



Royale  *Grande*
PROPERTY MANAGEMENT LTD.



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YOUR PARTNER IN BUILDING GREAT COMMUNITIES

Royale  *Grande*

PROPERTY MANAGEMENT LTD.



**Specializing in
Condominium Property Management**

MEMBER
Canadian
Condominium
Institute  Institut
canadien des
condominiums
Toronto and Area Chapter

MEMBER
 **ACMO**
CORPORATE

Royale Grande Property Management Ltd. is a full service solution provider for your Corporation's needs offering complete financial, administrative and physical management services. While building relationships through professional management, we provide better living for residents while uniting Communities. At Royale Grande we recognize that each Community is unique, therefore, our service is unique. Our services are customized to accommodate your needs through professional, effective management techniques. With our state-of-the-art technologies, experience, professionalism, and eco-friendly attitude, we will deliver innovative ideas to save energy and save you money.

WHAT ROYALE GRANDE BRINGS TO YOU DAILY!

- Manage and continually train, review, assess on-site staff.
- Monitor trade performance focusing on quality and value.
- Promote communication and establish relationships with Board of Directors & Residents.
- Have regular building and grounds inspections and routine reviews with a proactive approach to life safety and preventative maintenance.
- Provide 24 hour emergency coverage.
- Work with you to ensure your investment is protected & continually growing.
- Give you a new perspective & provide appropriate solutions to all your Corporation's needs.

HOW ROYALE GRANDE IMPROVES EFFICIENCY OF YOUR BUILDING & REDUCES OPERATING COSTS!

With so many properties managed by Royale Grande, we have established relationships with large distributors allowing us to purchase bulk natural gas with significant savings. This enables **YOU** to receive a savings via Enbridge Gas at a reduced rate. We are continually maximizing your savings by watching gas prices, trends, rebate programs and implementing strategic capital investments to improve efficiency. Royale Grande is always striving to reduce your Community's largest annual expenditure.

With our team of consultants, qualified contractors, engineers and experts we routinely perform technical evaluations of your building's systems focussing on reliability, improving efficiency, and promoting safety, with an eye on eco-friendly technology and materials.

HOW ROYALE GRANDE PROTECTS YOUR BOTTOM LINE!

Our administrative and financial departments work together to ensure that your fees are collected without delay. Financial statements are accurate and up to date ensuring that you maintain your budgets and maximize your investment.

We limit your liabilities and provide detailed monthly analysis of your Corporation's accounting needs.

Our team will help and guide Board of Directors to maintain healthy Reserve Funds and prevent deficits occurring through effective planning and accurate projections based on years of experience.

At Royale Grande, our staff has the experience, knowledge and training to keep projects on time and on budget to ensure that your Community receives outstanding value.

By working closely with large financial institutions, under the direction of the Board of Directors, and in accordance with reserve fund studies, we develop secure cash and investment strategies for you to maximize the return on your reserve fund investments.

BEHIND THE SCENES

Behind the scenes is where many of the crucial aspects of the Corporation's daily operations take place. At Royale Grande we are strongly committed to education and awareness whether attending seminars, updating courses or seeking new and efficient ways to help Communities, Boards and Residents keep up with the fast paced changes in the industry.

Our managers are experienced and familiar with contractors, approximate costs, and timelines, ensuring that by tendering out work, monitoring progress, and working together with the Board of Directors, your Community will receive the best contracting values.

Royale Grande uses only the latest technologies and dynamic software to ensure fast and accurate communication with Board of Directors, Contractors, Engineers and Lawyers. By continually investing in new software

and computer systems, we are able to maintain up to date, accurate and detailed records providing information to you from anywhere at any time.

By utilizing an ADP payroll service, we provide complete payroll administration for hassle free banking. Our Financial Management team will prepare and provide all your monthly Financial Statements.

Royale Grande Managers and Staff work with Board of Directors to establish procedures and policies for the enforcement of By-laws and Rules to promote safe and united Communities. Whether developing or updating Safety Plans, training staff for emergency procedures, creating new rules or simply enforcing the Condominium Act, Royale Grande is committed to Community and Safety first.

Royale Grande Property Management Ltd. will provide all the above mentioned services and much more. Whatever it takes to manage your specific and unique Condominium needs. We not only work for you, we work with you to improve your lifestyle and be your partner in building and uniting great Communities.

