

PEARL



LEWKS?



C Message from the CHAIRMAN



B The Annual Service Charges & Achievements BOARD OF DIRECTORS



AALOA WEBSITE

KEEP SOCIAL DISTANCING



2 Mt.



2 Mt.



اتحاد ملاك
أبراج اللؤلؤ
ABRAJ AL LULU
OWNERS ASSOCIATION

Message from the CHAIRMAN

Dear Valuable Homeowners, Staff, & Board of Directors,

I would like to thank all of those who have demonstrated willingness to behave responsibly towards our community during the pandemic.

In response to the World Health Organization declaring the novel coronavirus outbreak as a pandemic, precautionary measures and a set of guidelines have been initiated by the Government to contain the spread of coronavirus and the same measures were applied in Abraj Al Lulu.

WHAT ARE WE DOING	WHAT YOU CAN DO
• All common facilities will remain closed until further notice. • Regular sanitization of all touchpoints is carried out in all complex, which include lift buttons, door handles, access control buttons, switches, etc. • Sanitizers are provided in each lift and all reception. • Sterilizing all Lifts every hour. • Lift buttons are covered with a nylon film that is being replaced every 3 hours. • Cleaning and sanitizing air filters in the central fresh air supply units. • Thermometers are being used to check all facility staff members before they enter the complex. • Hourly cleaning services will not be allowed inside the complex, as they may be carrying their services in contaminated environments. • Postpone all non-emergency maintenance inside the apartments. • Avoid crowded and any kind of gathering.	• Stay home, for your own safety, the safety of your family, and everyone around you. • Follow all instructions by the Ministry of Health, Ministry of Interior, and any concern authority to protect our kingdom & our community. • For any official updates, please visit Ministry of Health website on www.moh.gov.bh • Every time a person enters your home, ensure he/she first goes to a washbasin and washes their hands for 20 seconds. It helps if you make this a rule for your family, household help, drivers, etc. • In case of shopping, clean the packages before opening and throw the packing material away and wash your hand with water & soap afterward. • In case of deliveries or couriers at your door, please wash your hands with soap and water after receiving the package. • Avoid parties, gatherings, and social outings. • Avoid the spread of false information/rumors in the community or anywhere that may lead to unnecessary panic.

Since your health remains our top priority, I urge everyone to continue practicing safety measures such as wearing face masks and keep social distancing until an official vaccine is announced by the Ministry of Health.

I wish every one of you peace, good health, and prosperity.

Mr. Samir Raslan
Chairman

Message from the BOARD OF DIRECTORS

“Annual Facility Management Fee”

Dear Valuable Homeowners,

We hope you and your family are keeping well, safe, and healthy.

AALOA is working around the clock to ensure that our community's upkeep, health, and safety, are maintained at the best of standards. Our team is seamlessly integrated with service provider companies and other official parties to ensure our community's wellbeing. We are keen to protect, preserve and enhance the value of your investment during these challenging times. We are transitioning into a new normal that will hopefully define something positive in the near future.

Whilst AALOA management is employing immense efforts to ensure that services in our community are not to be disrupted, there is a responsibility on every member of the Owners Association to pay their share of the community Annual Facility Management fees and Utilities in full and on time because without sufficient funds in our community's accounts critical services may be at risk of disconnection and disruption; hence impacting your lifestyle and the value of your property.

Unfortunately, legal measures had to be taken against those who have neglected their financial obligations towards their community and became a burden on other members. And we will continue executing strict measures to protect the interest of all homeowners.

The responsibility in ensuring success and continuity of our community falls on you; therefore, we urge you to settle any pending amounts as soon as possible via Bank transfer or by Cheques.



Message from the BOARD OF DIRECTORS

“Maintenance Work & Other Achievements”

We would like to announce that the past few years were in many ways rewarding for our community, not only in terms of the achievements in property operations but also in terms of community developments, safe environment, and remarkable management standards. AALOA is proud of its achievements which clearly demonstrate a devoted team with dedicated management.

Branding & Beautifying Abraj Al Lulu

In order to align with the ongoing modern projects AALOA has emerged with a stylish brand to sustain the development's exclusivity.

Our brand is not just a memorable logo; it is the identity of our community. This distinguish brand increases the value of your property, provides residents with direction and motivation, and attract new investors.



Landscaping Enhancements & New Light Fixtures

We have invested more effort into our landscaping work, where light fixtures were designed and installed with special care. Normally, a big budget is allocated to carry out the improvement work of landscaping, but we have implemented a new idea which is cost effective, maintenance free, long lasting, and the design can be altered easily without any additional costs. The lights were fabricated right in Abraj Al Lulu with stronger yet cost effective materials.

These lights were made from two or more constituent materials with different physical and chemical properties composed together with a fluid cement and coated with exterior primer and metallic black with clear coat. The design of these lights is compatible to other outdoor decorations, virtually invisible during the day and brilliant at nighttime, and it is made with quality LEDs that will last for a long time. The lights are efficient which uses only one power outlet with less than 10 watts of electrical consumption per set, and safe to use (UL Listed, waterproofed, and IP68 rating).



Major Refurbishment Work of The Swimming Pool

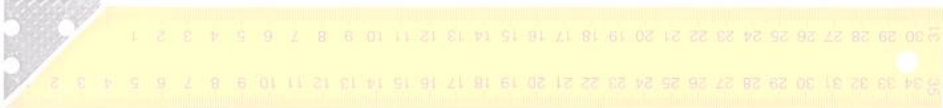
The refurbishment work of the swimming pool was finally initiated after 10 years of use, the decision was made to carry the work despite all the anticipated challenges; therefore, a survey was made to identify existing problems, come up with a plan to conclude and minimize existing issues, and finally work with a reasonable budget without compromising the quality of design and materials.

At first, we have safely removed the existing tiles and prepare the surface level, then a new waterproofing was applied with the inspection of a certified third-party. And all materials were purchased from overseas directly without mediators' involvement implying cost effectiveness; finally, the quality of all procurements of tiles, pool fixtures, granites, lights, and adhesive were in line with international standards.



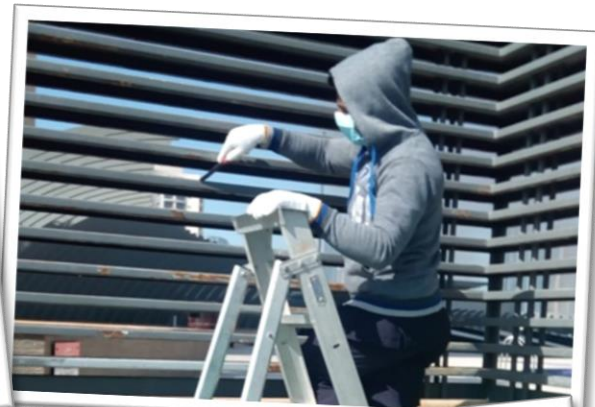
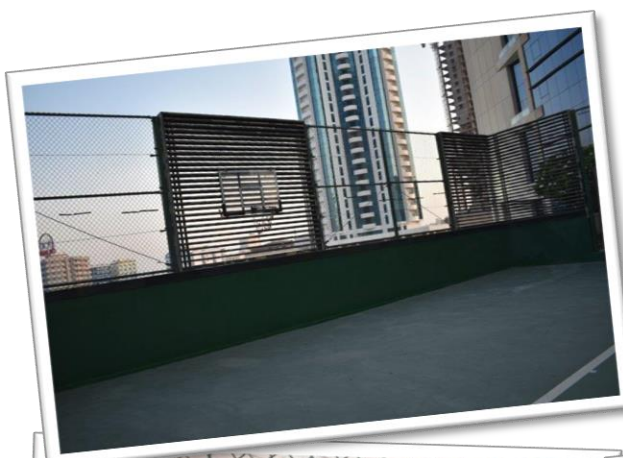
Replacing Main Doors

Due to the general wear and tears and mishandling by some residents and visitors, all doors in the Towers’ main entrances have been replaced with classy looking and fire rated standards as per the Civil Defense recommendations.



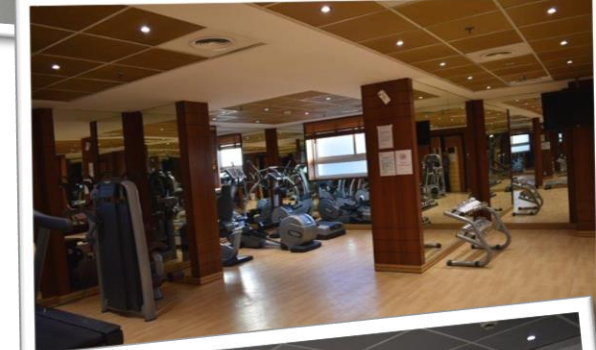
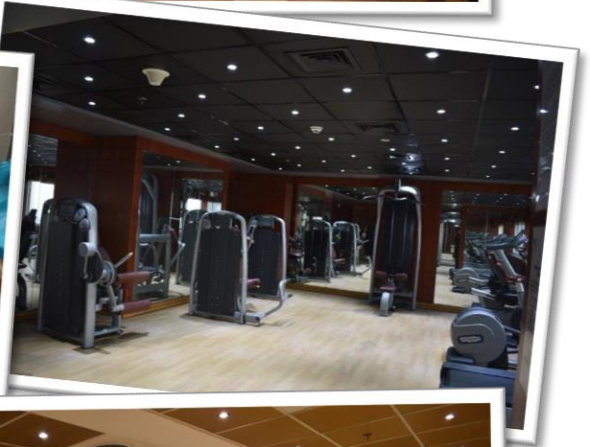
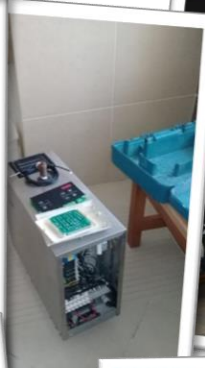
Renovation Work of The Tennis Court

The Tennis Court was a priority also, as we have worked on enhancing its general appearance. The cracked walls have been repaired with standard adhesive agents, and surfaces were cleared into original shape. The surrounding wall was coated with exterior primer and new metallic paint. Court floor's corners have been extended with new waterproofing membrane. In addition to new Net that was imported directly from the supplier, reinforced the steel fencing with proper locks and nuts, new wind breaker was installed and properly secured, and finally the replacement of all lights with user free LED for brighter attraction.



Modification Work of The Gymnasiums & Health Clubs

All Recreational areas and Gymnasiums have been modified with impressive looks. The fluorescent Ceiling light were replaced with elegant LED light fixtures. And ceilings were replaced with new Royale designer finished and wall claddings have been varnished.



New Indoor Basketball Court

We pleasantly announce that the new indoor Basketball Court is ready. This exceptional court will certainly provide satisfaction to Abraj Al Lulu athletes. When designing the court few elements were considered such as comfort, style, and safety.



New Wallpapers in Reception Areas & Lobbies

Attraction and impressions are very important in our community, and we are constantly working on developing the appearance of our Towers, therefore new wall papers have been installed in all reception areas. Yet, our work is not completed and there will be other decorations soon.



New Auto Transfer Switch

An Automatic Transfer Switch (ATS) is often installed where a backup generator is located, so that the generator may provide temporary electrical power if the main electricity source fails. Unfortunately, in Abraj Al Lulu the (ATS) was not operational. Therefore, we have replaced the ATS in the Black Tower, and the replacement in the other towers will be executed in the following years.



Aviation Lights

The Aviation lights are needed for alerting aircrafts and must be of sufficient brightness so the structure can be visible for miles. Therefore, and as requested by the Civil Defense we did replace the existing Aviation Lights with LED pattern. After successful assessment and evaluation, the new Aviation Lights along with its control system were purchased directly from China. Now all the Aviation lights been lightened up on all roof tops.



Fire Pump Foot Valve

We have encountered several malfunctions in the main Fire Pump System due to technical failure in the Foot Valve. This safety issue has been addressed and assessed by our Fire System specialist and the replacement of this particular part was suggested; we were able to permanently solve the problem after the replacement work.



Replacing Elevators' Compensation Ropes

Elevators' preventive maintenance work is one of our priorities due to the daily usage of this service, after conducting a safe work load test the results showed that some precautionary replacement work is required, so replacing the compensation ropes of all Elevators was done to assure the safety of everyone. The damage of the ropes was caused due to previous water leakages in the elevators' shaft; therefore, the entire Compensation Rope procurement been initiated. The Compensation Ropes were procured from Italy Prismiyan Group directly, but because of the current situation (COVID 19) a delay in shipment occurred, and the deadline of arrival is on the 31st of July 2020. The replacement work will be scheduled thereafter.



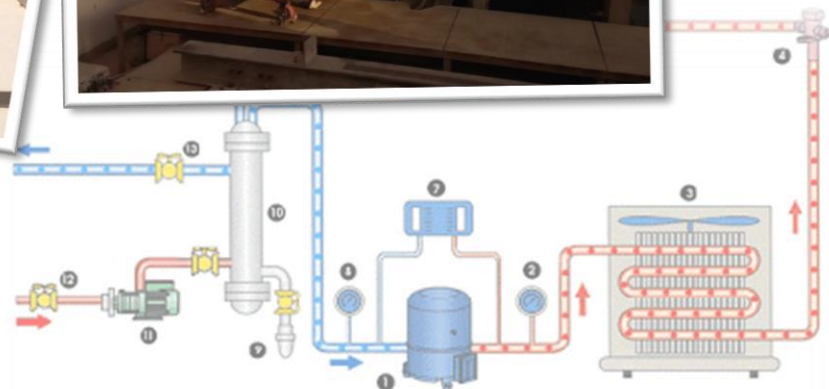
New Asian Satellite

Our valuable community consists of people from all over the world that come from different backgrounds and various ethnicities. The sudden decision of stopping the Pehla Package from our local operator "OSN" left the majority of our Asian community disappointed with some concerns. Consequently, we have initiated the installation of new Asian satellite network that was successful and satisfactory to all tenants.



New Compressors for The HVAC System

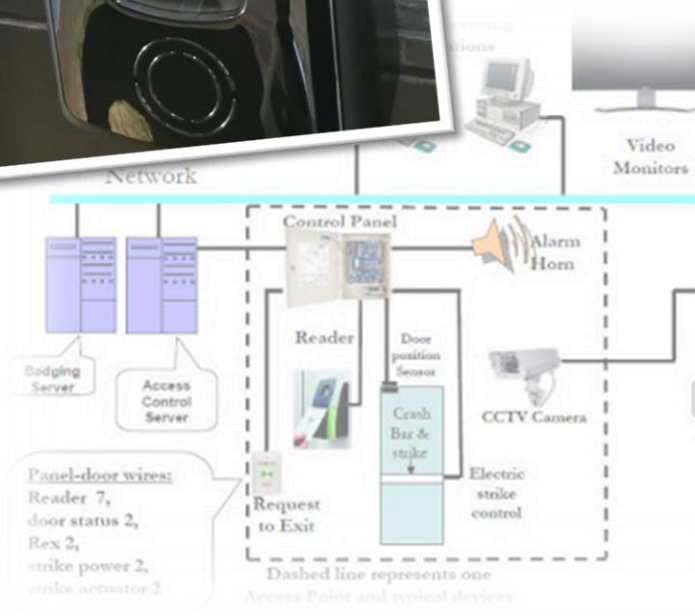
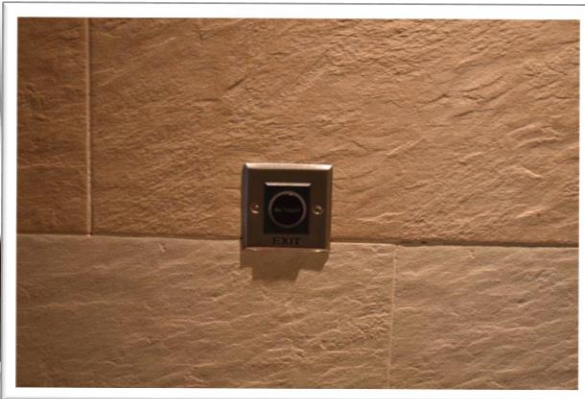
We have closely monitored the efficiency level of our HVAC Chiller System; at the very beginning 13 Compressors were purchased in 2018 for the replacement of defected ones. Also, in 2019 we have purchased another 5 Compressors to replace other units. And the same was purchased recently via Johnson Controls to maintain the cooling level and comfort of our community.



Installing a New Smart Access Control System

Due to parts unavailability in the market of the existing Access Control System, which caused frustration to our community members; we have decided to install new smart Access Control System. It has plenty of options to serve you, such as:

- Touch free
- Supported by Android and Apple operator
- Activated by Smart Phones with no network required
- Easy Registration, Authentication, and Activation
- PIN access service
- Access through Bluetooth
- Touchless Exit Button



New Fiberoptic Networking for All Connections

New local Fiberoptic Networking System was installed to cope with the rapid development of technology and its speed, so all our access control communication, CCTV, and any future networking will be connected in one loop. This will simplify our cable and network option in an easy mode and all low voltage devices shall be centralized through this network.



New Carts for Your Comfort

We have purchased new carts to help our community members in transporting groceries and other items instead of carrying them. The carts will decrease the risk of physical exertion and avoid injuries.



Applying Precautionary Measures to Contain the Spread of Coronavirus

Recently Bahrain's Ministry of Health had to deal with the Coronavirus outbreak with increasing number of cases reported, thus we must be cautious and work together to prevent the spread of the Coronavirus especially in populated communities such as Abraj Al Lulu, we must take our part in fighting the spread of this respiratory virus by educating our community members about its symptoms and how to prevent it.



AALOA WEBSITE

We would like to take this opportunity to share with you the new Abraj Al Lulu Website that was designed and tailored specifically to serve AALOA community.

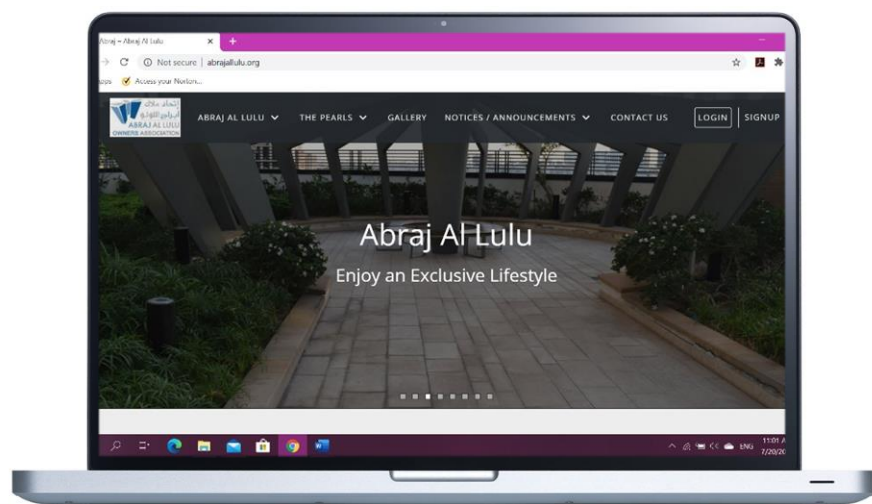
Our integrated Website will be introduced in three different phases:

Phase I - Which you can access immediately to view our Basic Information, General details about Abraj Al Lulu, meeting AALOA team, learning about new events, contact us, and enjoy the community's gallery.

Phase II - This phase will grant our valuable homeowners access to Register themselves as official members of Abraj Al Lulu Homeowners Association; each member will have to upload some personal information in addition to specific supporting documents, which will improve the Owners Relationships, ease the Communication process, and contribute in assessing Risks.

Phase III - Finally all registered homeowners will benefit from our Online Payment function that will eliminate their hassle by calculating their fees, accept online transactions, and generate electronic receipts.

We look forward to launch AALOA Website shortly, and to continue our initial commitment by expanding our sound relationship with you.



[“http://abrajallulu.org/”](http://abrajallulu.org/)

DIRECTORY

Abraj Al Lulu:

24/7 Helpdesk	17 551 800
AALOA Office	17 210 816
Elite Facility Mgt.	17 382 228

Emergency Numbers:

Police / Ambulance	999
Traffic	199
Intl. Emergency	112
EWA	17 515 555

Medical Centers:

Al Kindi Specialized Hospital
17 240 444

Ibn Al Nafees Hospital
17 828 282 / 17 828 224

International Hospital
17 598 222

Royal Bahrain Hospital
17 246 800 / 17 246 888

Salmaniya Medical Complex
17 284 080 / 17 284 090

Pharmacies:

Bahrain	17 264 088
Boots	17 581 673
Nasser	17 556 066
Ruyan	17 594 182

Grocery Stores:

Carrefour	80 008 899
Jawad	17 550 608
Lulu Hyper	17 553 555
Mega Mart	17 382 511

Malls:

A'ali	17 581 000
Bahrain	17 558 101
City Centre	17 177 777
Dana	17 558 500
Dragon	3229 6366
Seef	77 911 111
The Avenues	16 670 317

Insurance:

Solidarity	3998 0379
Al-Majd	32328133

Telecommunication:

Batelco	196 / 17 881 888
STC	3412 4124
Zain	107 / 3603 1000

Transportation:

Seef Taxi	3929 5871
Arabian Taxi	1746 1764

Exchange:

BFC	17 551 085
NEC	17 382 243
UAE	77 157 775

Others:

Directory	181
Municipality	17 221 459
Post Office	17 556 198
Consumer Protect	17 007 003
Maintenance Serv.	39 777 950



*Black Tower
Bldg. 1805*

*Silver Tower
Bldg. 1803*

*Gold Tower
Bldg. 1781*

*Road 5133, Block 351, Manama
Kingdom of Bahrain*

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