
EMERALD RESIDENCE

Meeting summary with Unitower

28 September 2026 | Update for residents and owners

Dear neighbours, here is a summary of today's meeting with Unitower's management.

The main aim was to identify the work we may need over the next 3-5 years so that we can plan maintenance, improvements and the necessary savings in advance.

1. Roof waterproofing

According to Unitower's manager, the existing waterproofing has an approximate service life of ten years. Its preventive renewal should therefore be planned for the next 2-3 years.

Unitower will now service the waterproofing and check its condition, then provide more detailed recommendations on the timing and method of renewal.

The preliminary estimate is around €6,000 plus VAT per block. For financial planning, we are allowing approximately €7,200.

2. Façades and painting

In coastal conditions, exterior coatings are generally renewed approximately every 5-10 years, depending on the materials and the condition of the façades. Painting should therefore be included in our plan for the coming years, although it is not urgent at present.

We have requested a quotation. A preliminary figure of around €18,000 or more was discussed. For the calculation, we are provisionally allowing €20,000 per block; the final price, scope and VAT treatment will be clarified in the quotation.

3. Lifts and a repair reserve

According to Unitower, the lifts are serviced monthly, and there are currently no indications that major repairs are needed.

Nevertheless, we need to retain a reserve for possible breakdowns. Potential costs ranging from several hundred to several thousand euros were discussed, depending on the fault.

For the preliminary plan, we propose retaining €5,000 per block as an emergency reserve after the planned works have been completed.

4. Savings and the budget for the coming years

The financial plan includes both waterproofing renewal and façade painting. The timing will be determined after the waterproofing inspection and receipt of quotations.

According to Block B's August statement:

- The reserve, including outstanding amounts owed by owners, is €20,738.58.
- The actual available balance is €18,651.79; the remainder will become available once the arrears are paid.
- The reserve contribution for the month was €235.98 for the entire block.

If this rate continues, contributions are paid on time and no funds are spent in the meantime, approximately €5,664 will be added over two years. Once existing arrears are settled, savings would reach approximately €26,400 per block.

Preliminary funding requirement per block:

- Painting: €20,000.
- Waterproofing: €7,200.
- Emergency reserve to retain: €5,000.
- Total: €32,200.

We would therefore need to accumulate approximately €5,800 extra per block over two years, or about €242 per month for the entire block on top of the current reserve contribution.

For now, we assume equivalent figures for Block A. The calculation will be updated using current statements, average annual reserve contributions and final quotations. The painting allowance assumes a tax-inclusive price for one block; this still needs confirmation.

5. Cleaning

Cleaning will remain twice a week for now. As proposed by Maryana, the team will gradually pay more attention to the details we discussed, including light fittings, dusty surfaces and hard-to-reach areas.

We will assess the results over the coming weeks. If necessary, we will discuss additional deep cleaning or increasing the frequency to three times a week.

Unitower noted that hiring a separate cleaning company would probably cost more. We will first assess whether the required standard can be achieved under the current arrangements.

6. Garden and pool surroundings

We discussed the following work:

- Removing the dead palm and dry plants.
- Replacing the palm already removed and the one still to be removed.
- Trimming plants that encroach on balconies.
- Cleaning and planting the four empty beds beside the pool where irrigation hoses are currently lying.

We also discussed repainting the pump room and protecting the tops of its walls to prevent water running down them. This should address the cause of recurring stains and frequent repainting. Similar problems were identified elsewhere.

7. Doors, barrier and entrance appearance

Quotations have been requested for:

- Card access.
- Straightening and repainting the barrier base.
- Renewing the entrance logo and lettering.

The existing top and bottom latches on the secondary entrance door leaves will be replaced with special bolts so that the leaves cannot easily be opened by hand. For large deliveries, they can be opened using a screwdriver. The arrangement must preserve safe exit.

Local defects in plaster, paintwork and drainage were also identified.

8. CCTV

Unitower will provide the contact details of the company that installed the cameras. We will discuss existing coverage, blind spots, additional camera installation and power connections with them.

Suggestions include cameras inside the building entrances and additional coverage of the side of Block B facing Block A.

The need, locations, costs and procedures for accessing recordings will be discussed separately. Additional cameras have not yet been approved.

9. Winter storage of sunbeds

We agreed to arrange winter storage of the sunbeds from 1 November. The proposed location is the upper level between the fifth floor and the roof. Storage must not obstruct passageways, exits or access to equipment.

Next steps and residents' involvement

We will obtain waterproofing recommendations and quotations, clarify timing and prepare an overall plan and budget. For additional works, we will compare Unitower's proposals with those from independent contractors, considering the scope, full cost, completion time and warranties.

I would also like to share part of our conversation. While we were on the roof of Block A, I pointed out the complex in front of us, slightly to the left, which many of you will know. I asked Unitower's manager why so many buildings in Cyprus are in such poor condition.

He explained that this often results from the absence of an active committee, owners' initiative and financial planning, combined with attempts to minimise maintenance charges by postponing necessary work.

We discussed how Emerald is currently in a different position: there are some shortcomings, but the complex is still in reasonably good condition and the problems are manageable. By addressing them promptly, planning the work and budgeting for it, we can preserve that condition. If we keep postponing action, both the number of problems and the cost of fixing them can snowball.

I therefore ask Emerald Residence residents and owners to take an active interest in the place where we live. If you notice a problem or have a suggestion, please let us know. Please take the initiative and pay common expenses on time. Together, we can keep our home in good condition for many years to come.