

An aerial night view of Downtown Dubai, featuring the Burj Khalifa as the central focus. The city is illuminated with warm lights, and the Dubai Fountain is visible in the foreground. The sky is a mix of blue and orange, suggesting dusk or dawn.

community buzz

DECEMBER 2023

DOWNTOWN
DUBAI

EMAAR

what's inside



Community updates

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More ways of getting in shape



Resident's tips & tricks

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Recipe corner - Holiday Special



In & around

Go green, go electric

Encouraging residents to do their bit in reducing carbon footprint, an electric vehicle charging station has just been installed at Burj Royale. And best of all – charging is absolutely free for residents!

- Find the EV charging stations located in P1 parking, slot 85 T.
- All you need to do is connect the charging cable to your car and start charging.
- When you're done, simply remove the cable.
- Please make sure to move your car once it's charged to make room for other users.

So go green, utilize and rely on clean energy!

More ways of getting in shape

Building up a sweat is a great way to stay in shape but if you don't have the right equipment, then it can be an uphill battle. In a bid to diversify the fitness routines of the gym users, Boulevard Heights gym has some new additions to spice up its residents' routine workouts such as yoga mats, different set of dumbbells (1 kg, 5 kg, 22 kg, 28 kg, 30 kg, 40 kg) for weights and strength training. Its time you hit the gym!



Rule Refresher

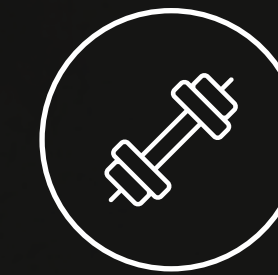
The festive season is here and this quarter, we bring you nine top tips on what it takes to be a good neighbour.



Be respectful of your neighbours when you throw a party. Follow the noise ordinance and keep it a minimum.



Follow proper waste disposal practices. Everyone wants a clean vicinity.



Be mindful when using common amenities. Move on once you are done.



Be a responsible pet parent by keeping them on a leash when visiting common areas. Most importantly, clean up after them.



Do not tailgate other vehicles and carry your vehicle access cards with you.



Don't obstruct corridors and common areas. This could be a hindrance if there is an emergency.



Do not overspeed inside your community. Be mindful of senior citizens, children, and strollers.



Avoid parking in front of others' parking spots.

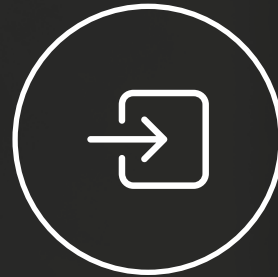


Do not store tools, boxes, strollers, or any belongings at parking bays. It's unsightly and will be confiscated by community security.

Update your details

Have new family members living with you? Or changed your mobile number?

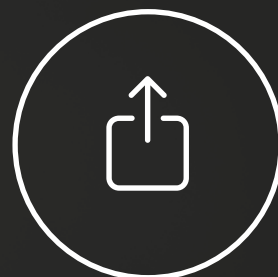
Avoid missing out on important news, events or campaigns by keeping your information updated on downtowndubai.ae



Log in to your community portal or Emaar One mobile app and click PROFILE. Use EDIT to revise details. You will receive an OTP for changes on mobile number and email addresses.



Ensure mobile numbers and email addresses are the ones you regularly use.



For uploaded documents, limit files names to alphanumeric characters and ensure size is below 2 MB to avoid errors. Preferred formats are pdf, jpeg or png and Google Chrome is the recommended browser.



Upload new Tenancy Contracts or Emirates ID card by logging in to the community portal. Select RENEWAL from the menu to add new documents.



Access cards are linked to Tenancy Contracts. Close to expiry, three email reminders for renewal are sent to avoid card deactivation.

Download the App



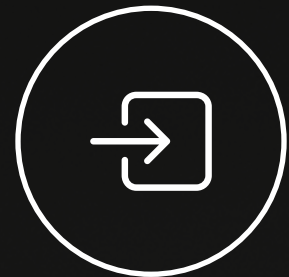
Available on



Feel free to reach us at 800 EMAAR (36227) and our team is happy to help.

Service fee quick guide

The community service fee is a homeowner's annual contribution towards expenses that maintain the amenities, landscaping and security of the community.



Why must I pay?

Service fee defaulters impact the ongoing maintenance of the community, administration, common area insurance, management, audit, and expenses required to run the community's common areas.



How can I pay?

- Your community portal, downtowndubai.ae
- Emaar One mobile app
- Community service fee kiosks at your community centre*
- Set up Auto Pay on your community portal
- Cash, card (including Amex), and cheque payments**
- Bank transfer

*as applicable

**Available at Customer Happiness Centre, Building 2, Emaar Square



Things to remember

- Auto Pay must be renewed at the start of every year. It is valid only for a particular year's invoicing period.
- In case of concerns over fees charges on the Mollak system (Noqodi), please pay on the portal or Emaar One mobile app.
- Payment reminders for outstanding fees are sent four days before the due date, one week and two weeks after the due date.
- Defaulters may attract an eventual case at the Rental Dispute Centre. This could slow down processes for Ejari and NOCs for sale of property.



In case of further queries, reach us on 800 EMAAR (36227) or write to us at servicefees@ecm.ae

Balcony Etiquette

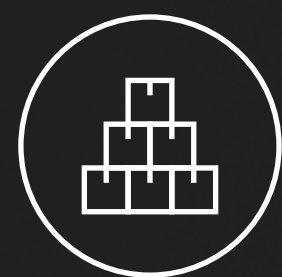
Your balcony is an extension of your living space and deserves every bit of TLC you give your apartment. Here is a quick reminder to help you and your neighbours ensure a safe and peaceful experience during this season of the great outdoors.



Cigarette butts must not be thrown from windows or balconies. This poses a major risk of injury and is a fire hazard.



Garbage must go down your building chute, not the balcony. Be mindful of passersby and your surroundings.



Your balcony is not a storage space. This is an eye sore to the community and over exposure of sunlight can damage your personal belongings.



DO NOT hang laundry on the railings or walls of your balcony. This affects the aesthetics of your building.



Satellite dishes cannot be installed in balconies. It is against the law and heavy fines from Dubai Municipality will apply.



DO NOT barbecue or smoke sheesha in your balcony. This is a fire hazard.

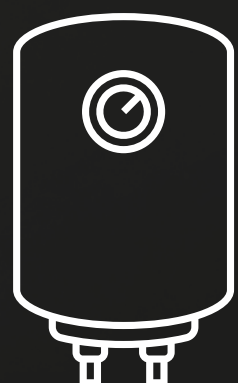


In case of non-compliance with the Community Rules, offenders will be issued with a Notice of Violation followed by a penalty and local authorities may be involved in the matter.

Nature Of Violation	Remedial Period	Violation Penalty (In AED)
Misuse of patios and balconies	3 days	500
Unauthorized exterior attachments	15 days	1000

Hot water savings

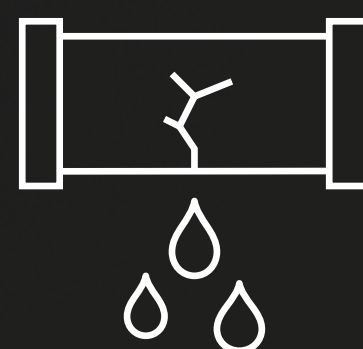
With the onset of cooler months, the water heaters at homes across the community will be working overtime. But here are our two cents on bringing down those extra digits in your DEWA bills.



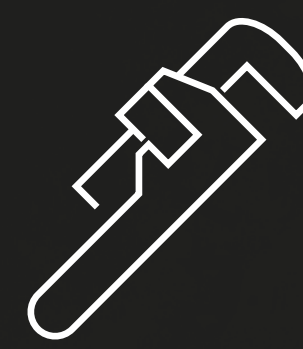
Switch off the heater when not in use and at night. This will reduce your utility bills.



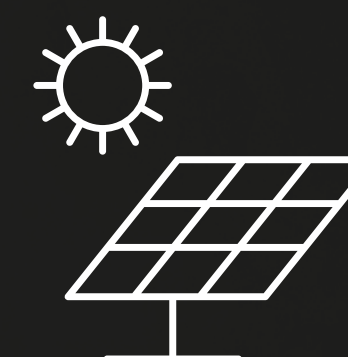
It takes only 20 mins to heat the water for one shower. Switch off heaters after use.



Look out for leaks and dampness in your bathroom and shower areas. This is a classic sign of faulty water heaters. Not only can they spike your bill but is also a hazard.



Be religious about yearly maintenance. A well-maintained water heater does not use much energy.



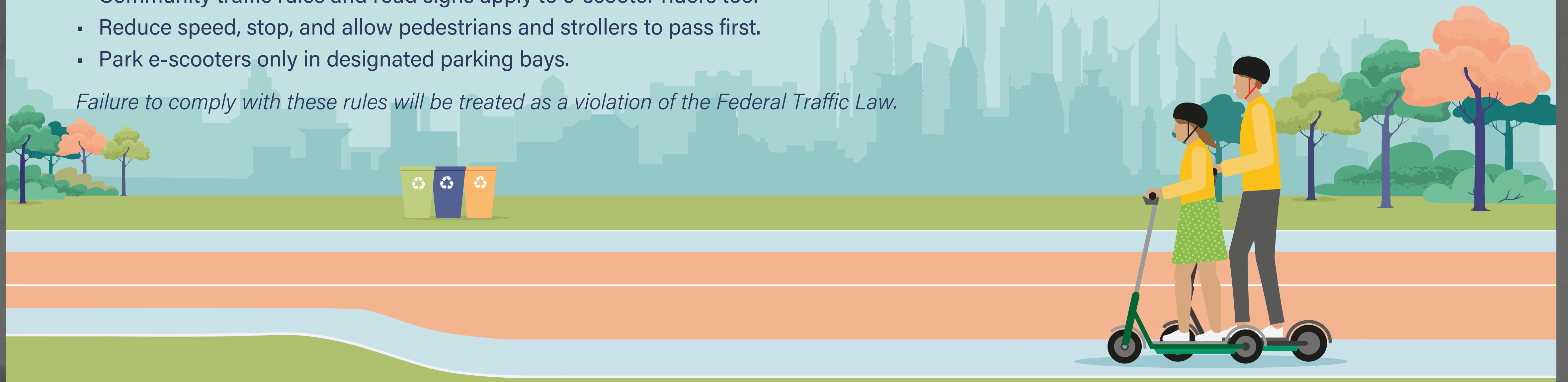
Getting a new water heater? Opt for a solar or electric heater with a top rating of 5 or 4 stars and approved by the Emirates Authority for Standardization & Metrology (ESMA).

When on an e-scooter...

With the rise in popularity of e-scooters in town, the rate of mishaps has also gone up. They may be the easiest mode to zoom around in, but here are a few golden rules to follow when using them in your community premises.

- Riders must be 16 years or above.
- Users must wear protective helmets, knee bumpers, and reflective clothing.
- One cannot exceed 20km/hr on an e-scooter and avoid internal roads during peak hours.
- Riders must not carry anything that impacts their balance during the ride.
- Ferrying other people around is not permitted.
- Community traffic rules and road signs apply to e-scooter riders too.
- Reduce speed, stop, and allow pedestrians and strollers to pass first.
- Park e-scooters only in designated parking bays.

Failure to comply with these rules will be treated as a violation of the Federal Traffic Law.





Turn on Vacation Mode

Travelling for the holidays? Log in on Emaar One (available on Play store and App store) and turn on vacation mode. This will alert our security force to keep an eye on your home when you are away.

Remember

UNPLUG

your electrical appliances to avoid power surges or fires.

LOCK UP

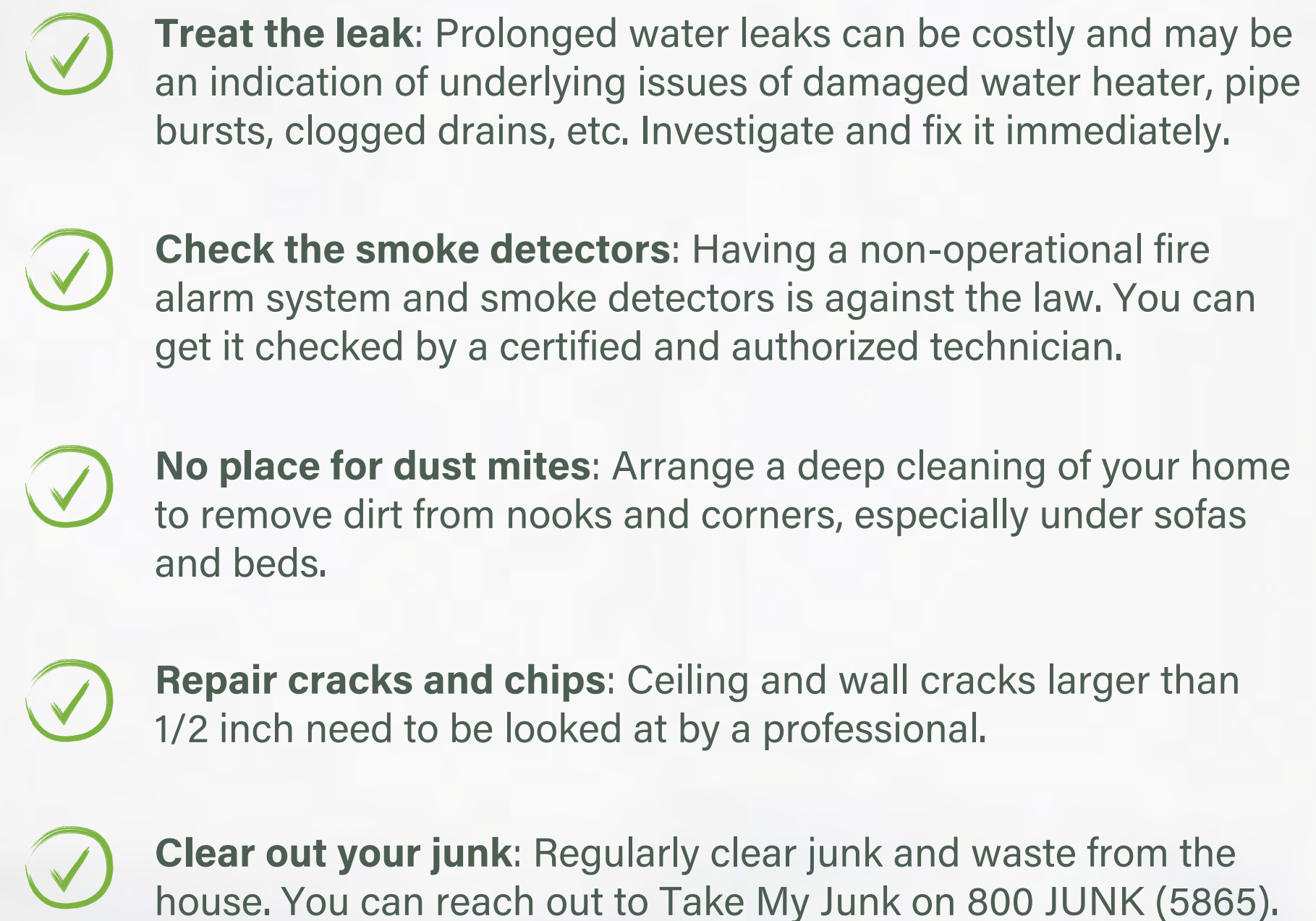
your valuables, doors, and windows.

HAND OVER

keys to someone you trust for an occasional check.

Get a Home Health Check

Your home is your happy place. Keeping it sustainable, clean, and comfortable can prevent major damages and save you money in the long run. Bookmark this checklist to enhance the quality of your home.

- 
- ✔ **Treat the leak:** Prolonged water leaks can be costly and may be an indication of underlying issues of damaged water heater, pipe bursts, clogged drains, etc. Investigate and fix it immediately.
 - ✔ **Check the smoke detectors:** Having a non-operational fire alarm system and smoke detectors is against the law. You can get it checked by a certified and authorized technician.
 - ✔ **No place for dust mites:** Arrange a deep cleaning of your home to remove dirt from nooks and corners, especially under sofas and beds.
 - ✔ **Repair cracks and chips:** Ceiling and wall cracks larger than 1/2 inch need to be looked at by a professional.
 - ✔ **Clear out your junk:** Regularly clear junk and waste from the house. You can reach out to Take My Junk on 800 JUNK (5865).

Towards a Sustainable 2024

It's that time of the year when we all look to pledge for actions and make a difference in our lives by making New Year Resolutions. Here are a few practical and effective ways to jumpstart your sustainable New Year's resolutions for 2024:

Resolution 1: Change the way you travel.

This year let's try to walk more and drive less. Ditching your vehicle and walking can be your contribution to reducing the carbon footprint on the planet. Consider walking, biking, or taking public transport whenever you can.

Resolution 2: Simple ways to save energy.

Turn off lights/electronics not in use, invest in smart strips or unplug electronics, switch off electronics on standby, use eco-settings of your washing machine, and avoid tumble drying clothes.

Resolution 3: Fix leaks promptly.

Address any leaks to prevent water wastage. Consult a plumber if needed.

Resolution 4: Install water-saving fixtures.

Switch to low-flow showerheads and faucet aerators to reduce water usage without sacrificing performance.

Resolution 5: Use less plastic.

Bring reusable bags when shopping, carry a refillable water bottle, and consider bringing your sustainable straw or to-go containers when eating out.

Let's make 2024 a year of sustainable choices!



Rewind

UAE National Day



RECIPE CORNER

Celebrations are incomplete without food and banter. Some recipes have a special place in our lives because of the memories around it.



Mini Strawberry Santas

What you will need

- 1 pint fresh strawberries, hulled
- 1 cup heavy whipping cream
- 1 tablespoon confectioners' sugar
- 1 tablespoon chocolate sprinkles



Let's get cooking

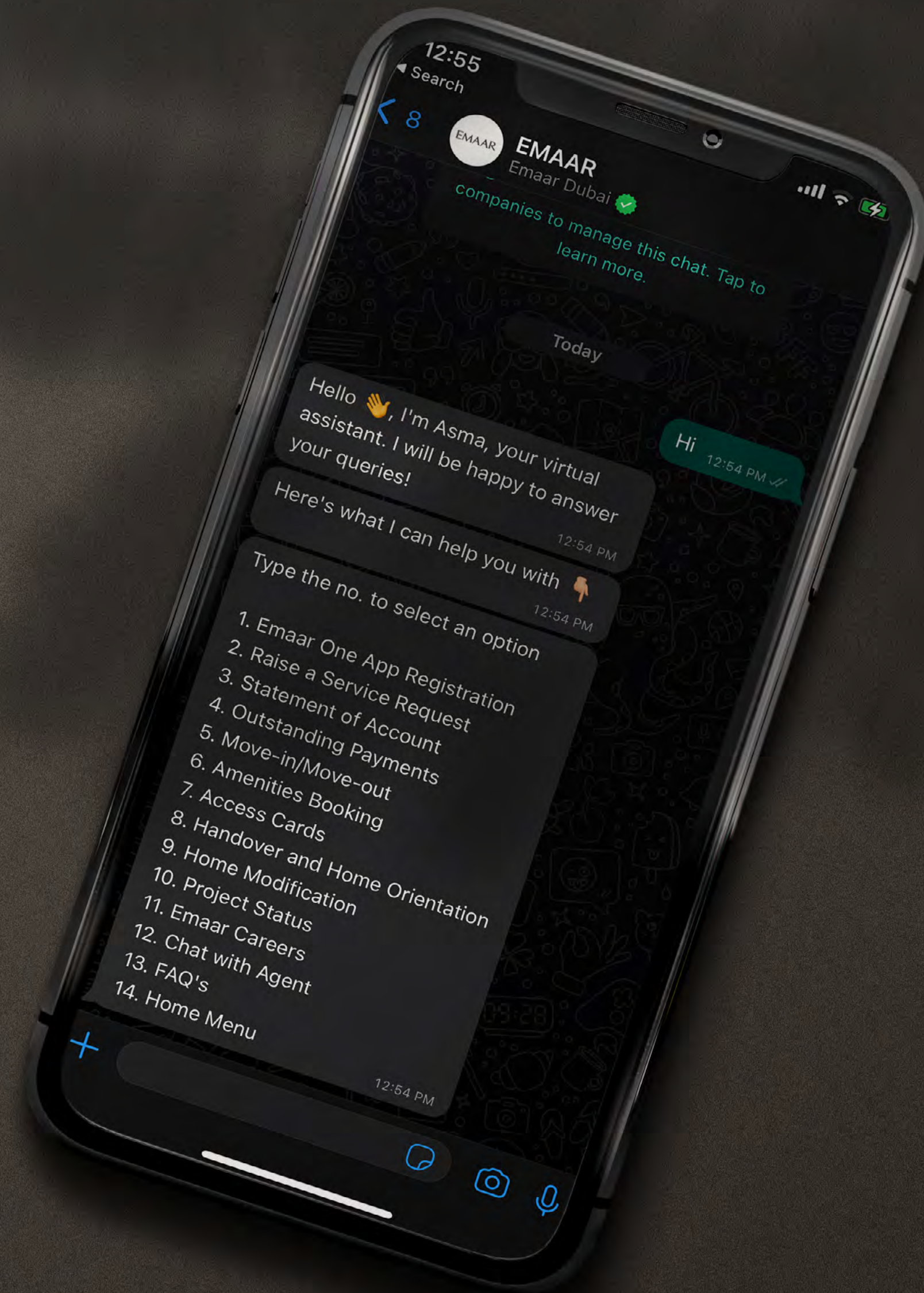
- Slice the tip off each strawberry to make Santa's 'hat'; set aside.
- Beat cream and confectioners' sugar in a bowl until soft peaks form. Lift your whisk straight up; the whipped cream will form soft mounds.
- Spoon a large dollop of whipped cream on top of the strawberry base for the 'face' and 'beard'. Set the 'hat' atop the 'face'. Add a dot of whipped cream, using a toothpick, on top of the 'hat' for the 'pom-pom' and 2 dots on the strawberry base for 'buttons'. Place 2 sprinkles on the 'face' for 'eyes'.

Reference: www.allrecipes.com/recipe/235722/mini-strawberry-santas/

WE HEARD YOU *and we're here for you!*

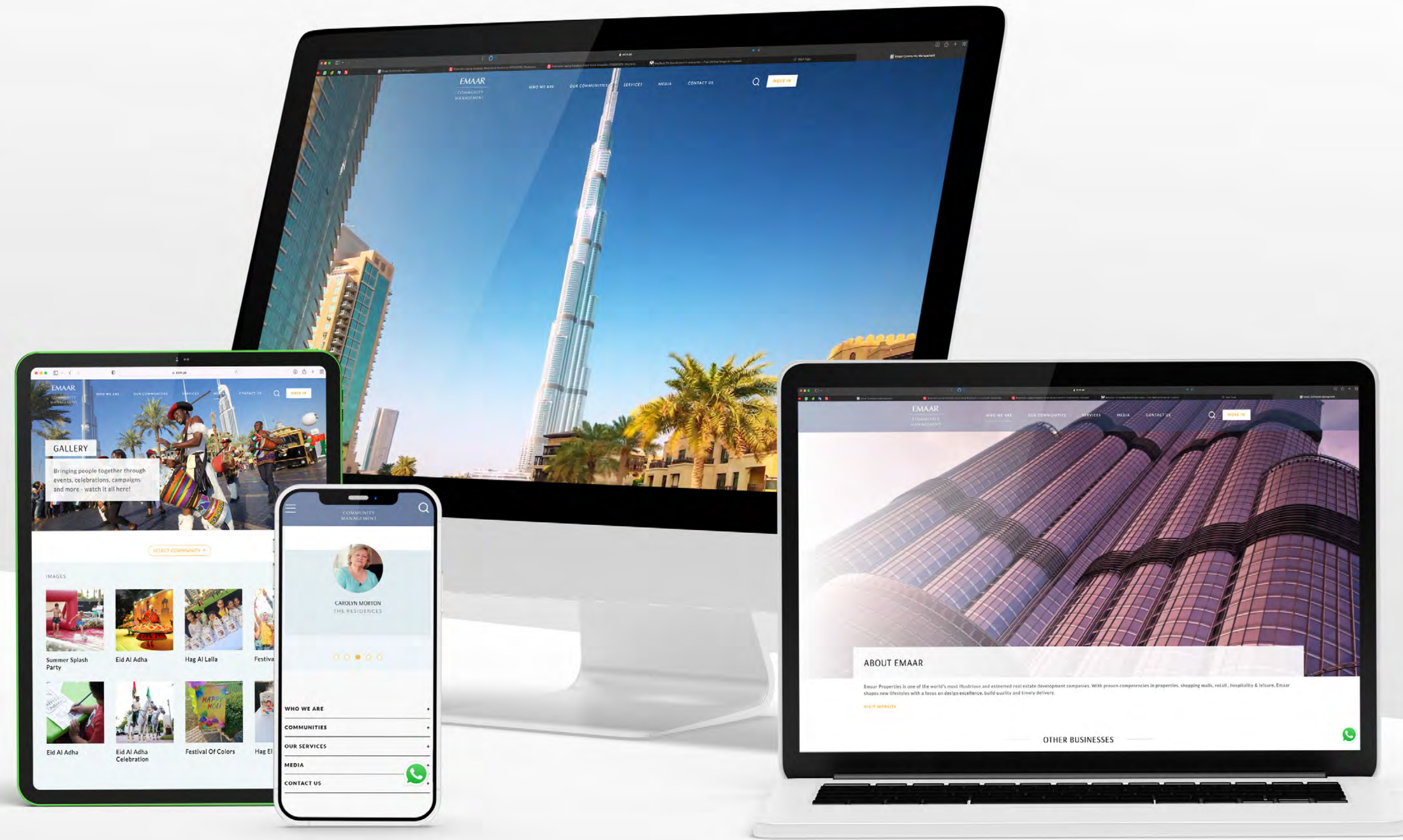
**Manage your property in a touch.
Introducing our new Whatsapp bot
for 24x7 chat support**

Say HI on 800 EMAAR (36227)



Unveiling A Stunning New Look!

Check out the new avatar of our website, Log in today www.ecm.ae



In & Around

ATMs

Emirates NBD, Boulevard Plaza
Mashreq Bank, Emaar Sales Center
Mashreq Bank, Vida Downtown Hotel
Mashreq Bank, Address Downtown
Mashreq Bank, Dubai Opera
HSBC, Burj Views
Commercial Bank of Dubai, MBBR Boulevard

Health

Boots Pharmacy (The Residences)
+971 4 419 0120
Al Manara Pharmacy (Souk Al Manzil)
+971 4 362 1161
Marina Pharmacy (Souk Al Bahar)
800 7427 6229
BinSina Pharmacy (Emaar Square)
+971 4 458 4338
New Planet Pharmacy (South Ridge Tower 1)
+971 4 432 9158

Salons

Amaya Salon & Spa
+971 4 374 1496
Hair Concept Salon
+971 4 420 1165
Waterbike Ladies Salon
+971 58 294 0106
Yas Beauty Salon & Spa
+971 4 451 3333
Chivalry Gentlemen's Salon
+971 4 368 9476

Groceries

Géant Express
+971 4 358 0981
Choithrams
+971 4 577 6298
Spinneys
+971 4 422 0399
Carrefour Market
80073232
Al Maya Supermarket
+971 4 432 9623

Petrol Stations

ADNOC service station
EPPCO

Mosque

Al Ghafoor Mosque

Cafes

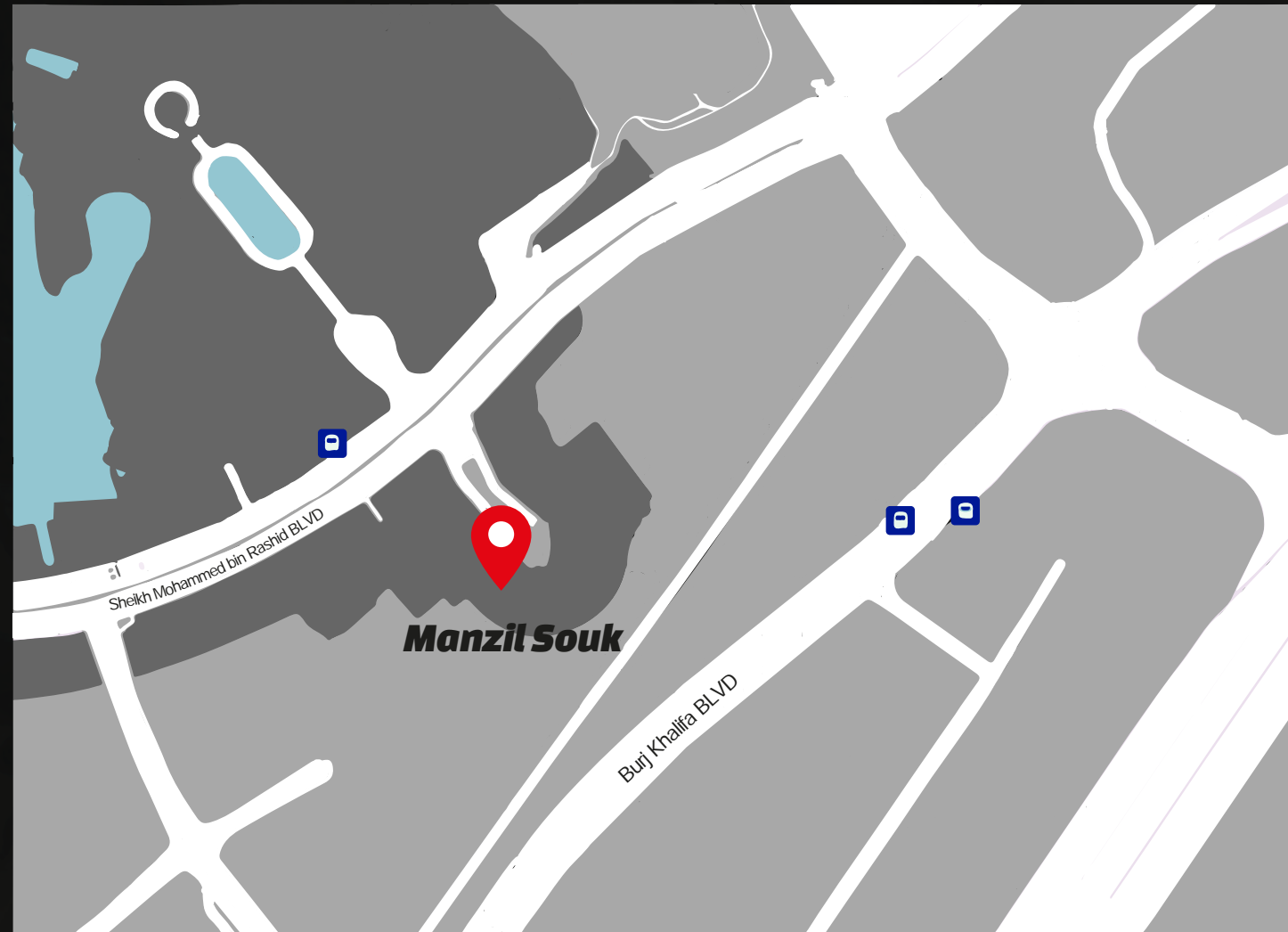
Starbucks, Boulevard Plaza
+971 4 419 0002
Starbucks, Souk Al Bahar
+971 4 419 0195
Starbucks, Souk Al Manzil
+971 4 419 0109
Starbucks, Emaar Square
+971 4 419 0017
Caribou Coffee, Standpoint
+971 4 277 8294
Caribou Coffee, Burj Views
+971 4 346 5510
Caribou Coffee, Souk Al Bahar
+971 4 420 3608

Education

Blossom Nursery
800 6877 379 (8 Boulevard Walk)
800 6877 379 (Al Manzil District)
Jumeirah International Nursery
+971 4 456 4955

Useful numbers

Fire	997
Ambulance	998
Police	999
Dubai Municipality	800 900
Taxi	800 9090
DEWA	991



Visit us at our community office

📍 Shop 14, Ground Floor Souk Al Manzil,
near Old Town Residences, Downtown Dubai

Monday to Friday, 9 AM to 8 PM
Saturday and Sunday, 9 AM to 5 PM
+971 4 362 7189

800 EMAAR (36227)

Community Security	+971 56 680 4127	
Old Town Island	+971 56 525 1959	
Boulevard Point	+971 4 580 9388	
Downtown Views	+971 56 389 4077	
Boulevard Crescent	+971 56 389 4078	
The Lofts	+971 56 404 5796	
Burj Vista	+971 56 990 5355	
Boulevard Heights	+971 56 389 4130	
Boulevard Central	+971 56 680 4121	
Burj Views	+971 56 389 4077	
Claren	+971 56 389 4079	
South Ridge	+971 56 389 4128	
29 Boulevard	+971 56 389 4131	
8 Boulevard Walk	+971 56 389 4078	
Standpoint	+971 56 533 2478	
Opera Grand	+971 50 899 3015	
Act I Act II	+971 50 210 3525	
Downtown Views II	+971 50 537 4979	
FORTE	+971 50 537 4979	
Burj Crow	+971 50 899 0616	
Burj Royale	+971 56 680 4124	+971 56 341 3268
Old Town Residences	+971 56 389 4119	+971 56 341 3772
The Residences		

www.downtowndubai.ae

Say Hi to!

A brand new nursery has opened in Downtown Dubai! Toddler Town is a premium and award-winning nursery for children aged 3 months up to 5 years, following the British EYFS Curriculum, with awe-inspiring facilities, and conveniently located at The Residences, Downtown.