



EDACOM
Owners Association Management

Company Profile



About Us

EDACOM Owners Association Management is a subsidiary of Union Properties PJSC. EDACOM Management is highly qualified with over 8 years of experience in Community Management.

EDACOM delivers effective Owners' Association Management services for two Union Properties projects and communities: MotorCity and UPTOWN Mirdiff. This responsibility covers approximately 4,000 units in MotorCity, and 800 in UPTOWN Mirdiff. All together, our services reach 20,000 residents, across 4,800 units and 100 buildings.



We have two main aims:

- To ensure that all residents can enjoy being part of a safe, happy, well-maintained and well-run community.
- To provide and manage all the services and facilities necessary for this, in ways that are efficient and that represent excellent value for money on the service charge that owners pay.





EDACOM activities and financial accounts are audited by RERA. In the past we have launched several initiatives and measures to forge closer links with owners, and to provide information that's transparent, comprehensive and easy to access.

These include our Owners' Portal, and a commitment to hold quarterly meetings to share information and exchange ideas.



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- Our service delivery has been designed to create an environment in which all owners and occupants can maximise enjoyment of their offices and the various shared facilities within the community.
 - We provide communal areas with total asset management support, including all technical, financial and facilities in compliance with the Dubai Jointly Owned Property Law.



Our Objectives are Simple!

- We keep you informed.
- We provide a safe and secure place to work.
- We enhance the long-term value of your property.



Mission

Specialist Strata/Association Management Company

We provide specialised Association Management services and solutions that guide owners through every aspect of:

- Understanding the legalities of jointly owned properties;
- Setup of Owners Association;
- Ongoing management for new and established Owners Association.



Approach

Independent and unique

We believe our specialist team provides a unique level of service. Our in-depth understanding of the complexities of association management is second to none, enabling us to add real value. What's more, we've deliberately chosen not to enter into partnership with any company in our related industries, ensuring our business is independent and conflict-free. Advantages include:

1. Specialisation;
2. Adoption of industry best practice;
3. Free to scrutinise all parties involved for accurate feedback and compliance;
4. Efficiency of systems;
5. Cost efficiency.

Proactive and expert association management

EDACOM helps the clients achieve:

1. A safe, comfortable experience for your occupants;
2. Operational efficiencies that maximise financial allocation of service levies;
3. Sustainable community practices;
4. A positive return on equity and investment.



Our Services

Full Service Owners Association Management

Property Management

- Regular on-site inspections.
- Appointment and supervision of facility managers, contractors, surveyors, engineers, maintenance providers, and on-site staff.
- Identification of present and future issues to ensure the smooth running and preservation of the development.
- Propose initiatives to preserve assets and effectively manage the assets.



Our Services

Financial Management

- Raising and collection of service charges.
- Managing Client monies in accordance with legislation, including maintaining a reserve fund where required.
- Effective credit control and debt recovery.
- Preparation of yearly accounts and “user-friendly” itemized invoices.
- Service charge modeling, budgeting and forecasting.
- Transparent account keeping for all service charge collection and dispensation including receipts, direct payments, cash reconciliation, disbursements and expense reports.
- Clear and transparent Escrow accounting. Identifying and analysing cost saving initiatives.




Our Services

Vendor Management

- Managing the process of receiving quotes, negotiations and ensure the OA properly votes on the selection and Contract assignment to the vendor (excluding at all times any matters relating to the appointment of any Association Manager which is handed by the independent third party);
- Following the relevant resolution by the OA, ensure the appointment of the vendor's provider by OA and control and monitor the service contractors necessary to maintain and repair the community, including any utility services, utility infrastructure, shared facilities and shared structures;
- Supervise the operation, maintain, repair and renew through vendors for the Common area.



846,579	237,689	563,980	45,000	461,771	182,790	276,981	4,567,284	45,556	24,766	1,876	354	1,900	133	346	25,599	47,756	
Europe	Product A01	Product A02	Product A03	Australia	Product A01	Product B01	Total	12,357	20,775	3,541	764	543	456	13,890	25,326	25,599	47,756
																	
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2015	2016	%Growth															
912	108,287	-11%															
918	91,938	+37%															
939	125,819	+42%															
9,128	278,161	+79%															
9,283	11,827	+18%															
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Company's target.																	
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2015	2016	%Growth															
8,714	39,912																
107,812	108,287																
89,918	91,938																
123,939	125,819																
189,128	278,161																
10,283	11,827																
47,029	107,812																
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Product B - North America																	
Product A - Australia																	
Product B - Europe																	
Product A - Australia																	
Product B - Europe																	

Our Services

Handover Services

- Facilitating detailed third-party inspection on the common areas as required by law or the OA;
- Ensure developers handover of complete documentation and drawings as required by law;
- Follow up with the developer to clear snagging items, identified in the third-party inspection report;
- Overall management of the handover, property transfer process and registration of the OA as required by RERA and the current regulations.



Our Services

Administrative Management

- A “speedy and efficient” central telephone service.
- Unique computerized management system for back-office and middle-office functions.
- Coverage of all relevant insurance requirements including valuations and claims handling.



THANK YOU!

 **800 EDACOM (332266)**

 **info@edacom.ae**

 **edacom.ae**

