



NAKHEEL
Community Management

Community Newsletter

District One - Buildings

April 2023



Dear residents,

I hope you have enjoyed a wonderful and joyous Eid break with your friends and family. The first quarter of 2023 has been promising and this is already a very exciting year of opportunities for all of us at Nakheel Community Management (NCM).

While 2023 is officially UAE's Year of Sustainability and COP28 is being hosted in UAE later this year, NCM is releasing its first Sustainability Report that compiles several green practices and initiatives we have incorporated into our business over the last year. As community managers, we will continue to focus on environmental sustainability by inspiring a community-wide commitment towards sustainable practices, in line with the national strategy.

I am proud that our communities are home to people from all over the world, from different backgrounds and cultures. In order to ensure that our properties and facilities are respected and used in the best way, this edition features a refresher on your community rules and guidelines. This will help establish what we need to practice as a community and as responsible neighbours.

With the hotter months almost here, it's also the best time to run a comprehensive home health check, especially on your air conditioning systems and plumbing fixtures, with a handy annual maintenance contract to keep you covered.

Your community usage charges are a key element in ensuring that your neighbourhood and its related assets run as per clockwork. This year, we have issued information packs to homeowners, which detail the budget components and compare them with the previous year's charges, while providing a visual sense of the operational and social achievements in your community. Don't miss our special article on this topic.

We are also proud to have won our first international award for Best Business Change and Transformation at the International Business Excellence Awards 2023, for our journey in building happiness and prosperity in our communities. Nakheel was also certified as a Great Place to Work™, giving us the right mix of talent and training to serve our customers.

Read all about our plans and check out our feature on the community management team looking after your community. We are now on WhatsApp too and we welcome your feedback and suggestions on this new channel too.

Wishing you a safe, happy, and healthy summer.

Francis Giani

Message from Francis Giani, Chief Community Management Officer

In this Edition

03 Your Community Updates

06 Your Community Events

07 TLC Tips for your Home

08 NCM News and Updates

Your Community Updates

Your community is continually being maintained and enhanced to make it an even better place to live and visit. Here's a quick look at the last quarter's highlights.

New Neighbours on the Block

A warm welcome to our new residents who have started moving into five of our residential towers, namely - Residences 1, 2, 3, 4, and 5. We are thrilled to have you join our community.

These buildings range from 4 to 6 stories and add to the vertical dimension of the community scape. We look forward to seeing all our residents meet and participate in our upcoming community campaigns and events, as part of our aim to build happiness and a sense of belonging.



Step Into Luxury and Style

A well-maintained lobby creates a lasting impression for its residents, visitors, and potential investors. It simply implies that the finer details are equally important to us.

Here's how we gave the reception areas at Residence 3 an updo. Combining comfort and style, new curved sofas and chairs, coffee tables, table lamps, and side tables add form and function with their minimalist shapes and muted colours.

The stylish console complements the indoor potted olive tree which makes it a multifunctional and versatile space, fostering a sense of warmth and a cozy atmosphere for your visitors.

Making a Grand Entrance

We have added a botanical must-have to building entrances at Residences 1, 2, 3, and 4 with potted olive trees, drawing in a Mediterranean theme.

Adorning the welcome experience for visitors, the olive lends a chic and relaxed, calming environment at the same time. While being adaptable and low maintenance, these varieties won't bear fruit but are picture-perfect beauties.



Spick and Span For Your Play Dates

One of our most sought-after hang-out zones amongst our younger folks is now brighter and better. Park equipment and flooring at the outdoor children's play areas were deep cleaned and polished to prevent fading and keep its beauty intact.

Additionally, we planted a vibrant and colourful mix of petunias and three topiary trees to accentuate this fun zone. Now, isn't this one cool spot to unwind after a long day of school and books?





From left to right: Neetan D'Souza, Syed Haque, Abdullah Muhammad, Anna Castulo, Mahra Alblooshi, Jenelin Dumayag, Tarek Morsy, Abdelghani Khaldouni, Shafi Moideen, Mohammad Hisham Abbas

Meet Your Community Management Team

We're delighted to introduce your community management team to you. Abdelghani Khaldouni leads the overall operations of District One and is supported by Muhammad Abdalla and Mahra Alblooshi, who look after the resident experience. Mohammad Hisham Abbas and Syed Haque, supervise the facilities management and technical management.

Tarek Morsy looks after the Phase 3 portfolio with Jenelin Dumayag overseeing after the day-to-day operations of the community. The duo of Shafi Moideen and Neetan D'Souza supervise the community landscaping, while Anna Castulo looks after the administration functions.



You can reach out to the team at **800 NAKHEEL**, help@nakheelcommunities.com, or at your community office in the District One Clubhouse.

What Makes Your Community Sustainable?



We Use Sustainable Solutions

Lighting systems across our corridors, garbage rooms, and common areas are fitted with LED lights.



We Employ Technology in Operations

Your community landscaping is irrigated with treated sewage effluent water that is generated from within the community.



We Educate

We collaborate with our service providers to raise awareness of recycling and green habits for living.



We Segregate

Each building's parking area is equipped with three-stream recycling stations for paper, plastic and cans, and electronic waste.

Your Community Events



LiveWell with NAKHEEL

The first LiveWell with Nakheel Wellness Festival kicked off on 28 January with co-curator Irina Sharma moderating talks, essential oils workshops by experts, children's activities, morning yoga classes, body image sessions for teens, and a lot more. The festival was a celebration of all aspects of the health and wellness industry - Balance. Nourish. Move. Relax. Evolve.

The March edition was a special session on hormones through aging, menopause, disease, or trauma. Here is a glimpse of our speakers, sessions, audience interactions, and highlights from these editions.

The momentum continues and we look forward to more exciting topics in the upcoming months. Stay tuned to our updates on www.livewell.nakheelcommunities.com.

Till then, live well.



TLC for your Home



Time for a Home Health Check

Your home needs constant upkeep and maintenance to keep it in its prime and pristine condition just like your community. Add these items to your home maintenance checklist for a stress-free summer.

- ▶ Appoint a certified technician to check your smoke detectors and fire alarm installations.
- ▶ Schedule pest control to ward off any pests and bugs.
- ▶ Treat prolonged water leaks by fixing clogged drains or damaged water fittings.
- ▶ Service your HVAC unit for a smooth summer run.
- ▶ Sign up for an annual contract with a reputed general maintenance company to keep a tab on your mechanical, electrical, and plumbing systems.



Stay covered with the right insurance

It's never too late to invest in insurance that covers your prized home and possessions and gives you the peace of mind you deserve. Contents Insurance does just that in the event of the unexpected – be it a theft, fire, or water leakage.

With a good plan, you can protect your home and your belongings including your furniture, electrical appliances, soft furnishings, and even paint finishes on your walls and ceilings. Some contents insurance plans start as low as AED 200 a year, based on the coverage required.

What is covered under community insurance?

Community insurance only covers the common areas such as roads, amenities, signage, streetlights, walls, and irrigation systems. Contents insurance is the sole responsibility of a resident.



Five Steps Towards Good Air Quality

As temperatures rise, it's time to turn the air-con back on again. Here's a quick checklist for you to prepare your home's air-conditioning system ahead of use.

- ▶ Clean the air filters. Remember, poor indoor air quality can affect your health.
- ▶ If you have an outdoor unit, check for debris or dust accumulation.
- ▶ Test the system to ensure that there is no noise or odour generated.
- ▶ Ensure that electrical plugs and sockets are of standard quality, to avoid short-circuits or fire accidents.
- ▶ Open the windows and doors of your home, when weather and outdoor air quality permit.



Storing Household Chemicals

Chemicals are a common sight in most households, from cleaning agents, paints, and thinners to pesticides. But these can pose a health and fire hazard, if not handled with care.

- ▶ Understand the warning symbols – they indicate that the product could be hazardous.
- ▶ Follow the safety information and directions, when using the materials.
- ▶ Open a nearby window to ensure adequate ventilation, when using the chemicals.
- ▶ Choose low-emission paints, varnishes, and glues, wherever possible.
- ▶ Store chemical products in their original containers.
- ▶ Store flammable materials in fire-rated containers and away from combustible materials.
- ▶ Lock and keep these chemicals out of children's reach.
- ▶ Dispose of household hazardous waste products safely.



We are now on WhatsApp

We have just launched a new channel to engage and interact with our customers.

You can now reach us on WhatsApp at **800 NAKHEEL (6254335)** for raising maintenance requests, community usage charge updates, general queries, and feedback.

All it takes is a message to **800 NAKHEEL (6254335)** or **+971 800 NAKHEEL (for international customers)** to get help or information for your queries.

Stay tuned for more updates.

Our Sustainability Report for 2022 is Releasing Soon!

Stay Tuned!





Fuelled by Community Usage Charges

Community usage charges exist so that your community can be effectively maintained and enhanced to its highest standards. Quite simply put, it ensures that all the activities behind the scenes take place like clockwork.

With the recent issuance of community usage charges to homeowners, on-time payment of these charges is important. These rates are vetted by independent auditors and approved by the Real Estate Regulatory Authority. A delay in settling your usage charges on time has an effect on the operations of your community, as funds are required to pay service providers, utility bills, and community enhancements.

Pay your usage charges today using the **MyNakheel app**, or via bank transfer.



Community Rules Refresher

Your community is governed by Community Rules, which aim at creating an environment in which all residents can maximize the enjoyment of their community and amenities.

These rules intend to create a serene, attractive, and safe environment for the families, children, neighbours, and visitors of the community and master community. Browse through all the applicable rules and regulations of your community on www.nakheelcommunities.com.

Residents' Recipe Corner

There's nothing like a tropical summer salad to beat the summer heat of 2023. One of our residents, Hana um Muhab whipped up a delicious summer bowl and sent us the recipe for a Greek salad that promises to be a showstopper at your next cookout.

Ingredients

- ▶ 4 cucumbers, sliced into quarters
- ▶ 1 green capsicum, cubed
- ▶ 3 tomatoes, roughly chopped
- ▶ 1 red onion, sliced
- ▶ ½ cup black olives, sliced
- ▶ Feta cheese cubes
- ▶ Vinegar
- ▶ Thyme
- ▶ Olive oil
- ▶ Lemon juice
- ▶ Salt

Preparation

- ▶ On a large platter, arrange the cucumber, green capsicum, tomatoes, red onions, and olives.
- ▶ Make the dressing by whisking together olive oil, thyme, vinegar, and lemon juice with a pinch of salt.
- ▶ Add the white cheese cubes on top of the dish with the black olive slices and mix them all together.
- ▶ You can serve the dish as a main course or even as part of your spread. Enjoy!



Greek Salad



Road Safety Advisory

With safety and wellbeing remaining our priority, we've teamed up with the Roads and Transport Authority (RTA) for a series of initiatives to remind, educate and enlighten residents on all things road safety.

The campaigns include motorist, pedestrian, and e-scooter safety, with handy tips on keeping our roads and people safe. RTA will also join us at some of our community events this year to provide guidance and advice to all road-users.



السّرعَة القانونيّة توصلك
إلى وجهتك بأمان.. التزم بها.

Driving at normal speed can
meet your need. Adhere to
speed limits.



مبادرة توعوية بدعم من
Safety initiative supported by

rta.ae



Free Household Junk Collection

A round of spring cleaning brings out the old and forgotten items that your home has harboured for long. Bidding goodbye to these items is a step easier. We have partnered with junk collection agencies to help you get rid of unwanted household items, free of cost.

What can you junk for free?

Old couches, clothes, office/home/garden furniture, toys, kitchenware, exercise equipment, linen, toiletries, electronics, mobile phones, home appliances, books, bicycles, cardboard, and faded carpets.

Gather your items and book a collection slot today by contacting **Take My Junk** at **800 5865/050 179 4045** or **Remove My Junk** - **055 549 1122**.

Give your pre-owned items a new lease of life.

Another Feather in our Hat

NCM was honoured at the International Business Excellence Awards (IBXA) for our commitment to operational excellence and adherence to high standards.

We emerged in the top position winning gold in the 'Best Business Change and Transformation' category.

This is a testament to our evolving goals, implementation of transformative strategies, and success in producing proven qualitative and quantitative results.



NAKHEEL
Community Management

IBXA™ 23
INTERNATIONAL BUSINESS
EXCELLENCE AWARDS 2023

GOLD AWARD WINNER
Best Business Change and/or Transformation



Being a Great Place to Work®

Nakheel was recognized as a Great Place to Work-Certified company for 2022/2023 by the global research and consulting firm, Great Place to Work® Middle East for demonstrating a workplace culture of inclusivity, support, and understanding where employees' voices were heard and acted upon and offers an outstanding employee experience with staff feeling trusted and valued.





Nakheel Community Management

Our primary objective is to manage and maintain the wellbeing of your community. As such, we provide a broad spectrum of comprehensive management services.

18
Master Communities

50,000+
Units

350,000+
Residents

Standards that help maintain our communities



Industry Recognitions



Reach out to us



help@nakheelcommunities.com



@NakheelCommunities



800 Nakheel



@NKLCommunities



Nakheel Communities



My Nakheel App