



مراقب

MURAQIB

Property Observers



**WE FIND
WE SOLVE.**

☎ +971 50 459 8260

✉ Info@muraqibuae.com

🌐 www.muraqibuae.com

📍 P.O. Box: 643721, Dubai - United Arab Emirates

About Us

Muraqib Property Services is a cutting-edge property inspection company dedicated to delivering comprehensive and precise evaluations of your real estate assets. Our mission is to provide property owners, managers, and investors with the insights they need to make informed decisions, optimize asset performance, and ensure long-term sustainability.



OUR APPROACH

At Muraqib Property Services, we combine industry expertise with advanced technology to deliver reliable and accurate inspection reports. Our team of certified professionals adheres to the highest standards of quality and ethics, ensuring that our clients receive the best possible service.



OUR VISION

Our mission is to provide unparalleled property inspection services that empower our clients to make informed decisions, safeguard their investments, and ensure the longevity and prosperity of their properties.

why choose US?

- ✦ Experienced and certified inspection professionals
- ✦ State-of-the-art technology and methodologies
- ✦ Comprehensive and detailed reports
- ✦ Client-focused approach with tailored solutions
- ✦ Commitment to transparency and integrity

4+ YEARS OF
EXPERIENCE

500+ SUCCESSFUL
PROJECTS

900+ SATISFIED
CLIENTS

What We Offer.

Property Observer Report

At Muraqib, we prepare a Property Observer Report in accordance with RERA guidelines whenever a major asset in a property is replaced or repaired. This report provides detailed information on the asset's life cycle, tender specifics, warranties, and other crucial factors. Without this report, Escrow banks will not release funds to service providers for any work involving Reserve Funds. Once the work is completed, we conduct a thorough survey, review all documents, and issue a status completion report.

Reserve Fund Study

Muraqib delivers comprehensive Reserve Fund Study reports aligned with RERA guidelines, empowering management companies to strategically plan for future capital expenditures. We assess the current state of key components, project their remaining lifespan, and estimate the funds needed for their repair or replacement. Our detailed reports support the establishment and maintenance of adequate reserve funds, ensuring your property's financial stability.

Asset Register and Tagging

We offer professional asset tagging services designed to streamline the management and tracking of all your property assets. Each asset is assigned a unique identifier, enabling efficient inventory management, maintenance scheduling, and lifecycle monitoring. Our asset tagging solutions ensure precise record-keeping and adherence to industry standards.

Budget / Cost Allocation Service

Our Cost Allocation Study service ensures precise distribution of expenses among units, departments, or stakeholders. By analysing costs related to maintenance, utilities, and operations, we provide a fair and transparent allocation process. This enhances financial planning and correct budgeting, helping property owners maintain equitable and efficient cost management.

Building Condition Audit

Our Building Technical Audit service delivers a comprehensive evaluation of your property's physical condition and operational performance. We assess structural integrity, mechanical systems, electrical installations, plumbing, and other critical components, identifying potential issues and offering strategic recommendations for maintenance or repair to ensure the longevity and efficiency of your building.

Snagging and De-snagging

Our Snagging and De-Snagging services ensure your property is delivered in top condition. We identify and document construction defects during the snagging phase, then oversee their resolution in the de-snagging phase. This meticulous process guarantees that all issues are addressed before project completion, ensuring a high-quality, problem-free handover to owners and tenants.

Building Completion Audit

A Defects Liability Period (DLP) inspection is conducted near the end of the developer's liability period to thoroughly assess the building for any defects or issues. This ensures all necessary repairs are completed before the developer's responsibility ends. The inspection report is essential when the management company officially takes over from the developer, safeguarding the property's future condition.

Condition Index

The Facility Condition Index (FCI) offers a quantitative measure to aid stakeholders—including facility managers, owners, and investors—in assessing a facility's condition compared to its replacement cost. A higher FCI suggests that the facility is in worse condition relative to its value, while a lower FCI indicates a better condition in comparison to its replacement value.



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Thank You :)