

As you invest in a property security and maintenance tops the chart. With the growth of realty industry in Oman property management is now a developing phenomena.

Property Management Solution providers work to the need of the investors to guarantee that the property is well maintained and other related services are not overlooked. Fareed Hashemi, General Manager, Wave Homes provides solution to queries related to managing the property.



Fareed Hashemi
GM, Wave Homes

Q: Why is it advisable to hire a professional solution provider for their property?

A: As a home owner or investor we often oversee the basics and professional property maintenance is essential to ensure that your assets are protected. If you are an investor renting your home a full maintenance service provision will certainly add value to the rental premium demanded and most importantly ensure that your assets are managed effectively rather than relying on a tenant who may go for the cheaper option.

Property Management Consultants do offer all maintenance services in-house managed by our industry seasoned professionals hence you or your tenant will only be in contact with one company and we take care of everything.

The emergence and growth of the property industry in Muscat in particular is re-enforced with more and more towers, complexes, compounds and shopping precincts being developed and up-rolling across town which is extremely positive and re-enforces the confidence in this sector which is good news for investors and tenants. As property management consultant we offer to our clients unrivalled facility management services where we will manage all aspects of property maintenance, security, cleaning, MEP and service delivery, taking care of your assets and ensuring that service standards and quality of property management is aligned with that of the brand and/or the rental premiums demanded.

Q: What are the information required from the customers in order to manage their properties?

A: A member of the maintenance and property management team will treat each customer as an individual and discuss each client's requirements before recommending maintenance solutions. We do not sell maintenance services we sell solutions and each client will have different wants and needs. For example a home owner may require additional maintenance services as opposed to an investor buyer who simply wants hassle free maintenance service of his home and leaving all communication with tenants to our maintenance team who are available 24 hours a day 7 days a week.

Q: In case the property requires extra touch up and renovation, do you offer similar services?

A: Wave Homes is a one stop shop property management company where all services are taken care of. Additional service includes, home improvements, alarm and satellite installations, internet connectivity, interior design, landscape design services in addition to removals and even relocations.

Q: Do you assist in re-selling of the property?

A: The re-sell team assists the clients with the sale of their home and/or investments. We focus on professionalism and transparency wherein we will take you through the entire sales cycle and take away all the administrative headaches that go with selling a home. Once a property is listed with us for sale we will market it online and actively market the same with our network partners. During the management phase of selling your home we will inspect and manage your property until sold taking care of all maintenance, clearing and handover formalities including often overlooked matters such as utility bill settlements.



Q: While renting the property, do you assure to provide a good tenant?

A: We work very closely with some of the largest international and local corporate entities in Oman providing letting solutions for their employees hence our clients are reputable and all efforts have been made including reference checking and security clearances to ensure that a tenant is reliable and will look after your home. Security deposit are taken from tenants and on expiry of a tenancy we undertake a full survey detailing any damage or missing items in addition to settling of utility bills so where there are any discrepancies the maintenance team will rectify the same and any costs deducted from the security deposit.

Q: Do you assist your customers in the hand-over procedures?

A: We manage the entire handover process whether buyer or renting a home wherein our dedicated team will attend and take you through the entire move in process and ensure that all parties rights are protected and there is a smooth transition and handover of your home.

Q: Is it possible for the owner to sell the property in the presence of the tenant?

A: Under Omani Law an owner or landlord if he/she decides to sell his home must provide notice as per the tenancy agreement signed between both parties usually three months allowing the tenant to seek alternative accommodation. In such cases any advance rent paid will be refunded retrospectively. Administrative as well as legal support services are offered to the clients and we will take care of the notice requirements ensuring full compliance for owners/landlords in addition to assisting tenants affected with relocation services to another property.

Q: Do you offer landscaping?

A: Both landscaping design and maintenance services are offered to the clients. The garden maintenance services are very competitive at only 25 OMR a month. Professional gardener attends the villa/home once a week at an agreed time and manage the entire maintenance of your garden.

Q: What are the additional services you provide to your customers?

A: Additional services as alarm and Security Installations, Internal and Satellite Installations, Interior Design and Home Improvements, Full MEP service provision, Relocation and removal services, Landscape design, legal support services and maid and cleaning services comes within the package.

Q: How do you charge your services?

A: We will attend your home assess the works required and provide a quotation for your approval detailing a complete breakdown of all costs and labor charges ensuring complete transparency in how we manage our customers.

All our services are charged in advance and depending on the service contract opted for this could be monthly or yearly. All additional services outside our standard maintenance options are charged 50% in advance and 50% on satisfactory completion of works. Wave Homes do not charge call out fees for any maintenance visits.

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