

about

Our Directors are members of the Royal Institution of Chartered Surveyors, the world's leading professional body for qualifications and standards in land, property and construction and the Chartered Institute of Building, which is the international voice of the building professional, representing an unequalled body of knowledge concerning the management of the total building process.



Avata Property Services Ltd is an innovative company founded by property professionals with decades of experience throughout the Caribbean territory. Our vast individual professional property expertise has been amalgamated to offer our clients a complete service unlike no other in today's highly competitive marketplace.

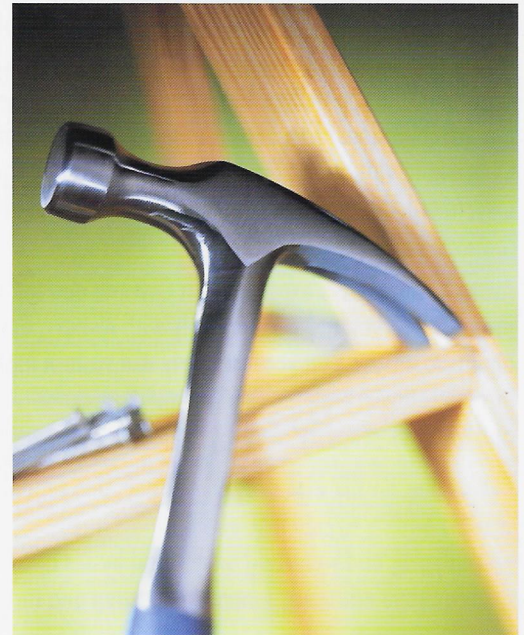
With emphasis on property and asset management Avata integrates unparalleled experience in construction, project monitoring and management, quantity surveying, development and investment valuation services and dispute resolution to offer a highly personalized service to suit your professional property needs.

property management

Avata has assembled the perfect professional team to ensure that both your physical property and your asset as an investment are managed to the highest standards. These standards are set and governed by professional institutions such as The Royal Institution of Chartered Surveyors and The Chartered Institute of Building, with whom the majority of our staff are professional members.

The Avata team:-

- Believe that personal service is key to success and endeavour to ensure manager is available to answer every call and email personally and promptly.
- Carry out an initial and annual building and contract audit to assess maintenance needs, repairs, maintenance contracts, competence of current sub-contractors, accounting and budget planning.
- Have a highly trained specialized maintenance team available around the clock 7 days a week with unbeatable response times.
- Utilize the latest software solutions to help streamline the management of your property.
- Utilize a market leading specialized property management IT package favoured by the eminent property companies across Europe, North America and the Caribbean.
- Ensure fully qualified accountants monitor each property on a regular basis.
- Produce monthly and annual accounts for each individual property.
- Offer unparalleled monitoring of all maintenance and repair work by fully qualified professional surveyors and engineers.
- Have the experience and ability to monitor and oversee all major works and maintenance projects to the highest standards.
- Can offer unparalleled advice on the preparation and implementation of contracts for both works and maintenance and sub-contractors, whilst having the capabilities to offer expert advice in dispute resolution.
- Offer unparalleled asset management advice from fully qualified professionals.
- Are well placed to advise on all property, legal and accounting matters through affiliations with other leading professional companies.



-Property and Asset Management by Property Professionals-

asset management

Asset Management is more than collecting rents, repairing and maintaining and carrying out inspections, its a long term relationship between the property owner and the property manager. The goal is to maximize the value of the property through proactive, effective and insightful management.

Asset Management is about focusing on the value of your property, with the crucial aim of adding value to your property. Avata understands investment principles and can deliver the highest investment performance whatever the market conditions. To maximize the value of your property one must first understand valuation principles and with highly experienced fully qualified investment valuation surveyors on the team Avata can ensure your asset will continue to grow.

Avata has extensive experience in Cayman and the wider Caribbean property market and works closely with owners, developers, investors and agents to ensure that your property will sustain high occupancy levels, high income returns, high levels of tenant satisfaction and at lower property costs by:-

- Working closely with property owners and tenants to understand and react quickly to concerns and business needs.
- Analyzing and reporting on existing leases and implementing new leases to improve efficiency, tenant satisfaction and increased income streams upon renewal.
- Identifying emerging opportunities through our knowledge and understanding of the local market and the changing environment, be it the emergence of tenant demand from new sectors or investor demand from new sources.
- Enhanced communication and detailed reporting to clients and tenants to ensure directives are adhered to and objectives and goals are on course.
- Careful planning in the make-up and mix of tenants to ensure tenant retention and investor satisfaction.
- Maximizing capital values through considered; maintenance and improvement projects, lease re-gearing, perceived tenant covenant strength consideration and monitoring of competition.
- Effective marketing and agency instructions, monitored and directed by professional consultants.
- Streamlining service charge administration and costs through effective contract management and competitive tendering procedures.



residential property

Strata management is a specialist area of property management where Avata works closely with property owners via Strata Corporations ensuring that people's homes and investments are maintained to the highest standards, adequately protected from natural disasters, governed fairly in accordance with the laws of the land and the by-laws of the corporation and maintained utilising cost effective methods and techniques to ensure Strata fees are competitive.

Avata offers a wide range of Strata management services including:-

Corporate services - Avata works directly with the Strata Corporations fully managing the property and asset on behalf of the owners.

On site Strata managers – Avata can employ and manage on-site property managers who will benefit from the vast knowledge, support and back-up of property professionals and an around-the-clock specialized maintenance team. This also allows on-site managers the availability of the latest IT solutions alongside support from qualified accountants and legal professionals.

Rent collection – In addition to our extensive services Avata can undertake full rent collection services and has in place stringent debt recovery procedures backed by an affiliated legal firm.

Full management, marketing, leasing and sales of individual units – Through one of our affiliated vastly experienced companies we oversee lettings and sales of individual units. Avata understand that specialized elements such as individual unit leasing and sales should be undertaken by the market leaders in those specialized sectors. Through a selected tendering process management of the successful parties can ensure that individual property owners always receive the best advise.

Instruction and management of professional services – Through a selected tender process Avata can oversee and manage the instruction of professional services such as valuation, insurance reinstatement cost reports, lifecycle costing and development appraisals through vastly experienced affiliated companies. This ensures that standards are always high and fees are always reasonable.

commercial property

Avata understands the different challenges that arise through management of all types of commercial property and employ professional staff and IT solutions suitable to deal with all sectors including, but not limited to:-

- Retail
- Office
- Industrial units and industrial estates
- Supermarkets and retail parks
- Mixed use estates
- Leisure, bars and restaurants
- Storage
- Motortrade
- Banks
- Religious Buildings such as Churches

Commercial property and asset management require professional knowledge and experience of many complex and diverse issues such as property law in the construction of leases, measuring techniques and zoning to technical knowledge such as current building codes, fire regulations, the latest building techniques and the ability to precisely cost and monitor construction. It is the ability and competence of the Avata team, gained through professional qualification, experience and local knowledge that places Avata above the competition.



personal property services

Avata understands that there are a large number of individual property owners who may only reside in their residences for a limited time during the year and choose not to rent the property when they are not in residence. Some rent their properties but are unsatisfied with the basic services generally offered by a real estate company, especially during periods where maintenance and repairs are needed. You may even be in residence all year round and are tired with having to call around individual general trades people hoping that the person who eventually arrives at your doorstep knows what they are doing and will not charge you the earth.

This is where Avata Personal Property Services can help by offering a personalized service with options including:-

- Property inspections at intervals specified by the client to undertake pre-agreed tasks such as system testing, humidity monitoring, routine maintenance and repairs
- Utility accounts settlement on behalf of the client alongside an online utilities monitoring service and energy audit available through an affiliated company.



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property
professionalism
worldwide



- Managed contracted maintenance services including; landscaping and grounds maintenance, air-conditioning maintenance, elevator maintenance, pest control, pool maintenance, pet care, cleaning services, boat and vehicle maintenance and security.
- A highly skilled team of building contractors and tradesmen available around-the-clock 7 days a week.
- Full professional services including; accounting, legal, surveying and banking through our affiliated companies.
- Disaster emergency planning.
- Specialist concierge services through an affiliated company.
- Professional client reporting at client specified intervals.

Using Avata Personal Property Services allows our clients to deal with one trusted professional company to fulfill all their personal property requirements, relieving any stress and worry that is associated with property ownership, whether that property is your investment, part-time or full-time residence.

what we do

What services does Avata offer as part of a standard property management contract?

- Our promise to deal with all enquiries, complaints, reports and correspondence relating to the property in a timely and professional manner.
- Regular monitoring and review of all of the present maintenance contracts including tendering for new contracts upon renewal.
- Property inspections no less than once a week to ensure that all contracts are being carried out to the highest standards.
- Invoicing and collection of Strata fees. Debt recovery where fees are outstanding.
- Building inspections no less than once a week to assess condition and repairs required
- Immediate notification of any necessary works of repair or maintenance.
- Access to an around-the-clock 7 day a week highly skilled team of building contractors and tradesmen in the event of an emergency.
- The timely instruction of contracts when works are required.
- The overseeing and approving all maintenance and works, by a fully qualified professional.
- Discharge of the clients liabilities in respect of all utility charges.
- Discharge of the clients liabilities in respect of insurance premiums, ensure premiums are at a market level, ensure suitable coverage and tender for suitable insurance at the expiry of each term.
- To maintain client bank accounts in line with accounting and RICS regulations.
- Advice on and enforcement of By-Laws of Strata's.
- The preparation of draft budgets for Strata Corporations for AGM's
- Calculation of CAM charges and professional advice on solutions to reduce such payments.
- Monthly client reporting including statements of account in an easy-to-understand format.
- Maintain at all times books of accounts available for auditors of the clients.
- Annual accounting for Strata AGM's.
- To issue notice and make all arrangement for AGM's including taking of minutes.
- Provision of expert advice to Strata Corporations from fully qualified property professionals.
- To input all necessary information onto a market leading property management IT solution, suitable for all property sectors.
- Disaster management plans devised and implemented.
- Rent collection service (not part of the standard contract).
- Asset management advice and solutions (certain elements may fall outside of the standard contract).

why choose avata

- All of the duties undertaken by Avata are either done so personally or overseen by experienced fully qualified property professionals. In addition to this all accountancy and legal matters are undertaken by fully qualified professionals and overseen by Avata.
- Our extensive professional knowledge combined with a highly skilled team of contractors and technicians means that all works and maintenance will be undertaken and overseen to the highest standard.
- Our contract and cost monitoring knowledge will result in large cost savings in new maintenance contracts and all minor and major works.
- We utilise the latest software solutions to help streamline the management of your property.
- Through our affiliated companies we offer energy auditing and green long term solutions to energy use.
- We offer unparalleled asset management advice from fully qualified professionals.
- Competitive fees.



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