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**Why maintenance matters**

# 4 key benefits of a well maintained Industrial Park

The maintenance of an industrial park is essential in ensuring a well-functional, and aesthetically pleasing environment that supports your business operations and overall needs.

e Teck's Manager of Real Estate Assets Dr. Anthony Arjune further detailed some of the key benefits of a well maintained industrial park facility.



## 1. Maintained Common Areas and Infrastructure

One of the primary benefits is the upkeep of common areas, including roads, sewer systems, signage, and landscaping. e Teck takes responsibility for maintaining these facilities uniformly across the parks, ensuring that the entire area remains presentable and functional. This shared approach prevents the inconsistent appearance that might result if tenants maintained their individual spaces independently.

## 2. Uniformity

e Teck emphasises maintaining a uniformed look for the park's appearance and functionality. Uniformity in the look of the environment is achieved through consistent maintenance, such as regular grass cutting, signage refurbishment, and infrastructure repairs. This enhances the professionalism and attractiveness of the property, which can positively influence tenant operations and customer perceptions.



## 3. Support for business operations and simplified communication

Having a single entity responsible for maintenance simplifies communication and ensures accountability, unlike scenarios where tenants have to coordinate repairs independently or rely on external agencies.

A well-maintained infrastructure directly supports tenants' business activities. Reliable roads, sewer systems, and overall aesthetics contribute to a professional setting, attracting customers and facilitating smooth daily operations.

## 4. Service fees that adopt cost sharing and efficiency

Service fees are shared among all tenants instead of each tenant bearing the full cost of maintenance. This collective approach reduces individual expenses and fosters cost efficiency. Importantly, e Teck does not profit from these fees nor charges administrative costs for managing maintenance—the tenant reimburses only actual expenses incurred, making it a transparent and fair arrangement.

### Benefits of service fees

While some tenants may initially perceive maintenance fees as an added expense, the benefits are substantial. They include high-quality, uniform shared spaces, cost efficiency, proactive maintenance, and reliable infrastructure—all essential for a successful and professional business environment. Paying these fees is an investment in your property's upkeep, tenant satisfaction, and overall operational success.



We invite you to email us at [corporate.communication@eteck.co.tt](mailto:corporate.communication@eteck.co.tt) should you have any questions or concerns regarding your tenant service fee.



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