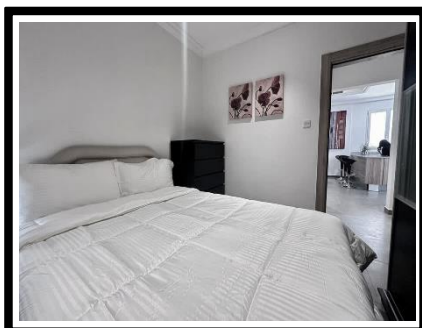


Viewpoint Residence Salmiya

July 2024 Status Report



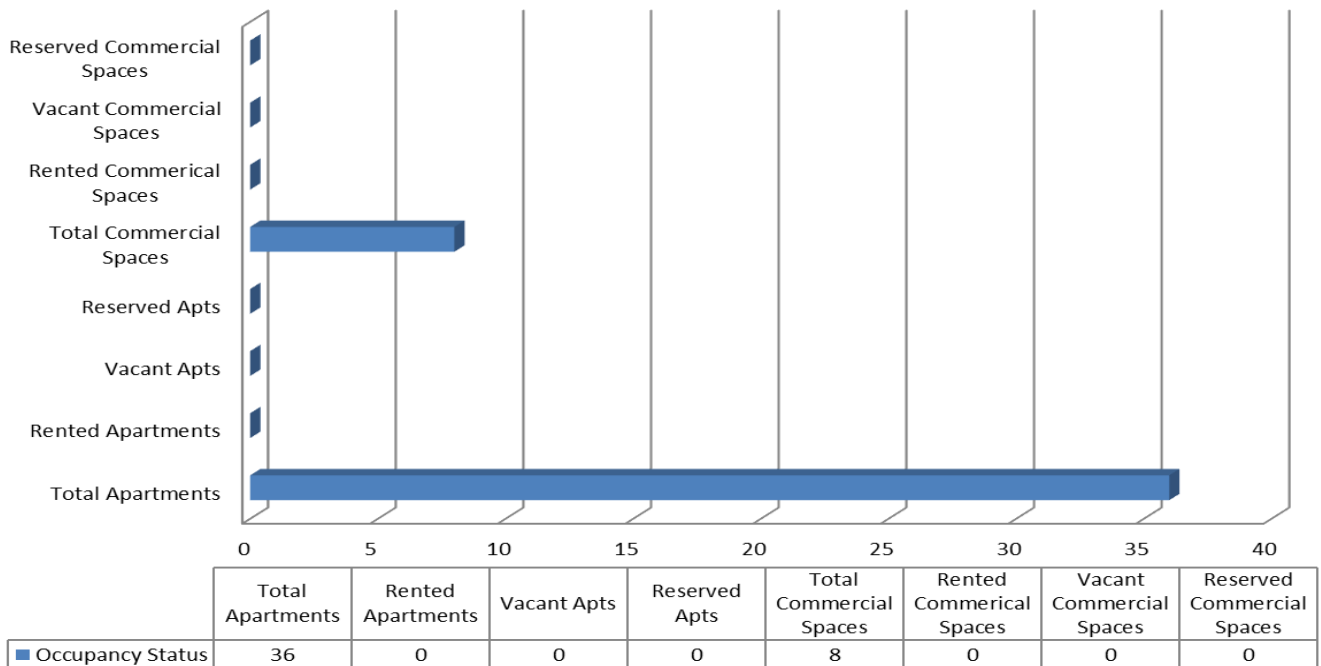
SUBMITTED TO:

Property Owner:

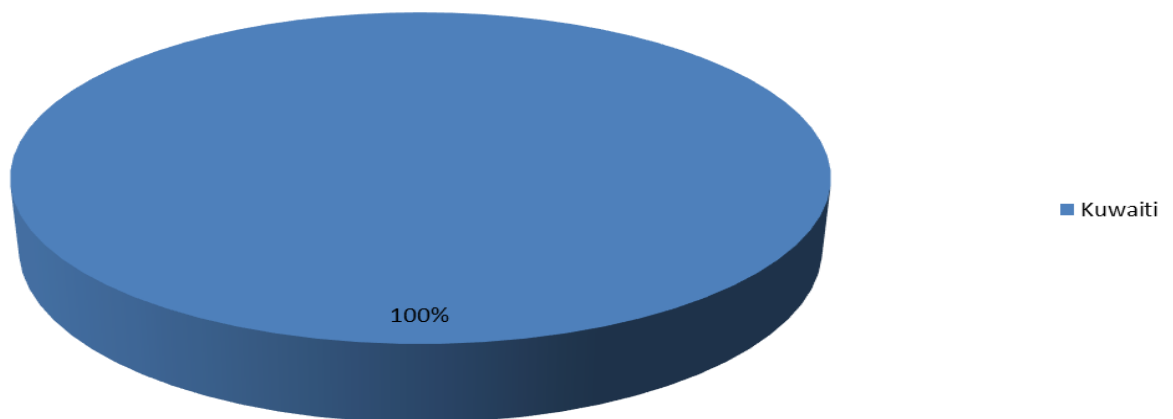
Mr. Mohammad Ahmad Mohammad AL-RASHEED

VACANCY STATUS ANALYSIS

Occupancy Status



Occupied Villas - Tenants Ratio



- ❖ Total number of Apartments - 36
- ❖ Number of Vacant Apartments - 36
- ❖ Number of Reserved Apartments - 0
- ❖ Total number of Commercial Spaces - 8
- ❖ Number of Vacant Commercial Spaces - 8
- ❖ Number of Reserved Commercial Spaces - 0

WALK-IN CLIENT INQUIRY

	Names	Status	Remarks
1.	Mr. Fawaz	Individual	Insufficient budget
2.	Mr. Ziad	Individual	Insufficient budget
3.	Dr. Mohammad	Individual	Insufficient budget
4.	Abu Hammad	Individual	Insufficient budget

Brokers Who Visited the Property

5.	51133441	Refused to give details
6.	67003031	Refused to give details
7.	97923703	Refused to give details
8.	99586833	Refused to give details
9.	96677922	Refused to give details
10.	97944089	Refused to give details
11.	69670002	Refused to give details
12.	50414949	Refused to give details
13.	55830080	Refused to give details
14.	50027509	Refused to give details
15.	98055276	Refused to give details
16.	50306734	Refused to give details
17.	50500891	Refused to give details

Client Inquiries through Social Media Postings /Advertisement/Property Tour

18.	Mr. Roy Farah	Individual	Signed LOI for Apt. 27 at KD375/- but the Landlord changed the rent value to KD390/- and the client can't afford it.
19.	Mr. Mishal Mathu	Individual	Insufficient budget

MAINTENANCE ANALYSIS

➤ Elevators

- Elevator : Monthly Maintenance Service for Elevators Nos. 9434 and 9435 was done by OTIS.

➤ Plumbing – Carpentry – Masonry – Mechanical - Painting

- Ground Floor : Conducted cleaning of the Parking Area.
- : Conducted cleaning of the Ground Floor lobby and entrance glass door.
- 1st Floor : Cleaned all flats on the 1st Floor.
- 2nd Floor : Cleaned all flats on the 2nd Floor
- 3rd Floor : Cleaned all flats on the 3rd Floor.
- 4th Floor : Cleaned all flats on the 4th Floor.
- 5th Floor : Cleaned all flats on the 5th Floor.
- 6th Floor : Cleaned all flats on the 6th Floor.
- 7th Floor : Cleaned all flats on the 7th Floor.
- 8th Floor : Cleaned all flats on the 8th Floor.
- 9th Floor : Cleaned all flats on the 9th Floor.
- 10th Floor : Cleaned all flats on the 10th Floor.
- 11th Floor : Cleaned all flats on the 11th Floor.
- Apt – 1 : Conducted cleaning of the Show Flat.
- Apt – 9 : Burst Shut-Off Pipe in Common Bathroom 2. Angle Valve was temporarily closed.

➤ Air Conditioning

- Apt – 1 : A/C Unit was not cooling. Got the Air Filter washed and cleaned, outdoor unit checked.
- Apt – 8 : A/C Unit was not cooling due to power tripping. It was rectified.
- Apt – 24 : A/C Unit was not cooling. Got the leak repaired, Air Filter washed and cleaned.

UNACCOMPLISHED MAINTENANCE CONCERN

➤ Landlord's Responsibility

- No pending concerns for July 2024.

➤ OTIS's Responsibility

- Lift : Lift No. 9434 was not working. Quotation by OTIS Co. dated July 25, 2024 with reference no. 28522 at KD330/- was approved by the Landlord on August 3, 2024. Waiting for OTIS staff to do the maintenance work which includes;
 - Door Controller YS-K01 Express Elevator.
 - Testing and Commissioning.
- Lift : Lift No. 9435 is also not working. A technician from OTIS came to check and found out that the spare parts need to be replaced. However, they will check if there are available in their store.

Prepared By:

Mr. Reymund ANTINOR

Facilities Coordinator cum Analyst

Noted By:

Ms. Ana ESCOBAR

Business Manager

AVAILABILITY STATUS REPORT FOR JULY 2024

SEAVIEW					RT
	APT. 44 2BDR	APT. 43 2BDR	APT. 42 2BDR	APT. 41 2BDR	11F
	PACI: 20610703 VACANT	PACI: 20610682 VACANT	PACI: 20610674 VACANT	PACI: 20610666 VACANT	
	APT. 40 2BDR	APT. 39 2BDR	APT. 38 2BDR	APT. 37 2BDR	10F
	PACI: 20610658 VACANT	PACI: 20610631 VACANT	PACI: 20610623 VACANT	PACI: 20610615 VACANT	
	APT. 36 2BDR	APT. 35 2BDR	APT. 34 2BDR	APT. 33 2BDR	9F
	PACI: 20610607 VACANT	PACI: 20610594 VACANT	PACI: 20610586 VACANT	PACI: 20610578 VACANT	
	APT. 32 2BDR	APT. 31 2BDR	APT. 30 2BDR	APT. 29 2BDR	8F
	PACI: 20610551 VACANT	PACI: 20610543 VACANT	PACI: 20610535 VACANT	PACI: 20610527 VACANT	
	APT. 28 2BDR	APT. 27 2BDR	APT. 26 2BDR	APT. 25 2BDR	7F
	PACI: 20610519 VACANT	PACI: 20610498 VACANT	PACI: 20610471 VACANT	PACI: 20610463 VACANT	
	APT. 24 2BDR	APT. 23 2BDR	APT. 22 2BDR	APT. 21 2BDR	6F
	PACI: 20610455 VACANT	PACI: 20610447 VACANT	PACI: 20610439 VACANT	PACI: 20610412 VACANT	
	APT. 20 2BDR	APT. 19 2BDR	APT. 18 2BDR	APT. 17 2BDR	5F
	PACI: 20610404 VACANT	PACI: 20610931 VACANT	PACI: 20610383 VACANT	PACI: 20610375 VACANT	
	APT. 16 2BDR	APT. 15 2BDR	APT. 14 2BDR	APT. 13 2BDR	4F
	PACI: 20610367 VACANT	PACI: 20610359 VACANT	PACI: 20610332 VACANT	PACI: 20610324 VACANT	
	APT. 12 2BDR	APT. 11 2BDR	APT. 10 2BDR	APT. 09 2BDR	3F
	PACI: 20610316 VACANT	PACI: 20610308 VACANT	PACI: 20610295 VACANT	PACI: 20610287 VACANT	
	Commercial	Commercial	Commercial	Commercial	2F
	PACI: 20610279 VACANT	PACI: 20610252 VACANT	PACI: 20610244 VACANT	PACI: 20610236 VACANT	
	Commercial	Commercial	Commercial	Commercial	1F
	PACI: 20610228 VACANT	PACI: 20610201 VACANT	PACI: 20610199 VACANT	PACI: 20610172 VACANT Currently Show Flat	
PLAYGROUND					GF
			HARRIS' ROOM		
			SHOP 700		
			PACI: 20610738 CHEF HUT RESTAURANT		
BASEMENT PARKING AREA					BSMNT
2 BEDROOMS - 2 BATHROOMS + LIVING & DINING / KITCHEN					
STATUS	2 BEDROOMS APARTMENTS	COMMERCIAL SPACES	TOTAL	SHOP	
RENTED	0	0	44	1	
RESERVED	0	0		0	
VACANT	36	8		0	
				44 APARTMENTS + 1 SHOP + 17 PARKING SLOTS	