

Cobalt Property Consulting



Your partner in property management

Sectional Title Complexes

Home Owners Associations

Property Advisory Services



Company Profile

Cobalt Property Consulting has been successfully operating within the Sectional Title and Home Owners property management sector since 1994. Cobalt is a Family run business with the owners managing the day to day running of the business.

Property management and consulting services are rendered within the ambit of the Estate Agency Affairs Board (EAAB) guidelines.

Cobalt policies are designed to provide you with the best assurance of quality services at affordable rates. Our employees are selected for their specialist skills and are provided with the necessary support and oversight to guarantee a pleasant and professional service encounter.

Cobalt provides additional competence to support the property operations based on years of experience in general consulting to the financial, insurance, retail and service industries.

Cobalt Members are competent in all aspects of the Sectional Title as well as the Companies Acts including their amendments, regulations and accompanying rules. Staff are required to have a full understanding of these subjects with the necessary field experience to provide excellent advice and support to Board Members and Owners.

Due to the complex nature of property management operations, Cobalt has invested heavily in the development of specialised systems to manage the relationships, communication, financial transactions and communications.

Our clients

Our client profile ranges from medium to large sized Sectional Title complexes and Home Owners Associations in various degrees of their entity lifecycles.

The majority of Cobalt clients require special care and attention due to developer issues, ineffective management strategies impacting on their financial wellbeing or significant distress due to inadequate management of either financial affairs or poor management of maintenance and levy collections.

Cobalt focuses on directed turnaround strategies to manage these complexes back to health and maintain their true investment potential.

Our Services

Cobalt provides comprehensive services to cover all aspects of the management requirements to sustain harmonious and well managed complexes.

- ✓ General administrative management
- ✓ Financial planning and administration
- ✓ Levy & collections administration
- ✓ Clearance and transfers
- ✓ Employee (payroll) management
- ✓ Supplier management
- ✓ Contracts management
- ✓ Communications management
- ✓ Property advisory services
- ✓ Audit & legal logistics management
- ✓ Monthly management reporting
- ✓ Banking administration
- ✓ Payment processing and administration
- ✓ Quality assurance
- ✓ Property assessments
- ✓ Maintenance management
- ✓ Insurance management
- ✓ People diversity management
- ✓ Training and development services

Management tasks are performed by Cobalt Property Consulting in conjunction with the Board Members.

Bruwer Steenekamp Inc. Attorneys provide a contracted service to the Cobalt Property Consulting and clients obtain benefit from this arrangement.

Cobalt has access to preferred service provider networks which allows improved quality of service when addressing maintenance and other requirements.

Our Fees

Cobalt aims to facilitate savings in the general overall cost of managing the complex (budget) through proper financial planning and quality assured appropriate management of maintenance and services provision by external providers.

This permits Cobalt to create fee structures to accommodate our clients' specific needs. In order to provide appropriate services at a reasonable cost, these savings provide set-off against the Cobalt costs for management of the complex.

Options are provided for fixed cost (all inclusive) arrangements or pay for use options, depending on the needs of the specific complex, or in some cases, a combination of both.



Services Providers

Cobalt has through the years developed relationships with a number of industry leading service providers for maintenance, security, insurance and specialist requirements. Due to the relationship with Cobalt, accountability is a focal point of these relationships which provides assurance to our clients of a job well done in good time. Risks of non-performance are significantly reduced when making use of these providers who are contractually bound to excellent service to guarantee customer satisfaction.

Services Guarantee

Cobalt has from the onset placed a premium on customer satisfaction. Accompanied in our contract is a service level agreement with standard and optimal timeframes to track and guide Cobalt performance. This provides assurance that we have our finger on the pulse and provide a realistic assessment of the quality of Cobalt services on an ongoing basis.

We welcome visits from our clients and attend meetings on a regular basis. We believe that site visits are essential to a well-managed complex.

Our success with financial planning rests on our ability to correctly assess maintenance expenses and diligent management thereof to attain the best possible results.

Area of Operation

Cobalt Property Consulting operates throughout Gauteng, with our offices situated in Ferndale (Randburg). This allows us convenient access to most areas within a 30 minute radius from Mogale City, Alberton, Mulbarton, Sandton, Honeydew, Roodepoort, Kyalami etc

Contact us

Should you require more information or a detailed proposal, please do not hesitate to contact us:

email: info@cobaltpm.co.za

tel: 011 704 0119

cell: 082 872 7585

