



# RESIDENTIAL & COMMERCIAL BLOCK MANAGEMENT

## OTHER SERVICES INCLUDE:

### PROPERTY MANAGEMENT:

- Residential Apartment Block Management
- Commercial Estate Management
- Portfolio Management
- Property Maintenance Service
- Company Secretarial Service
- 24 Hour Emergency Call Service

### LETTING SERVICE:

- Residential Lettings
- Commercial Lettings
- Rent Collection
- Lease Renewals
- Rent Reviews
- Property Fit Out Service

Falcondale Properties Ltd., Main Street, Newbridge, Co Kildare.

(Tel) **045 438808** (Fax) **045 438809**

Email: **info@falcondale.com**

**www.falcondale.com**



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## WHY FALCONDALE PROPERTIES LTD?

Falcondale Properties Limited (FPL) was established in Newbridge, Co. Kildare in 1994 and is now one of the largest Property Management Companies in County Kildare. We also manage developments in Carlow, Dublin and Laois on behalf of Management Companies, which are made up of Commercial, Industrial, Retail & Residential developments. We are also the sole letting agent for many of these developments.

As an investor/owner, it's a comfort to know that professionals who understand the day-to-day business of Property Management look after your property. Effective Block Management protects the fabric of your investment by ensuring that those areas held in common with fellow investors are properly maintained, insured and secured at all times.

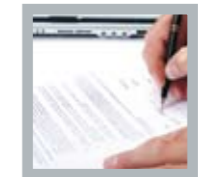
FPL employ dedicated Block Managers who along with a large support team of accountants, debt collectors, administration staff and facilities management, oversee the efficient running of your development. Your dedicated Block Manager is contactable daily by phone & email. FPL provides a 24-hour emergency telephone number to ensure all issues are dealt with as they arise.

## BENEFITS OF HAVING FALCONDALE PROPERTIES LTD AS YOUR AGENT

- ✓ 15 YEARS EXPERIENCE
- ✓ CURRENTLY MANAGING OVER 50 DEVELOPMENTS
- ✓ LOWER MANAGEMENT FEES
- ✓ ACCURATE & TRANSPARENT FINANCIAL REPORTS
- ✓ SUPERIOR SERVICE AT A COMPETITIVE PRICE

## 10 REASONS TO EMPLOY FALCONDALE PROPERTIES LTD

- 1 Strong reputation and proven track record
- 2 Robust service charge collection process
- 3 Fully registered & insured
- 4 Professional financial accounting systems
- 5 Comprehensive and regular reports
- 6 Keep you in compliance with company law
- 7 Use quality service contractors
- 8 Terms are clear and transparent
- 9 Endeavour to be courteous, efficient and prompt at all times
- 10 Industry leaders in improving standards



## TESTIMONIALS

"Falcondale began managing our development in July 2009, the development was in a dreadful state and was on the verge of being struck off. Since then we have been having regular directors meetings with our block manager who has been working tirelessly in getting services re-organised and put back in place. They are very proactive on reducing costs. . .It's still a long road ahead but working with Falcondale we have full confidence that the future of the block is in very good hands." **Terry**

"Working with Falcondale Properties Ltd since they took over management from the previous agent I have to say that they get things done and are also very proactive with regular email updates. Our block had many issues which are all in the past now and we are beginning to plan works for the future instead." **Alex**

"Falcondale Properties Ltd put together a plan of attack to get the block back to the standard it once was. Since then all items have been addressed. I can say without any hesitation that the block has gone from strength to strength." **Declan**