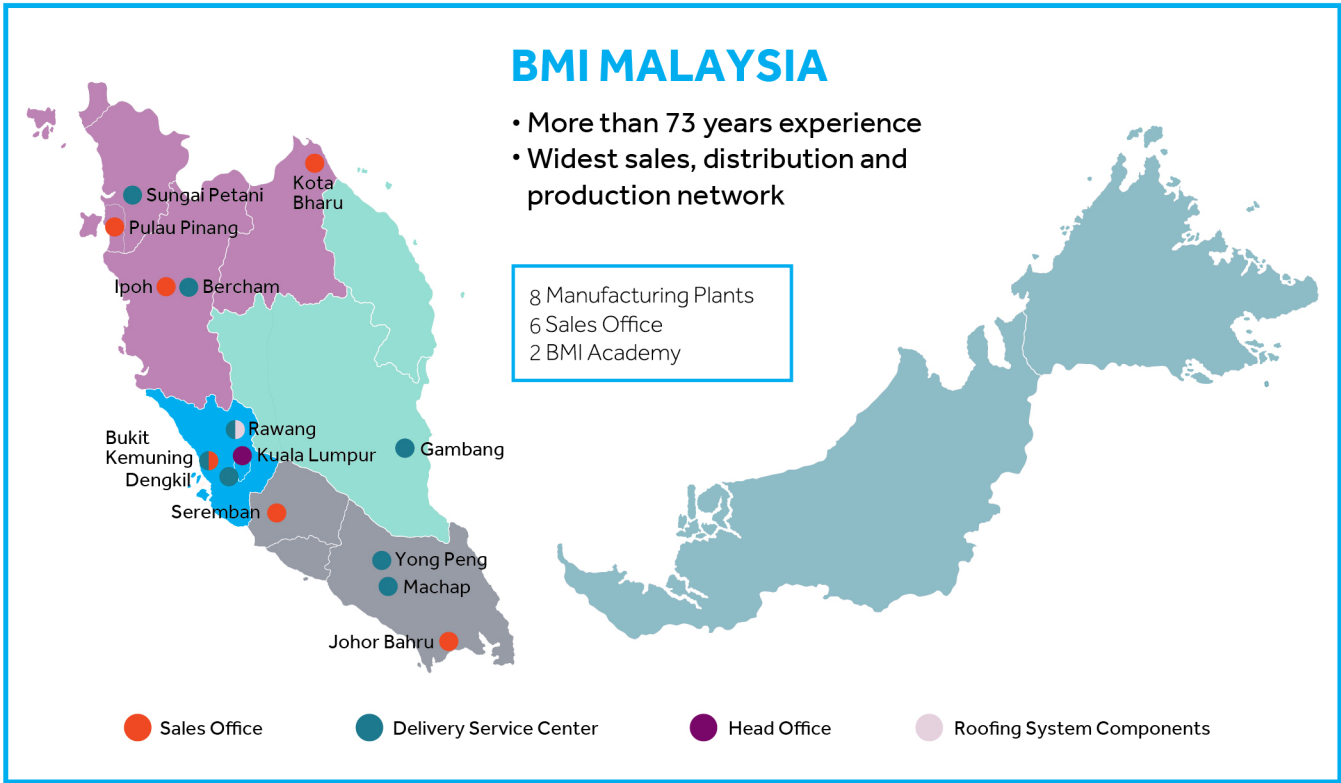
- 21 Czech Republic
- 22 Hungary
- 23 Slovakia
- 24 Romania

East-South cluster

- 25 Albania
- 26 Austria
- 27 Bosnia
- 28 Bulgaria
- 29 Croatia
- 30 Serbia
- 31 Slovenia

ASIA

- 32 China
- 33 India
- 34 Indonesia
- 35 Malaysia



BMI MALAYSIA

- More than 73 years experience
- Widest sales, distribution and production network

8 Manufacturing Plants
6 Sales Office
2 BMI Academy



- Sales Office
- Delivery Service Center
- Head Office
- Roofing System Components

Some Fine Projects Reference



AMAZON Logistic Platform - Spain
TPO SINGLE PLY AND PIR

- Size: 130,000 sqm
- Amazon key account started in 2016 with depolluting flat roof with Parafor Solo GFM NOx-Activ.
- In consequence of a great key account relationship, the next roof were done in 2018: 130,000 sqm with Everguard TPO 2mm with high SRI white.



Elfstedehal Ice Rink, Leeuwarden - NL

TPO synthetic single ply cool roof

- Size: 17,000 sqm
- White single ply synthetic membrane.
- Cool roof effect to reduce the energy consumption for the ice rink maintenance.



Kia Motors Andhra Pradesh - India

Synthetic single ply cool roof

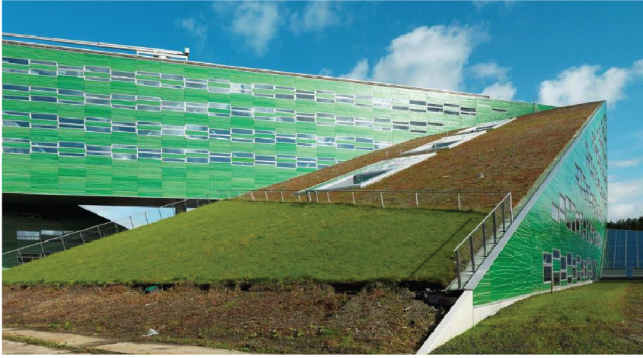
- Size: 50,000 sqm
- Five roofs are made BMI / GAF Single Ply TPO and PIR insulation



IKEA Store Mumbai - India

Tpo single ply membrane and pir

- Size: 28,000 sqm
- IKEA started in 2018 with using GAF TPO and PIR for their IKEA stores in India.
- There are more projects planned (one in Bangalore) over the next years where TPO including PIR is considered as the roofing solution.



University of Groningen - NL
Single ply green roof

- Size: 6,000 sqm
- Single ply root-resistant bitumen membrane Icopal Universal over an extensive green roof.
- The proposed solution needed to comply with the different slopes and a very ambitious landscaping design.



**National Museum of Qatar
by Ateliers Jean Nouvel**
Liquid applied waterproofing

- Size: 10,000 sqm
- Cool roof effect to reduce the energy consumption.
- BMI was the only supplier who could offer a highly flexible and long lasting solution for the extremely complex roof.



Paris City Hall Roof Garden - FR
Silver multi ply green roof / blue roof

- Size: 1,000 sqm
- Parafor Jardin Silver, root-resistant membrane with RFID was installed over an existing two layers of Siplast membranes.
- Blue Roof complex was laid to keep part of rainwater on the roof.
- First garden roof over a public building in Paris became a very prestigious reference.



LEGO House Billund - Denmark

Liquid applied waterproofing and bitumen

- Size: 4,000 sqm
- Several different products have been used.
- LEGO House is also called Home of the Brick, with reference to the city where the LEGO bricks was invented.



Solar Roof at Westmont, Port of Los Angeles

Synthetic single ply cool roof

- Size: 1.9 million sqm (~30 football field)
- One of the World's largest rooftop solar project.
- Single Ply TPO with GAF Solar Panels.
- EverGuard TPO was selected due to its exceptional seam strength as well as its outstanding long term weathering - all of which results in maximum reliability.



Hangzhou Olympic Center - China

Single ply tpo membrane

- Size: 25,000 sqm
- Single Ply TPO with metal cladding.
- The developer wanted to provide a high-quality cultural and physical location to be used by Hangzhou citizens when the games are over.



Heathrow Terminal 3 - UK

Liquid applied waterproofing

- Size: 12,000 sqm
- Solvent Free Liquid Membrane.
- System installed completely flame free.
- Extremely difficult project with absolute minimum internal disruption to the building usage.



Krasnodar Stadium, South of Russia

Liquid applied waterproofing

- Size: 35,000 square feet
- Largest sport facility in Russia.
- Combine green roof and the exposed metal roofing solutions where transform from park to stadium - from foundation to roof.



Hyundai Motor, Jakarta Indonesia

Single ply tpo

- Size: 110,000 sqm
- Single Ply TPO.
- Roof completion end 2020.
- This is a first EV battery facility in Southeast Asia.



Lam Research, Batu Kawan, Penang

Eg tpo roof system

- Size: 24,000 m² Roof System including Roof Garden
- Single Ply TPO 45mil, PIR 50mm Thermazone and PV ready.
- FM Mutual compliant.
- Mobilisation Oct '20.



Pangkor Laut Resort, Pangkor Island, Malaysia

Single ply tpo

- Size: 700m²
- Single Ply TPO
- Pangkor Laut Resort is one of the TOP resort in Asia.



Micron Memory Batu Kawan, Penang, Malaysia

Single ply tpo membrane

- Phase 1 (10,000m²) of 8
- Single Ply TPO 60mil, 60mm Kingspan PIR, OMG Fixings
- Roof System must adhere to Factory Mutual (FM) requirements.



BRIDGE Data Centre, Bukit Jalil
Single ply tpo

- Size: 3,800 sqm
- Single Ply TPO
- TPO membrane with Thermal PIR insulation give great solution for to reduce energy consumption by preventing heat loss through the building envelope



Sanofi, Singapore
Single ply tpo

- Size: 13,000 sqm
- Single Ply TPO
- Regional HQ in Singapore



Pfizer BioMedical , Singapore
Single ply tpo

- Size: 8,000 sqm
- Single Ply TPO
- Pharmaceutical industries required high requirement on water tightness and airtight for hygienic production activities.



BRIDGE Data Centre, Kulai, Johor
Single ply tpo

- Size: 18,000 sqm
- Single Ply TPO
- One of big scale of data centre in Malaysia







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