

**Simple solutions
for complex
Properties.**



odos

The culture of integrated management

We have more than 30 years' experience in supporting real estate owners – individuals, companies and institutions.

We organize all the necessary activities to ensure that the properties we manage under agency agreements perform at their best.

Our modular approach allows us to partner with other specialized players in the supply chain, aiming at meeting our Customers' needs.

We provide free comparative analyses of the different potential types of management of Customers' properties.

We are part of Odosgroup, a player specializing in the management of properties, including multiunit buildings, intended for purposes other than residential use.

Our reference market is Italy.

Our services

We analyze the legal, regulatory and technical framework applicable to the building management service – already in place or to be implemented – and we prepare a summary assessment with our management proposals.

We aim at suggesting the best cost-effective processes.

As for buildings intended for purposes other than residential use, we usually enter into an undisclosed agency agreement which offers better protection in relation to:

- management of safety at workplaces (as per Italian Legislative Decree 81/2008, as subsequently amended and integrated) and welfare and insurance obligations (as per Italian Legislative Decrees 69/2013 and 76/2013);
- higher Customers' protection in relation to third-party actions;
- better bargaining power of the agent as a result of economies of scale;
- management of VAT-related transactions.



Our guidelines

COMMUNICATION

Principle:

- consistent and constant reporting to principals of any significant issue concerning agencies and relationships with suppliers.

Action:

- preparing reports relating to preliminary and final accounts statements;
- gathering feedback from principals on service and supplier quality;
- taking feedback into account to renew/terminate supply contracts;
- reporting any expense which is expected to exceed 10% of the budget approved in order to take the relevant decisions.

TRANSPARENCY

Principle:

- allowing principals to access information and monitor internal procedures to be aware of the management activities carried out.

Action:

- uploading the documents needed to assess common area services to the relevant online property section of the website, if any.

COST-EFFECTIVENESS

Principle:

- managing services in line with the quotation approved by principals, in compliance with regulations on competitive tenders and contract awarding procedures based on the most economically advantageous offer, unless any exemption applies;
- carefully renewing supply contracts, specifically those involving highly specialized services – provided that there are no material impediments – and taking due account of the real estate value preservation principle with a particular focus on maintenance.

Action:

- standard three-year contracts with the option to terminate them at any time, if negative assessment issues arise with no charges to be borne by the contracting entity;
- use of standard corporate specifications and procedures, where possible;
- appointment of qualified professionals ensuring an equitable distribution of assignments.



28100 Novara (NO) - Baluardo La Marmora 15
Tel +39 0321 612 966 - info@odosgroup.it
odosgroup.it