



Company Profile

**Ariano
Properties**

Our Story

Ariano Properties was established in February 2007. A Black Economic Empowered organisation with all our shareholders being previously disadvantaged and historically disadvantaged individuals.

The husband-and-wife duo of Mr GK Naicker (Seelan) and Mrs Y Naicker (Yogis) began their venture into the property industry in the early 2000s, owning properties themselves and finding the need for a better property management solution, not only for themselves but for all owners alike. With a blend of corporate and accounting knowledge between them, the pair have moulded Ariano Properties to have a solid foundation with core principles that will ensure the business is run efficiently and effectively.

Their son, Rujendran Naicker, has recently joined the business having completed his BCom degree at the University of Johannesburg and has worked in the property industry for several years at Seeff Properties, earning various awards along the way and moving up the corporate ladder before reaching a glass ceiling. He then decided to join the family business having completed the necessary qualifications with the EAAB/PPRA to become a Property Practitioner.

Ariano specialises in providing property administration services that are required both in the residential and commercial sectors of the market. A medium-sized business with over a decade of experience that can give you first-class service at the right price.

Our Vision

Our vision at **Ariano Properties** is to become a market leader in the property administration arena. Providing world-class services at an affordable price, therefore adding value to owners' properties and investments.

Our Mission

Our mission is to grow from a small enterprise that only manages smaller complexes to a larger organisation that can branch out in the various fields available in the property industry. From property administration only, to adding a sale and rental division. All while working with our various partners to create sustainable growth within smaller enterprises in our economy.

Our Governance

We are registered with the Property Practitioners Regulatory Authority (Firm FFC No F136065) as well as the Financial Intelligence Centre (Reg No 58091).

Our Service Offering

Administrative services

❖ **Managing Body Corporate/Home Owners Association Funds**

Ariano does not hold any funds on behalf of any Body Corporate/HOA. Ariano will insist a Body Corporate/HOA has its own bank account that will be under the control of the trustees/directors of the Body Corporate/HOA.

Ariano will only maintain viewing rights and be able to load creditors and payments via internet banking on this account. The trustees/directors will only have viewing rights and authorising rights to approve creditors and payments. Ariano will not be able to complete any payments out of a Body Corporate's/HOA's account. This will mitigate the risk of the Body Corporate's/HOA's finances, which allows for the Body Corporate/HOA to grow and investments to stay safe.

❖ **Levy Statements**

Ariano will prepare all levy statements for the Body Corporate/HOA monthly. The levy roll will be available to all owners on their online portal. This allows all owners to know the status of the units within the Body Corporate/HOA and be able to pinpoint which owners are not keeping up with their levy payments.

❖ **Arrears/Delinquent Owners**

Any owners that are in arrears will be dealt with by Ariano directly before they are handed over to an attorney. As Ariano prides itself on having an element of compassion for owners in trying times, payment arrangements will be made for any owner to bring their account back up to date. However, if there are any breaches by these owners or no effort is made to maintain their account, Ariano will hand these accounts over to the attorneys for collection. Ariano's primary goal is to ensure the longevity of the Body Corporate/HOA by ensuring it does not experience large amounts of debtors in arrears.

❖ **Insurance**

Ariano boasts a fantastic relationship with its insurance brokers. This ensures that the Body Corporate/HOA (Should they move with Ariano's preferred supplier for Insurance) will have the best possible cover at a reasonable premium, while ensuring that all their claims will be handled professionally and efficiently.

❖ Web Portal

Ariano offers an additional service offering through a secure online portal. These portals ensure that owners will always have access to various documentation online at any given moment. These documents will include Levy statements; Trustee packs; AGM documents; Governance documents, Rules, etc. This portal will have SSL certificates to ensure that all the information on this site is secure and private. In line with the POPI act.

Why Choose Us?

We at Ariano Properties, pride ourselves on maintaining a high standard of service to our clients while maintaining an affordable price. This allows our clients to grow their investment and allow them to further grow other investment opportunities, knowing that their investments managed by Ariano are well taken care of.

Our top priority is to ensure an owner is maintaining a good return for their investment in a complex/estate. For most, these are primary residences where their families will grow up. At Ariano Properties, we would like to ensure that these complexes/estates are as well managed as possible and will ensure their longevity for many years to come.

With over a decade of experience within the business, we know that we can handle any issue that arises and work with all our clients to ensure that they will enjoy their investments, not lose money in them.

We hope to hear from you soon!

Kindest Regards

Ariano Properties

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