



CUSHMAN &
WAKEFIELD

CORE

OUR SERVICES

PROPERTY MANAGEMENT



Better never settles

CLIENT-CENTRIC PROPERTY MANAGEMENT

Service-Driven

It is crucial your property stands out in the highly competitive UAE real estate market. At Cushman & Wakefield Core, we treat your property as if it were our own, ensuring it is well-managed and offers a high standard of service that continuously attracts and retains tenants. Whether you are a developer or property owner, we offer tailored property management services to meet all your goals.

Our professional property managers provide comprehensive services focused on maximising the value of your asset, improving your property’s efficiency and reducing costs. We act as partners, working collaboratively with clients to understand their aims, the needs of their tenants, and the technical aspects of their assets.

Our key services include:

- Developing Leasing Strategies
- Maintaining Lease Documentation
- Managing Tenant Relationships
- Managing Financial and Budgeting Accounts
- Managing Operational Procedures
- Ensuring Health and Safety Compliance
- Coordinating Specialist Third-Party Services
- Developing Sustainability Strategies

We understand each asset is unique. That’s why we allocate dedicated property managers to each property, including highly-experienced property managers, engineers and client administrators and accountants. They’ll work together to increase your asset value by generating higher cashflows, reducing costs, and improving capitalisation rates.

To ensure this process runs seamlessly, our skilled professionals will:

- Coordinate the Work of Technical Experts and Ensure the Timely Resolution of Preventative and Unplanned Maintenance
- Coordinate with Accounting Teams to Monitor and Track Payments
- Report on Move-in and Move-out Status to Identify Property Requirements
- Assist in the Event of an Early Termination or Tenant Relocation
- Create Comprehensive Inventories of all Fixtures, Fittings and Furniture for Use in Post-Tenancy Damage Assessments

Regular, Reliable Inspections

We conduct detailed inspections every six months, identifying faults, and ensuring the proper maintenance, repair and/or replacement works are carried out.

Our inspection process consists of:

General Assessment of the Condition and Cleanliness of the Property
Examining for any Signs of Tenancy Breach
Inspecting the Safety and Security of the Property
Identifying Any Areas of Damage Within the Property
Identifying Any Items to be Repaired by the Tenant(s)/Landlord
Reporting Any Areas of Deterioration Due to Wear and Tear That May Require Attention

Customisable Reports

Our team employs an integrated property management system that tracks relevant operational data and produces customisable reports to our clients.

Our reports include information on:

Occupancy Levels, Current Tenant Interest and Waiting Lists
Lease Renewals and Recommendations for Revised Lease Terms
Rent Collection, Arrears and Recommended Actions for Recovery
Third-Party Service Provider Performance and Feedback
Summarised Maintenance Work Orders
Tenant Fit-Out Processes
Budget vs. Actual Accounts Reporting

Value Proposition

Beyond the scope of property management, we offer clients specialised services tailored to their goals and objectives. Our Property Management team draws on the expertise of other professionals, both locally and internationally across Cushman & Wakefield’s 400 offices in 60 countries.

This combination of local knowledge and global expertise ensures our clients are offered world-class solutions and advice throughout the life-cycle of their property.

Some of the complementary services we offer include:

Asset Management Guidance
Research Reporting
Marketing Strategies
Sales Services for the Acquisition, Disposal of Change of Use of Assets
Insurance Advice
Relocation Services
Interior Redecoration Services



**CUSHMAN &
WAKEFIELD**

CORE

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About Cushman & Wakefield

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries. In 2024, the firm reported revenue of \$9.4 billion across its core service lines of Services, Leasing, Capital Markets, and Valuation and other. Built around the belief that *Better never settles*, the firm receives numerous industry and business accolades for its award-winning culture.

Cushman & Wakefield Core is an independently owned and operated affiliate of Cushman & Wakefield, operating in the UAE since 2008.

For additional information,
visit www.cushwake.ae

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