



# PROPERTY MANAGEMENT SERVICE PRESENTATION

Serving Rental —————  
Properties  
Key Points



## Choose the right tenant

We know what to do when tenants falls behind on the rent.  
or any maintenance or day to day issues,

### Choose the right tenant

For your investment. Check the tenants on the data to make  
sure they can afford to pay the rent and look after your  
investment property, keep the yard clean plus much more.



## We have knowledge how to handle everything

Property owners can relax we got it all covered,

Here in Queensland Tenancy Act provide the procedure for the property  
management and As an agency we must have the knowledge of all the  
Act,

Whether the rental property gets manage by the owner or the agency the  
procedure is the same.

The Act make it very easy for us when its comes to property management,  
Our duty is to follow the right procedure to Protect owners best interest.

INTRODUCING

# Local Property Management Team.

*We are Cromurcon Pty Ltd. Australian owned Real  
Estate Agency Proudly been operating for the last  
for over 16.*

We Provide The Service To Property  
Management For The Investors Around Australia.

The knowledge comes with our experience,  
understanding the property management is the key  
element of our service. Relationship with the owners  
and the tenants is important to us,

# Property Management Overview

## Recent changes to QLD

Recent changes to QLD tenancy legislation has increased the responsibility of landlords and the complexity of managing a property. Some landlords who directly manage their properties can struggle to leverage the property's maximum profit potential because they lack the time, expertise or experience to handle these needs in the appropriate way

## Now more than ever

Now more than ever, you need your property professionally managed by a property manager who is trained, experienced and equipped to meet these ever-changing requirements.

It's not about the branding it's about experience and knowledge and looking after your best interest.



# Our Fee And **Our Objective**

When it comes to investment properties most owners are looking for the long term goal.

The long term success of your investment property and its potential for capital growth will be maximized through proactive property management, so why not find out the difference a dedicated property management team can make to your investment returns.

## When its comes to the cost of **Managing your property.**

It simply and easy We provide you an option to choose from,

### We have three option

+ GST 5.5%

+ GST 7.5%

Enter text here 13%

**Basic. 5%+ GST**

# Rental Collection Services.

## Collection Services.

We work with the owners to make sure the property is rentable for the tenants with the guideline of RTA ACT.

Advertising is the only way You can choose the right tenants. We need to get as much applications.



- When its comes to advertising, It is owners choice where they want to advertise. We personally do not charge for advertise. But if the owners wants to advertise on Realestate.com and Domain.com then they charges for the advertisement.
- We then conduct the open house to show the property to potential tenants and receive an applications.
- Once we go through the application then we must do screening and checks on TICA and references from their previous agent.
- Once we choose the right tenants then we pass that information to the owners to accept the tenants. We inform the owners by phone and followed by email.
- When we received the confirmation from the owner then we inform the tenants that they have been accepted for the property.
- We sit down with the tenants and go through the procedure and give them RTA booklet which is required by LAW. Once they understand everything Then we prepared the lease agreement and ask the tenants to sign the lease.

Once the lease is signed then we request tenants to pay 4 week rent for the bond and two weeks rent in advance.

Before the tenants moves in we do entry condition reports.

We send condition report to tenant, owners and keep the copy for our record.

We do daily receipting. Owners get their on mid month or end of the month.

Any Maintenance we sent that to the owner.

Agency one week letting fee applies.



# Rental Collection Services.

## Extra service

Routine Inspection

Follow up with all Maintenance

Fix now pay later only with minor work.

We Meet the maintenance guy to check the work is done and send the reports to owners.

Monitor any related Issues.

**No fee charge for lease.** no fee charge  
Qcat court application fee (if needed)



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No fee charge for lease renewal Lease renewal.





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No fee charge for lease renewal Lease renewal. ( Condition applies.)



# Property Management Option Better



## Extra service Option 1,2,3 Included with the Dimond Service

Repair and or replace as required existing electrical appliances, such as Ceiling fans, Cooktops, Ovens, Dishwashers, rangehoods to similar quality

- Repair and or replace split system air conditioners
- Hot Water Systems - Limited to Element and Thermostat only
- Pest inspection and barrier spray of outdoor unit
- **Electrical equipment such as Bakelite, light fittings and circuit breakers**



## Annual Service of Air Conditioners Split System and Cassette style (Normal Charge \$100.00)

- Filter clean
- System gas pressure check
- Cooling function system check
- Complete indoor unit strip clean, removing mold and fungus Repair and or replace

### Manufacturers' warranty

- 12 Month warranty on all workmanship»



## Condition applies EXCLUSIONS

Ovens and Cooktop - Vial, Chef, Westinghouse or similar Air Conditioners - Carrier, Rinnai or similar no guarantee Replacement with the same brand name.

Repairs as a result of any damage caused by faulty assets (e.g. air con leak and damages an internal wall of the property, repairs of the wall will be an additional cost) Condition apply



# Page 2 of Property Management Option 3



## Extra service Option 1,2,3 Included with the Dimond Service

- Any tenant damages to fittings or fixtures
- Anything classed or covered under the landlord or property insurance
- Upgrade to 2022 Smoke Alarm Legislation
- Repairs and or replacement of ducted air conditioning systems
- Repairs and or replacement of Photovoltaic electrical generating systems and associated batteries
- (Electric Solar Systems)
- No repairs or replacement to electrical garage door motors or »remotes



## Annual Service of Air Conditioners Split System and Cassette style (Normal Charge \$100.00)

- No repairs to pool pumps or other pumps
- Repairs and or replacement at Capital's discretion
- Any changes in legislations and regulations are not included
- Hot water system repairs limited to replacement of element and thermostat only
- No hot water system replacements
- Repairs to walls, floor cabinetry, tiling etc. due to the removal or replacement of a fitting fixture



## Condition applies EXCLUSIONS

- No pool related issues
- No elective upgrades
- No body corporate works
- Supply and installation of blown bulbs that are standard Fluorescent, Edison Screw, Bayonet Cap
- Supply and or installation of new equipment not in the property at time of contract engagement.

**Any termination of the property management service with us then the owners have to pay all the cost if they taken this option.**

A modern, multi-story building with large glass windows and balconies, illuminated at night. The building features a mix of light and dark exterior panels. The text is overlaid on the center of the image.

# THANK YOU

FOR WATCHING OUR PRESENTATION

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