

# Real Estate Management problem in the Baltic States. (Lease Maintenance and Risk Safety)

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**Abstract** - To develop a major objective is, to seek a deeper knowledge of the target in real estate management in the lease maintenance and risk safety management system in Baltic states. The first two-step in the real estate sector aims to provide an understanding of the real estate sector and a good knowledge of the major organizational strategies to help client requirements and understand the client strategy. This two-step compares the organization that outsources project management consultancy and the organization that has followed the property management system to provide a work ethical system in this industry. These two steps target the question of client relations and owner relations between each other. Both consider are major points for any kind of property system and help resolve queries between clients and owners. We understand the importance of lease maintenance in the real estate sector in the Baltic states from the first step. To assure tenants and owners of his responsibility as per state laws and guidelines. I go through lots of lease maintenance policy designs by organizations and parties and state governments. I analyze these documents as per market standards. Without proper lease maintenance, the real estate sector is not a good investment sector for any organization, individual investor, or foreign investor in the Baltic states. In the second step target risk, a safety management system is essential for all real estate investments. Because major individual investors, organizations and foreign investments always go through the risk safety pattern of any investment. All these entities are always scared about their investments where they invest how much they get in return. This time risk management plan to help in this matter. Where they save their investment with the help of risk safety management plans like Return on investments and the major amount, they invest in the real estate sector. The conclusions from the lease maintenance and risk safety management system are to help to grow profit for individual investors, organizations and foreign investments in Baltic states and solve queries between tenant and owner of the property. Because both abided by state laws with the help of lease maintenance agreements and risk safety management systems. Both systems are prepared by state authorities to solve these matters as soon as possible.

**Key Words:** Analytical management plan, Innovation lease maintenance plan, developing customer support function plan, Risk safety management system and efficient solution for the Baltic economy to develop a valuable market policy for the real estate management plan.

## 1. INTRODUCTION

The Real estate management policy creates a decision and growth to manage a real estate property in a professional condition according to organization standards and state laws abiding by state authority at a reasonable rate of return by the property value. These management policies capture all major points for real estate management to handle relations between tenant and owner of the property. Lease and risk safety management has covered all aspects like lease management policy and property condition and analyses and works in full coordination with the tenant and owner in this management process. Also noted is that a special point is to add some management appraisal to appreciate coordination with everyone like government, Tenant, and owner. Also, this management policy is always in evolution with the upcoming update. With the help of this management policy, there are so many unsolved queries related to real estate management policy, which can inspire both tenants and owners to find a solution between each other and note proper terms and conditions and workout on all related problems faced by both parties.

The real estate industry always works toward property growth and work toward economic growth as well. Also, we noticed that before investing in any kind of property we covered these points like the function of the property and location of the property and who is the owner of the property and looked toward the management policy of the property as well as checked the property profit value is used in. future selling price for any kind of property owned buy by the owner. To come up with proper strong market research to help solve this problem during the lease agreement period. The system of management is a value-added point in real estate sectors in the specificity of the management-related function. The report could elaborate management policy of lease maintenance and risk safety in the real estate sector. This approach will help to grow the market value and market circumstances of the property. This market analysis report provides the data verified by the client and major investor to save the investor paperwork and much more market research as per the requirement. The major problem faced by the management system is to create a prototype to place the value of the target number and

major changes. A sufficient valuable point in the real estate sector faced by the management team and these kinds of possibilities help decrease the market values of the management team and the owner of the property.

In this paper, there are well-defined and major implementations of lease maintenance and risk safety management in the real estate market in the Baltic states. The paper has been based on real data and virtual reports to provide a real understanding of this topic is essential in the real estate sector and generates information for the state authorities and clients and tenants. The real estate market is extremely complex as per the demand of clients and the demand for office space required by corporate and goes through statistical data and prototype analysis to cover all aspects of real estate demand and contribute to the upcoming development of the real estate management team in Baltic states. Also, there are some advantages of the management team to verify and classify the client as per the lease maintenance policy and risk safety maintenance policy to provide better service to the upcoming client. The major issue faced by the management team and client and tenant due to management created by an unprofessional person or team. This kind of mistake is impacting company value and the nature of growth. It's considered a bad management policy as per the market standard process in the eastern European real estate market.



**Fig-1:** - Type of property management type

## 2. REAL ESTATE MANAGEMENT POLICY.

### 2.1. Principles of real estate management.

Most of the real estate management organizations in the real estate industry in Baltic states often follow specific management policies like lease and risk safety management to deliver their management service for those properties that required professional help to grow their market value as per market standards (Bon, 1994).

There are 5 major types of real estate management principles followed by a market development agency.

1. Division of work
2. Authority and responsibility
3. Disciplines in their management roles
4. The degree of centralization
5. Subordination of the individual interest

All these management principles guide the property management organization when operating in the real estate management industry.

#### 2.1.1 Division of work

Most of these management services have divided the operations into departments to work properly on the behalf of the shareholders. They have a dedicated workforce to ensure that all stakeholders contribute positively to the operations within the management team.

### 2.1.2 Authority and responsibility

Most of these Baltic real estate companies understand the importance of responsibility when managing their operations in the real estate market in the Baltic states. With the power given by the owner, they have managed and protected the shareholders' net worth according to the market demand.



**Fig-2:** - Explain the pyramid of expertise in the real estate sector.

### 2.1.3 Disciplines in their management roles.

Disciplines often play an important role in the success of every company whenever they operate in the real estate management industry. They have a dedicated workforce to ensure that all stakeholders contribute positively to the operations within the management team.

### 2.1.4. The Degree of centralization

Sharing authority with the lower levels is known as the decentralization of real estate management organizations. The organization works hard to achieve a good amount of profit for its company.

### 2.1.5 Subordination of the individual Interest

Management companies must always put aside their considerations by putting the company's objective first. The interests of goals of the organization must always prevail over the individual's interest when operating to allow the company to grow in the real estate management industry.

## 2.2 Lease maintenance in real estate management.

### 2.2.1 Tenant Maintenance Request

Many landlord-tenant conflicts begin because maintenance requests weren't addressed and There was an issue over who was responsible for the financial matter.

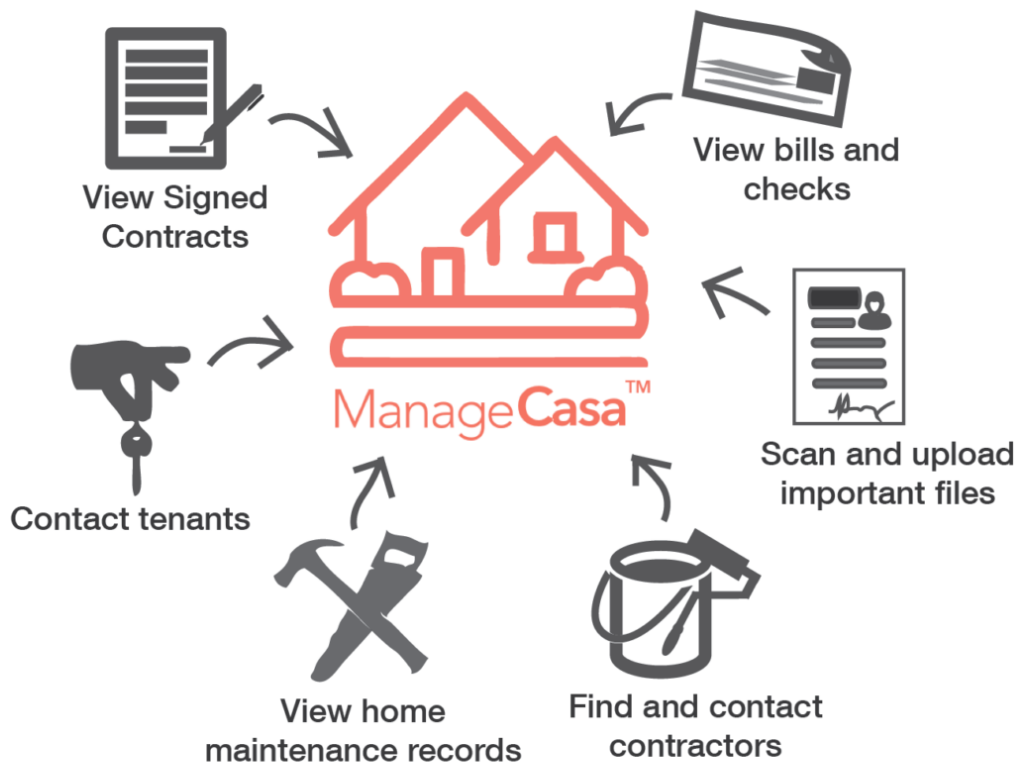
### 2.2.2 Common Rental Property Maintenance Issues

There are ten commonest maintenance problems that tenants and landlords will face:

1. The application not working as per the condition of the item mentioned within the lease agreement.
2. Broken Locks
3. Clogged Drains
4. Dripping Faucets
5. Garbage Disposals not working.
6. HVAC Problem
7. Hot water issue faced by building users.

8. Pest control Problem
9. Roof, Window & sink leak.
10. Continuously Running toilets.

These are the foremost issues faced by the tenant during his lease-out period. So that region required some major implementation during this policy as per market standards to follow updated guidelines to tackle these issues prior (PROPERTIES.INC., 2022).



**Fig-3:** -This image shows the way to manage a lease maintenance policy.

### 2.2.3 Reduce Property Damage

The best way to slow down maintenance costs and reduce damage costs is to perform regular preventative maintenance on the building.

1. HVAC Checks
2. Cleaning gutters
3. Pre-treatment for pests
4. Installing drain screens

Landlords should also educate tenants, especially people who are first-time homeowners, about the correct use of their rights as a client of the property (DeNunzio, 2022).

### 2.2.4 Clearly defining Expectations.

When it involves paying for rental property repairs, clearly spell out what the owner is to blame within the lease. This can facilitate you reduce the whole number of requests you receive. These clear expectations also motivate the tenant to require excellent care of the rental unit to avoid paying out of pocket for repairs.

### 2.2.5 Landlord Lease Maintenance Responsibilities

An owner’s maintenance duties are detailed explanations of local, state, and federal laws. We recommend that landlords read these legal provisions so that they comprehend property maintenance issues. Additionally, you ought to always make sure that the terms and clauses in your lease agreements go with the law (Luxon, 2022).



Fig-4: -This image shows the property manager’s responsibility.

### 2.3 Risk Safety in Real Estate Management

There are all types of risk safety you need to be aware of when you think about tackling risk safety in a Real Estate Management development project. It can be a major issue if you do not put the hard work into solving as much risk as possible (Team, 2022).

2 types of risks in real estate Management are completely in your control.

1. Time Overruns
2. Cost Overruns

They are practical risks that you can manage from the outset of your development.

### 3. DISCUSSION ON THE PAPER ON LEASE MANATAINCE AND RISK SAFETY MANAGEMENT POLICY ON AN INTERNATIONAL LEVEL.

The major aim of this report is to target several problems in the real estate sector. The major issue in the real estate sector like lease maintenance and risk safety management issue also focus on client relations and help to grow a national economy to help and generate employment opportunities for the young millennials. This report provides a brief explanation of lease maintenance and risk safety maintenance issues and provides some major issues in these sectors. By entertaining this problem and understanding the situation in the real estate industry. The major aim of this report is to create awareness and organized a professional brand for the real estate industry.

#### 3.1. What is the advantage of a good management system in the real estate sector?

The major advantage of a good management system is to handle and manage all kinds of business activities and especially in the real estate sector good management always works toward company growth and helps to provide good management policy to clients and industry experts to achieve as required growth according to market supply (Kvartalnyi, 2022).

### 3.2. Can use this management policy for future development and growth in the national economy?

As per market standards and go through some major management policies provided by the state government and private entities. I go through some major parts of these policies like lease maintenance and risk safety management policy etc. I found that there are some major loopholes in this policy and firstly we can solve these loopholes and rephrase. all the government guidelines all implemented again in the real estate sector. As per all government report all over the world, I noticed that all much more possibilities to grow our national economy as much as possible (Malonga Hazemba, 2021).

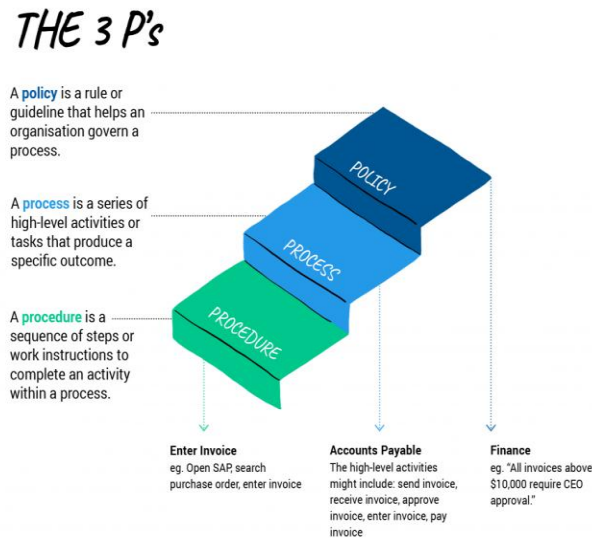


Fig-5:- Three (PPP) is helping to find a solution to the maintenance issue.

### 3.3. How to coordinate with clients and tenants with the help of proper management channels with this policy?

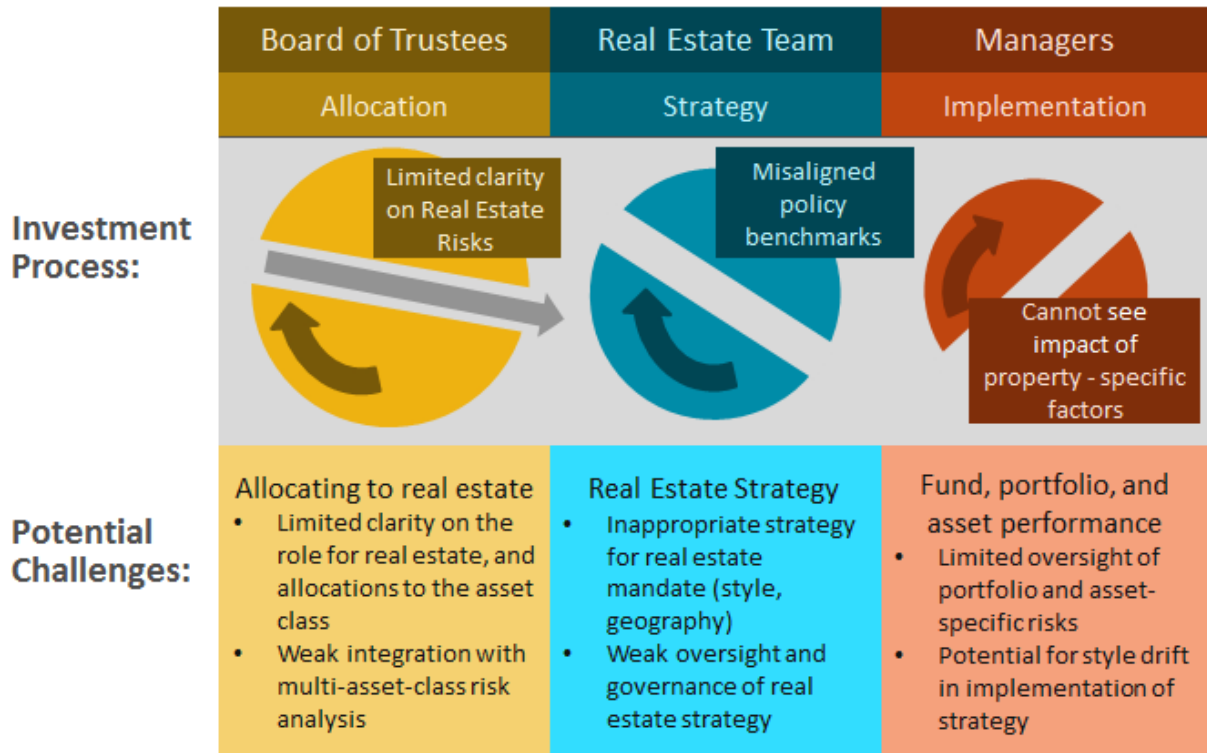
A good coordination system always helps to good relationship between client and tenant. The major multinational company always have a proper management channel to discuss major kind of issues happening in the organization. Also, this kind of policy is used in the real estate sector to follow a code of conduct and to work in a professional system to solve any kind of issue faced by clients.

### 3.4. How do define lease maintenance in the real estate sector?

Lease maintenance is a legal document to provide freedom to the owner and tenant to save their rights as per state laws and company guidelines as well. Because without lease maintenance nobody abides by state laws. If nobody follows the lease maintains laws. So, anyone has the right to use legal ways to solve any kind of matter related to property issues. But without any proper paperwork, nobody has to right to use a legal way to find a solution to the problem (Lawyer, 2022).

### 3.5. How do define a Risk and safety management plan in the real estate sector?

A risk and safety management plan are an essential part of any major kind of project to save from legal authority and save during any kind of emergency and help and find solutions for major kind of emergency. As per state laws and organization guidelines, risk and safety management are our first and most important policy for any kind of project in the real estate sector. It's very beneficial for the company from any kind of legal formality. If they follow proper guidelines as per government standards (Aclaimant, 2022).



Source: MSCI

**Fig-6:** - Explain the investment process and potential challenges in real estate management policy like risk safety and strategy.

#### 4. CONCLUSION

In summary, I conclude that it is proven that real estate management policy always works toward owner and tenant relations. As per market demand and business strategies always prove that and analyze all kinds of public relations between client and tenant. Especially I noticed that during my work and going through a lot of company guidelines. He works on a small project and some work on a major project. Always They follow the same kind of strategy for handling all kinds of projects and lack some major points for management policy like lease maintenance and risk safety report to help grow their market value. The discussion is the same for two solutions for planning and organizing any kind of meeting with the clients and tenants. Also, the top management level person in the company motivates and analyzes and uses professional ways to structure and approach clients and investors as per company requirements.

Also, there are major challenges faced by real estate companies in developing countries where he is dealing with such kinds of clients. They are not aware are about the proper guidelines of the real estate sector and they just treat it as an investment. It is an investment option for future points of view. While owners purchase any real estate property from the investment point of view. They only depend on in-house management policy design by the company management team. If they face any kind of problem during the lease out period and selling the property. He is very confused about his management policy. and nobody helps with this policy. But I can add these implantations in these policies like lease maintenance policy and risk and safety policy to help major problems faced by clients and tenants of the property. Because this policy is completely self-explanatory about each point of view in terms of owner and tenant, and nobody struggles with the policy and helps to grow the Baltic real estate market on an advanced level of international involvement for international players

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