

ADDRESS PLUS

Compliance Led Project lifecycle consultancy
for UAE Real Estate Development

COMPANY PROFILE

www.addressplusuae.com



Company Overview

Structured consultancy for sustainable real estate development

ADDRESS PLUS

WHO WE ARE

Address Plus is a real estate and project management consultancy specializing in regulatory compliance, financial structuring, and operational governance. We focus on the UAE market, ensuring accuracy and disciplined execution for every project.

Our Vision

To support sustainable, transparent, and compliant real estate development through structured consultancy and professional governance.

Our Core Values



Compliance

Regulatory accuracy without compromise.



Transparency

Clear processes, reporting, and accountability.



Accountability

Ownership at every stage of the project.



Efficiency

Structured workflows and disciplined execution.



Technology Adoption

Digital tools for enhanced control and reporting.

Our Role in the Ecosystem

Address Plus acts as a stabilizing force in the UAE real estate market, bridging the gap between vision, regulation, and execution.



Advisory

Comprehensive developer and investor advisory services spanning the entire project lifecycle—from initial planning and sales strategies to final delivery.



Coordination

Seamless coordination with DLD, RERA, escrow banks, master developers, and government entities to ensure permits and approvals are on track.



Oversight

Rigorous financial, operational, and compliance oversight designed to safeguard project funds, protect buyer interests, and ensure regulatory adherence.

Lifecycle Consultancy Partner

A unified approach to project management from inception to realization

Single-Window Consultancy Partner

Address Plus acts as a single point of contact, managing the full lifecycle of real estate projects — from incorporation and approvals to escrow closure and profit realization.

Our integrated approach eliminates fragmentation, reduces regulatory risk, and ensures consistent governance throughout the project duration.

✓ **Consistent governance from day one.**

WHAT WE DELIVER



Authority Coordination

Streamlined approvals and constant liaison with DLD, RERA, and relevant government entities to prevent delays.



Financial Discipline

Comprehensive escrow oversight and financial structuring to ensure funds are managed with transparency and precision.



Structured Workflows

Clear, documented processes for every stage of development, reducing operational friction and enhancing accountability.

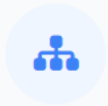


Measurable Milestones

Developer-centric service delivery tracked against tangible goals, ensuring progress is visible and on schedule.

Service Categories

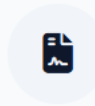
Comprehensive solutions structured to cover every phase of development



Project Foundation & Setup

- Corporate structuring and governance design
- Development company formation and licensing
- Project registration (DLD/RERA) and permitting
- Feasibility studies and standard documentation

01



Post-Sale & Compliance Management

- Contract administration and customer service
- Ongoing RERA compliance and audit coordination
- Handover management and title deed conversion
- Legal proceedings and dispute resolution support

02



Financial Closure & Tax Compliance

- Escrow account closure and final verification
- Profit withdrawal strategies (partial/full)
- Federal Tax Authority (FTA) compliance
- Corporate tax advisory for real estate entities

03



Technical, Banking & Technology Services

- Approved project and title deed surveys
- Escrow banking coordination and OA advisory
- PropTech solutions (CRM, automation, platforms)
- Project structural framework and recovery

04

Project Foundation & Setup

Establishing the legal, operational, and strategic groundwork for success

Corporate Structure Formation

- Legal structuring tailored to specific project requirements
- Definition of shareholder roles, rights, and governance frameworks
- Financial and capital structuring optimization
- Organizational hierarchy and management design

Development Company Formation

- Trade name reservation and government approvals
- Precise business activity definition for licensing
- Complete licensing documentation processing
- Issuance of Developer Registration Certificate

Project Registration (DLD / RERA)

- Land title deed verification and due diligence
- Master developer NOC coordination and retrieval
- Developer equity compliance and validation
- Preliminary drawing submission and permit coordination

Feasibility & Business Planning

- Comprehensive corporate and ownership structure review
- Detailed business plan and project viability assessment
- Sales strategy formulation and payment plan analysis

Standard Documentation Templates

Post-Sale & Compliance Management

Ensuring rigorous governance, regulatory adherence, and seamless transitions

Post-Sale Support

- Comprehensive contract administration and documentation management
- Dedicated customer service protocols and client communication
- Systematic collections monitoring and payment tracking
- Rigorous escrow account oversight and fund management

DLD / RERA Compliance

- Ongoing regulatory compliance supervision throughout project life
- Coordination of mandatory RERA financial audits

Handover Management

- Coordination of building readiness and completion certification
- DLD 100% completion reporting and official filings
- Management of snagging inspections and de-snagging verification
- Execution of key handover procedures and buyer acceptance
- Conversion of Oqood (pre-registration) to final Title Deed

Legal Proceedings & Settlements

- Structured settlement and amicable dispute resolution procedures

Financial Closure & Tax Compliance

Ensuring fiscal discipline, regulatory adherence, and final value realization

Escrow Account Closure

- Strategic coordination with RERA-approved escrow banks
- Management of all required DLD and RERA final approvals
- Comprehensive final compliance verification and documentation
- Resolution of any outstanding financial obligations

Profit Withdrawal

- Structuring partial profit withdrawals near project completion
- Executing full profit withdrawal procedures post-completion
- Ensuring liquidity alignment with project milestones

Real Estate Taxation

- Full Federal Tax Authority (FTA) compliance management
- Specialized corporate tax advisory for real estate entities
- VAT compliance and filing for development projects

Technical, Banking & Technology Services

Ensuring operational excellence through specialized support and digital innovation



Approved Survey Services

- Comprehensive project surveys for planning
- Oqood registration surveys
- Final title deed surveys for handover



Owners' Association (OA) Advisory

- Governance structure and compliance setup
- Budgeting and facilities management planning
- Vendor selection and procurement advisory



Project Structural Framework

- Detailed progress monitoring and reporting
- Certification advisory for milestones
- Recovery strategies for red-flagged projects



Escrow Banking

- Coordination with RERA-approved banks
- Escrow compliance and regulatory monitoring
- Controlled fund inflow and outflow management



Technology-Driven Solutions

- Implementation of PropTech CRM systems
- Workflow automation for efficiency
- Digital client onboarding platforms
- Staff training and system adoption support

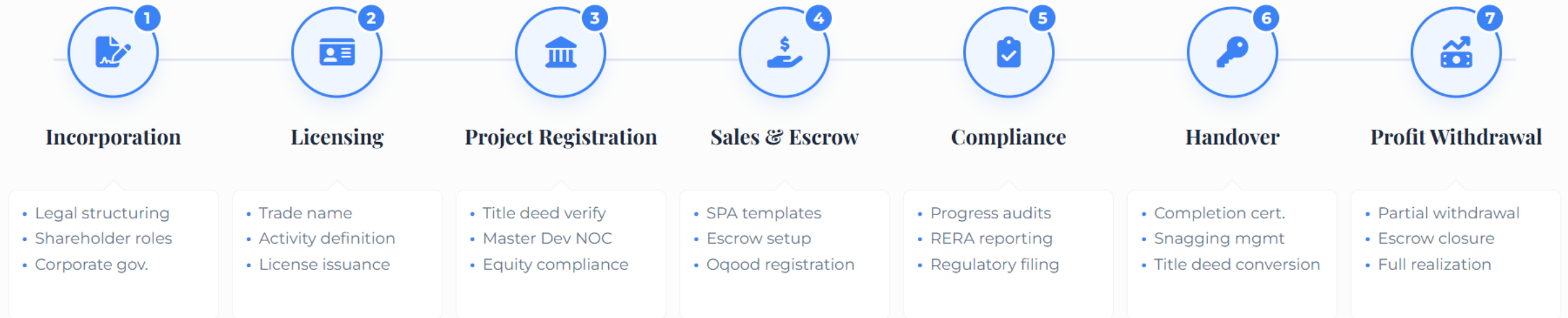


Other Consultancy Services

- Advisory for delayed or distressed projects
- Plot availability and suitability assessments
- Architectural and engineering consultancy liaison

End-to-End Service Flow

A structured journey from incorporation to profit realization



Why Choose Address Plus

Strategic advantages that safeguard your investment and ensure delivery



Compliance-First Governance

Rigorous adherence to DLD/RERA regulations ensures your project is built on a solid legal foundation, eliminating regulatory risks.



Single-Window Accountability

We act as your sole partner across the entire lifecycle, preventing fragmentation and ensuring clear ownership at every stage.



Deep Authority Expertise

Established relationships with government entities and master developers allow us to expedite approvals and resolve bottlenecks.



Structured Financial Controls

Transparent escrow management and financial reporting ensure funds are utilized efficiently and profits are realized predictably.



Technology Enablement

Utilization of advanced CRM and workflow automation tools provides real-time visibility and enhanced operational control.



Recovery Expertise

Specialized capability to turn around red-flagged or distressed projects, protecting investor value and ensuring completion.

Tangible Business Outcomes



Lower Risk Profile



Predictable Cash Flows



On-Time Handover

Thank you !

Contact:

Address: Office No. 1601, Court Tower, Business Bay
Dubai, UAE

Email: info@addressplus.com

Web: www.addressplusuae.com

