

CITY
DOCKLANDS
GLOBAL



Message from the Director

Expanding City Docklands into Asia has always been a part of my plans. It was never an “if”, but always a “when” – it’s simply a matter of time.

In the 13 years since City Docklands was founded, I have always had a good number of Asia-based clients. They are British citizens working in Asia, who still want to invest in their home city, Asian clients who are sending their children to universities in the UK, who thus want to buy investment properties that would double up as lodgings for their children, or simply Asian clients who want to diversify their portfolios to include some overseas properties. London city properties are very popular with the last type of investors because the city has such a strong property market, while those in Cambridge, Oxford, and other university towns are very popular with the second.

I travel frequently to Asia to meet with my clients, and I’ve come to love the region and all that it has to offer – even picking up some Cantonese and developing a taste for dim sum. With this significant expansion, I am looking forward to working more closely with my Asian clientele and to making investing in UK properties more accessible and less daunting for them.



John Murphy
Director, City Docklands Limited

City Docklands Global

City Docklands Global is the Asian arm of City Docklands Limited, and is the culmination of our team's wish to better serve our Asian clientele and to make investing in overseas properties less daunting and more accessible for clients-to-be.

Our team shares a total of 88 years' experience. We pride ourselves on providing a bespoke service for every client. No matter what your budget or investment goal is, we will have the right property for you. From finding the best deals and screening potential tenants, to picking you up from the airport and finding temporary storage for your furniture, we'll go above and beyond just finding you a space and giving you the keys.

The property business is never just about properties. It's about spaces people live in, and about the hopes and dreams of homeowners. This makes property a very personal business, one that can get emotional, exciting, and also downright stressful.

We at City Docklands Global understand this, which is why we prize the relationships we build with our clients above all else. We believe this begins with the three tenets of our motto: honesty, integrity, and professionalism. We'll only do for you what we would do for ourselves; we'll spend your money like it's our money.

City Docklands Limited

Founded in 2004, City Docklands Limited is one of London's premier independent estate agencies and a licensed member of ARLA and NAEA regulated by The Property Ombudsman. Operating from our offices in Canary Wharf and near Tower Bridge, we manage more than 400 properties in our portfolio. Buying, selling, renting and letting are our specialities.

Why Choose Us

As one of the world's major cities and the financial capital of Europe, London's an exciting place to be for any Asia-based property investor looking to bring an international edge to his portfolio. And to help you with that, there's no better agency to go to than us.

From buying, selling, renting and letting to property management, maintenance and refurbishments, we'll do the paperwork and the heavy lifting so you'll never have to lift a finger. We pride ourselves on giving impeccable service throughout every client's investment journey.

Over 13 years of operation, we've dealt in almost every segment of the market; our clients are parents buying homes in the UK for their university-going children, experienced investors looking to diversify their portfolios, and even hesitant first-time buyers needing a little help and advice. Whoever you are, and whatever you wish to achieve with your investments, we have the expertise and the right properties for you.



13 years of establishment



438 properties in our portfolio



18 neighbourhoods in London covered



88 years of experience shared in the team

Our Reach

Where Our Clients are from



Buy With Us

Physical distance shouldn't be a barrier to you achieving your ideal portfolio. All you need is qualified help, and we consider ourselves to be experts in this market segment. On top of the 13 years of operation we have under our belt since City Docklands was founded in 2004, our true advantage lies in our experience and deep understanding of the challenges of investing from overseas.

We'll take care of the entire buying process without you having to lift a finger. We'll find the property and negotiate a deal for you, get you the keys and even furnish the space. When you finally turn up to look at your spanking new home, we'll even take you on a tour around town to help you get your bearings.

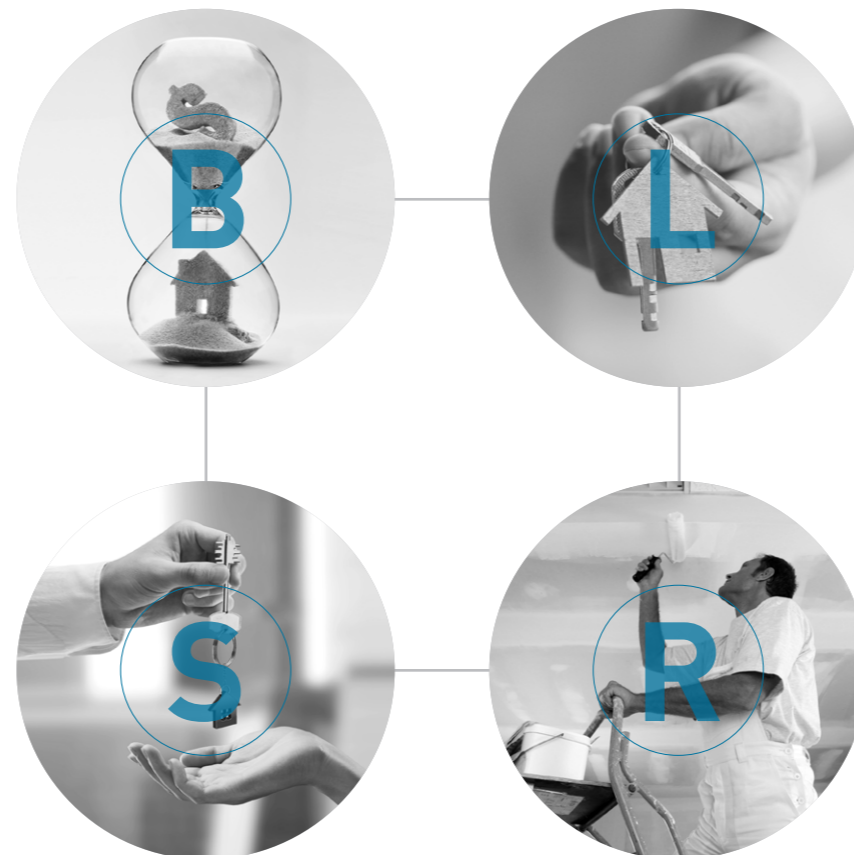
For clients who happen to be in London, viewings will always be arranged at your convenience – be it at odd hours in the morning or late in the evenings. We'll accompany you on every viewing so you'll have your questions answered then and there.

Sell Through Us

Selling a property is stressful; when you are based in Asia and trying to sell a property in far-flung UK, it can be a downright nightmare. But we believe it doesn't always have to be this way – in fact, we strive to ensure that selling through us is never a nightmare and always a dream.

We have our fingers on the pulse of the latest market trends and property price fluctuations, and so are able to provide professional advice on whether the time is ripe for your property to be sold. And when you are ready to sell, we have a reputation for always managing a successful transaction in good time. We believe this is proof of how in tune we are with the market, and how accurate our valuations are. The latter is key to our success – too high, and no buyers will bite, leaving the hopeful seller disappointed; too low, and the seller is shortchanged.

With City Docklands Global, we guarantee that the valuation you'll get will be a competitive one that doesn't sell you – or your future buyer – short.



Let Through Us

At times, owning properties overseas can feel very much like being a parent to unsupervised children. Has the plumbing issue been resolved? Is the tenant responsible? Have all the fees been paid on time?

If these are questions you constantly ask yourself, then let us take over. After all, what you've invested when buying the property is your money, not your emotions. Enjoy peace of mind and leave the nitty gritty details to us. We'll find you the right tenant and deal with tenancy issues throughout the whole term, make sure rent is paid on time, and carry out inspections regularly. We'll also take care of repairs, refurbishments, and maintenance – in short, we'll make it our mission to keep your property in tip-top condition.

Refurbish With Us

You don't have to be a statistic or a puppet to market forces. Whether you had recently purchased a buy-to-let property, or have an existing property that looks like it needs a little update, there are ways to ensure your property performs better than others of similar size, and we've got the expertise to help you do it.

More rooms mean more yield; it's a fundamental fact in real estate. But this doesn't mean you have to splash out on a multi-bedroom pad to see good yield. We'll turn your one-bedroom apartment into a two-bedroom one, and your studio into a one-bedroom space. We have connections with experienced interior designers who know the right furniture to source for buy-to-let properties. The keyword here is "robust" – you want tenant-proof furniture that will stand the test of time because the less replacements you have to make, the lower your expenditure will be. Whether it is to increase yield or decrease costs, we'll make a difference to your bottom line.

The Full Suite Service

So, you are based in Asia,
but have aspirations bigger than your physical boundaries.
Whether you are new to the game of overseas property investment,
or already have a few overseas properties under your name,
City Docklands Global's Full Suite service
will make investing in the UK market easier for you.
Simply put, we'll be there for you when you can't be there for yourself.

Our Credentials



The Acquisition

Let us be your sniffer dogs and find your ideal property for you. Our extensive industry contacts give us access to a large variety of properties in the UK's five prime areas: London, Cambridge, Oxford, Manchester, and Birmingham. Whatever your budget, we'll find and negotiate the perfect deal for you. Every acquisition comes complete with a snagging service – we'll check the paint work and the wiring, fix every protruding nail, and make sure the grout's neatly applied. We want the carpets laid smooth and your experience to be equally bump-free. All this, just for a 2% finder's fee.

The Upgrade

We'll turn a one-bedroom apartment into a two-bedroom, and a two-bedroom into a three. Studios typically don't command high prices in the market – so we can add bedrooms to them, too. That furnishing company recommended by the developer? We'll say forget it. With so many properties for rent in the market, you'll need yours to stand out, and standing out is not an apartment furnished similarly to the rest in the building. Our partner interior designers are experienced with furnishing buy-to-let properties, and know to choose the best value, tenant-proof furniture that will last for years.

The Breakup

Stuck with an agency that's giving dissatisfactory service? Don't worry, we'll do the dirty work and break up with them for you – free of charge. We'll handle the transfer of records, compliance checks, and all the paperwork. We'll show you what a good client-agent relationship should be.

The Welcome

We don't just find you a property; we'll also help you feel at home. For the clients who have purchased UK properties as lodgings for their university-going children, we aim to be a source of trust and security during a time of major change. We'll pick your children up from the airport, and make sure they get settled into their new homes. We'll show them how everything in the apartment works, and even give them a tour of the town they've moved into.

You'll never entrust your money to a stranger you met on the street – even if he calls himself a banker. Likewise, you shouldn't leave your half-a-million-pound property in the hands of anyone who calls himself an estate agent.

That is why trust is so important to us. Not only does our team share a total of 88 years of experience, our company is also a member of Propertymark, the most trusted professional standard organisation for UK's property industry. For more than 50 years, Propertymark has worked to promote professionalism and integrity among its member agencies, as well as educate consumers on the finer points of property investment. Propertymark agencies are held to a higher standard than the law demands, and consumers who go to these agencies enjoy better protection. It's a two-pronged approach that aims to gain the industry better regard with the public.

Propertymark is divided into five member organisations representing different segments of the property industry. Of these, the Association of Residential Letting Agents (ARLA) and National Association of Estate Agents (NAEA) are the two relevant to City Docklands Limited. All our agents are ARLA and NAEA-certified, and conform to the rules and regulations of both associations. Our company – and the agents who work with us – are held responsible

by Propertymark's Client Money Protection (CMP) scheme, have to undertake regular training, and remain up-to-date with legislative changes. The CMP is a scheme that guarantees compensation to the client should an agent misappropriate the client's rent, deposit, or funds.

What this means for our clients is complete peace of mind. Whether it is to seek information on the latest changes to legislations, getting educated on one's rights as a property owner, or learning the tricks to getting a good price on a property sale, you can trust Propertymark to provide unbiased, helpful advice, and for the agencies under it to do the same.

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