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From Beeline Media on behalf of

PROPERTY MANAGERS ASSOCIATION SCOTLAND LTD

WHO'S LOOKING AFTER YOUR PROPERTY?

Would you go to a barber to have your teeth pulled? Would you buy your children's shoes from an undertaker? Of course not, whatever we require we prefer to go to a specialist in whom we can have total confidence. That is why in today's property-conscious world the role of the property manager is so important.

Property managers are engaged by property owners of all kinds, individuals and companies, to provide a factoring service within their client's budget. Their remit can include everything from replacing light bulbs on stairwells to cutting the grass or even carrying out major repairs. The service is provided by negotiation of requirements and financial ability.

Regular property checks are carried out and recommendations made by property managers although final decisions are in the hands of owners. They cannot be forced to make the necessary funds available. Property managers are exactly that, managers. They are not owners, they are not bankers for property owners and they are not city bursars able to fund repairs or projects at will. There are occasions when property managers are sympathetic to temporary hardship and in the interests of health and safety will negotiate amenable terms for property owners but in general the role of the property manager is to maintain property within the agreed budget of the owner. There is no subterfuge in the way inspections are carried out. Check-ups are indeed regular and residents are always welcome to attend and make their own contribution to the conclusions drawn by each inspection.

Again the role of the property manager is to report to the owner the requirements of each individual property unit both in terms of needed work identified by the inspection and the general maintenance programme for the period until the next inspection.

The property manager also has a further responsibility to its contractors. Contractors are engaged on the express understanding that they are leading professionals who have demonstrated their abilities. By the same token, contractors carry out their work on the further express understanding that they will be paid in full and within an agreed time. They are happy to work with property managers in preference to individual property owners because they have the confidence that they will be respected as professionals and paid promptly. It is this kind of tried and trusted business relationship that works for the benefit of property owners and residents.

Just as it is without question quite essential to be registered with a dentist for regular servicing, for such repairs as may be necessary and to be able to get help in an emergency. Property

managers provide the same support, an essential service for those seeking peace of mind with regard to the upkeep of their property.

An individual would not register with a dentist who is not answerable to a health organisation so property owners and residents would be best advised to seek property managers who are members of the government acknowledged Property Managers Association Scotland Ltd which does not profess to be a disciplining governing body but can substantiate the qualifications of its members and will expel members not conforming to its high code of practice and work standards. PMAS has an overall responsibility for 130,000 property units throughout Scotland, a tribute to the esteem held by its members within the property profession.

So, who is looking after your property? Hopefully not the butcher, the baker or the candlestick maker but a professional business manager.

***** Further information, interviews and photo opportunities please contact Bernard Bale at Beeline Media on 01467 641417 or bernardbale@yahoo.co.uk. Jamie Millar of Property Managers Association Scotland is available on 0141-245-6779**