

BUNAT AL MUSTAQBAL

OWNERS ASSOCIATION ADMINISTRATIVE SUPERVISION

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ABOUT US

This Company is licensed and based in Sharjah and Dubai, UAE for providing Administrative and Services Supervision to the properties owned by third party.

The principal objective of Bunat Al Mustaqbal is to organize the relationship between the owners and occupants and to put in place laws, regulations, control mechanisms, organizing facilities management services. The owners units under BAM in total of 2160 units.



OUR VALUES

Our values guide the way we manage communities, serve owners and occupants, and supervise every aspect of our operations. Through transparency, accountability, employee engagement and quality service, we remain committed to building trusted and well-managed communities.

INTEGRITY AND TRANSPARENCY

Acting openly, honestly, & ethically.

VALUE AND QUALITY SERVICES

Delivering quality with lasting value.

EXCELLENCE AND ACCOUNTABILITY

Delivering excellence with responsibility.

EMPLOYEE ENGAGEMENT

Empowering people to contribute.



OUR VALUES SHAPE EVERY DECISION, EVERY SERVICE, AND EVERY COMMUNITY WE MANAGE.

OUR DEPARTMENTS

Our specialized departments work together to ensure efficient operations, trusted management, and seamless support across every community we serve.



ACCOUNTS DEPARTMENT

Financial control and reporting.

LEGAL AFFAIRS

Legal compliance and advisory.

COLLECTION DEPARTMENT

Service charge management and collections.

FACILITY MANAGEMENT

Operations, maintenance and asset care.

CUSTOMER SERVICE

Owner and resident support services.

OWNERS ASSOCIATION MANAGEMENT

Community administration and governance.

OUR SERVICES

Our services ensure efficient management, reliable oversight and consistent support, creating well-managed communities for owners and occupants.



01

ADMINISTRATIVE SUPERVISION OF THE OWNERS ASSOCIATION

02

FINANCIAL MANAGEMENT & COLLECTION

03

FACILITY MANAGEMENT

04

LEGAL SERVICES

05

CUSTOMER SERVICES

01

ADMINISTRATIVE SUPERVISION OF THE OWNERS ASSOCIATION

- Development of long term management strategies for the Jointly Owned Property.
- Obtaining and renewing licenses and attending to Government registration processes on behalf of the Owners Association.
- Prepare agendas and notices of all meetings (Board Meetings, Annual General Meeting, and Extraordinary General Meeting).
- Collection of service charge payments for the Owners Association.Communicating complaints & requests from owners in relation to common property areas.
- Renew insurances.



02

FINANCIAL MANAGEMENT AND COLLECTION

- Arrange annual financial audits.Accounting for and reporting on all technical, administrative, financial and regulatory matters.
- Preparation of annual service charge budgets and financial statements.
- Establish and maintain General and Reserve Funds.
- Monitor Service Charge arrears, collect and deposit to the bank account.
- Process and pay invoices for work carried out on behalf of the owners association.
- Accounting for and reporting on all technical, administrative, financial and regulatory matters.
- Arrange annual financial audits.





03

FACILITY MANAGEMENT

- Facilities management contract procurement and service level supervision.
- Prepare, implement and coordinate a preventative maintenance.
- Arrange quotations for all services and remedial work.
- Arrange and coordinate repairs and maintenance.
- Supervise repairs and warranty claims in relation to common areas.
- Fire Safety compliance and EHS compliance.- Communicating complaints & requests from owners in relation to common property areas.
- Renew insurances.



04

LEGAL SERVICES

- Maintain all legal records of community, Association constitution, Board Resolution, Sites Plan, and keep confidentiality of all records.
- Fulfilling all statutory requirements imposed by the relevant authorities like Dubai Municipality, RERA, Dubai Police & Dubai Civil Defense.
- Advise on sending legal notices to the owners (Defaulters).
- Government Relations and Liaisons with Local Authorities.

05

CUSTOMER SERVICES

Requirements

01 Owner

Title deed | Passport copy

02 POA / management

Title deed | Passport copy of Owner | POA agreement / Management agreement | Passport of the POA / Trade license of the management company

03 Tenant

NOC from the owner | Title deed | Passport copy of the owner | Tenancy contract | Passport copy | Visa copy | Emirates ID

Additional requirement if the unit has POA / Management

POA agreement | Passport of the POA / Trade license of the management company





SCOPE EXCLUSION

The following items and services are not included in the standard scope of our contract. They may be arranged separately as required.

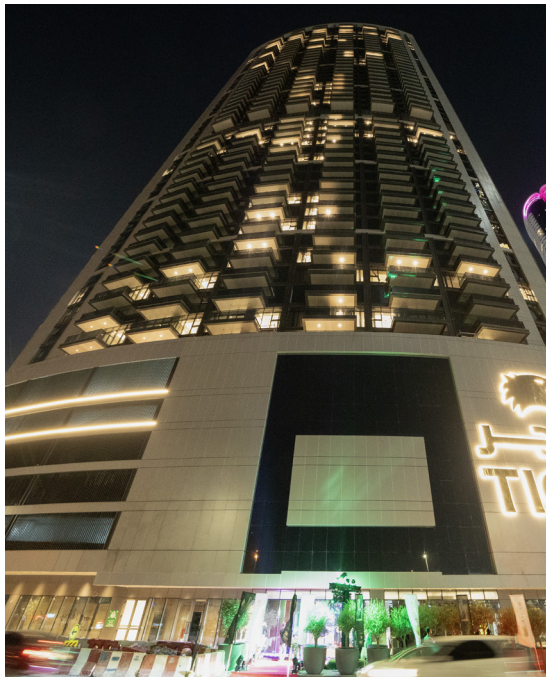
- OWNERS ASSOCIATION GOVERNMENT PERMITS AND LICENSES EXCLUSION.
- ANY OFFICIAL OR AUTHORITY FESS RELATED TO THE BUILDING OPERATION.
- FINES / PENALTIES IMPOSED BY OFFICIAL PARTIES DUE TO RESIDENTS ACTIONS.
- EMERGENCY EVACUATION PLAN
- OTHER SERVICES NOT MENTIONED WITHIN THE SCOPE OF WORK WHICH MAY ARISE DURING THE CONTRACT PERIOD.

PROJECTS UNDER
OUR MANAGEMENT



CLOUD TOWERS

Location: JVT, Dubai, UAE
2B + G + 4P + 29 residential floors.
Units: 447 residential, 3 retail, 6 offices
(229 Block A + 218 Block B)
Completion: 2025



SESLIA TOWER

Location: JVT, Dubai
1B + 4P + 36 floors, with swimming pool, kids' area, gym, walking track & BBQ. Units: 360 residential, 12 offices



NOBLES TOWER

Location: Business Bay, Dubai, UAE
5P + 45 floors, with gym, pools, kids' area & running track.
Units: 549 residential

PROJECTS UNDER
OUR MANAGEMENT



NEVA RESIDENCES

Location: JVC, Dubai
4P + 17 floors, with gym, swimming pool,kids' area, walking track & BBQ. Units: 391 residential, 4 retail, 14 offices Unit types: Studio, 1BR & 2BR



ELBRUS TOWER

Location: JVT, Dubai
29 residential floors.
Units: 268 residential
Unit types: 52 Studios, 162 1BR & 54 2BR

PROJECTS UNDER
OUR MANAGEMENT



ALTAI TOWER

Location: JVT, Dubai
4P + 26 furnished apartment floors, with swimming pool,
gym, kids' area, BBQ & walking track.
Units: 244 residential, 1 retail
Unit types: 48 Studios, 146 1BR & 50 2BR



LILIUM TOWER

Location: JVT, Dubai
28-storey residential tower with 5 parking floors, swimming pool, gym, kids' play area & walking/running track. Units: 263 residential. Unit types: Studio, 1BR & 2BR

PROJECTS UNDER
OUR MANAGEMENT



THE V TOWER

Location: Dubailand
3P + 17 residential floors, with swimming pool & kids' play area.
Units: 370 residential. Unit types: Studio, 1BR, 2BR, 3BR & 3BR Duplex.



BLUE WAVES TOWER

Location: Dubailand
17 floors, with swimming pool, gym, kids' play area & jogging facilities.
Units: 559 residential. Unit types: Studio, 1BR & 2BR.

PROJECTS UNDER
OUR MANAGEMENT



MARINA
PINNACLE TOWER

Location: UAE, Dubai, Marina
Description: 4B + G + 4P + H.C. + 67 FLS
Facilities: Gym, Swimming pool
No. of units: 764 residential unites, 8 Retails
(420 One BR + 168 Two BR + 176 Three BR)
Use: Residential, Commercial
Total area: 848,216 sq.ft.



LAKE CITY
TOWER

Location: UAE, Dubai, JLT
Description: 4B + G + H.C.+ 34 FLS
Facilities: Gym, Swimming pool, Kids playing area
No. of units: 422 residential unites, 21 Retails
(66 Studios + 291 One BR + 65 Two BR)
Use: Residential, Commercial
Total area: 354,000 sq.ft.

PROJECTS UNDER
OUR MANAGEMENT



THE SQUARE TOWER

Location: UAE, Dubai, JVC
Description: 2B+G + 4P + 37FLS
Facilities: Gym, Outdoor Swimming pool, Kids playing area, BBQ Area
No. of units: 370 residential unites, 21 Offices, 3 Retails
(222 Studios + 120 One BR + 4 Two BR)
Use: Residential, Commercial



O2 TOWER

Location: UAE, Dubai, JVC
Description: 3B+G+ 4P + 34FLS
Facilities: Gym, Outdoor Swimming pool, Kids playing area, BBQ Area
No. of units: 304 residential unites, 16 Offices, 2 Retails
(166 Studios + 138 One BR)
Use: Residential, Commercial, Offices



REGINA TOWER

Location: UAE, Dubai, JVC
Description: 2B+G+4P + 33 FLS
Facilities: Gym, Outdoor Swimming pool, Kids playing area, BBQ Area
No. of units: 308 residential unites, 18 Offices, 2 Retails
(196 Studios + 112 One BR)
Use: Residential, Commercial, Offices

PROJECTS UNDER
OUR MANAGEMENT



AL DANA TOWER

Location: UAE, Dubai, JVC
Description: 3B + G+ 19FLS
Facilities: Swimming pool
No. of units: 151 residential unites, 3 Retails
(94 One BR + 57 Two BR)
Use: Residential, Commercial
Total area: 132,155 sq.ft.



AL MANARA TOWER

Location: UAE, Dubai, JVT
Description: 3B+ G+4P+ M+H.C+25FLS
Facilities: Gym, Swimming pool, Kids playing area, BBQ Area
No. of units: 257 residential unites, 16 Offices, 2 Retails
(103 Studios + 128 One BR + 26 Two BR)
Use: Residential, Commercial
Total area: 182,200 sq.ft



AL JAWHARA TOWER

Location: UAE, Dubai, JVT
Description: B + G + 4P +29FLS
Facilities: Gym, Swimming pool, Kids playing
area, BBQ Area, Indoor cinema, Entertainment hall
No. of units: 532 residential unites
(532 Studios)
Used: Residential
Total area: 355,825 sq.ft

PROJECTS UNDER
OUR MANAGEMENT



CANAL STAR TOWER

Location: UAE, Sharjah, Al Qasba
Description:
G+5P+H.C+1TEC+25FLS+H.P
Facilities: Swimming pool,
Gymnasium ,Retail
No. of units: 250 Residential units,
3 Retails (125 One BR +
75 Two BR + 50 Three BR)
Use: Residential, Commercial



TIGER 2 TOWER

LOCATION: UAE, Sharjah, Al
Taawon road
DESCRIPTION: G + 6P + H.C + 30
OFFICES + 25FLS + H.P
FACILITIES: Gym, Swimming pool
No. OF UNITS: 250 Residential
units, 3 Retails
USE: Residential, Commercial



AL SONDOS TOWER

Location: UAE, Sharjah, Al Khan
Description:
G+7P+H.C+40FLS+2TEC+H.P
Facilitles: Swimming pool,
Gymnasium ,Retail
No. of units: 300 Residential units,
3 Retails, 4 Offices
(84 Two BR + 216 Three BR)
Use: Residential, Commercial


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