

smart + real estate

PROPERTY MANAGEMENT LTD

MODERN
PROPERTY
MANAGEMENT
FOR MODERN
LANDLORDS



RESIDENTIAL & STUDENT PROPERTY SPECIALISTS

FULL PROPERTY MANAGEMENT

TRANSPARENT PRICING – NO PERCENTAGE FEES

HIGH-QUALITY REPORTING & COMMUNICATION

RENT WITH SMART REAL ESTATE

Experience a dedicated property management team using modern technology, transparent pricing, and strategies to maximize your return - giving you complete peace of mind.

Our property management fees are smart - offering you an affordable \$30 per week + GST with no percentage-based charges, unlike traditional real estate companies.

You get professional service, comprehensive management, and full transparency, all at a simple weekly rate.

Smart Real Estate - Sales & Rentals provide a comprehensive property management service for investors in Christchurch and surrounding areas.

Property owners rely on our outstanding service to increase capital growth and maximize returns.

Through great communication and owner focused services we are quickly becoming the choice in property management.

Our values of honesty, integrity and excellence are at the core of the company and what makes the Smart Real Estate and Rentals difference.



COMPREHENSIVE PROPERTY MANAGEMENT COSTS

WEEKLY MANAGEMENT FEE From \$30+GST/week

Includes:

- Rent collection and disbursement
- Monthly ownership statements
- Ongoing tenancy oversight

Management Costs

RESIDENTIAL PROPERTY

Quarterly routine inspections including high-quality reports
First two inspections complimentary

\$45 + GST

STUDENT PROPERTY

Quarterly routine inspections including high-quality reports
First two inspections complimentary

\$90 + GST

STUDENT RESIDENTIAL PROPERTIES

Ingoing/outgoing inspections including high-quality comprehensive reports

\$300 + GST

MANAGING ROUTINE MAINTENANCE

Repairs and callouts

\$30 + GST

MANAGING ROUTINE MAINTENANCE

Managing major repairs, renovation and maintenance

AS AGREED

RENEWAL OF FIXED TERM LEASE

Complimentary

ANNUAL MANAGEMENT FEE

(Due after one year or pro-rata if contract ends early)

1 week's rent + GST

Tenanting Costs

RENTAL APPRAISAL

Complimentary

SMART MARKETING PACKAGE

Includes:

Smart professional signboard

Photography

Trade Me
3-week premium listing

RealEstate.co.nz

OneRoof

Homes.co.nz

Facebook | Instagram

\$299 + GST

COMPLETION OF TENANCY AGREEMENT

Complimentary

BOND LODGEMENT

Complimentary

REFERENCE CHECKS

Complimentary

TENANT SCREENING

Credit checks

\$35 + GST per tenant

FIND A TENANT COST

SMART MARKETING PACKAGE & TENANT SCREENING

Additional costs

FIND A TENANT COST

1 weeks rent + GST

RESIDENTIAL INSPECTION REPORT

COMPREHENSIVE FULL ENTRY/EXIT REPORT

\$150 + GST

RESIDENTIAL STUDENT INSPECTION REPORT

COMPREHENSIVE FULL ENTRY/EXIT REPORT

\$300 + GST

CLEANING BETWEEN TENANCIES

On Request



THE SMART DIFFERENCE

We aim to deliver old school customer service paired with the use of latest innovative property management technology to provide higher returns and great outcomes for both landlords and tenants alike.

Our service philosophy is simply to look after your property as if it were our own. This means always selecting great quality tenants and achieving the highest market rental.

Dedicated property managers offer first class communication and you can always rely on us for expert advice.

We also ensure that your property is always maintained in excellent condition and provide you with prompt and personalised service.

OUR PARTNERS

We partner with the best in the industry





KAMA JACOBS

SENIOR
PROPERTY MANAGER
AREINZ



DEBRA HAKARAIA

DIRECTOR
AREINZ

Kama Jacobs and Debra Hakaraia bring decades of combined experience in real estate and property management to Smart Real Estate. Both licensed real estate agents, they offer a strong blend of professionalism, care, and proven results to ensure maximum return on your investment.

Kama focuses on building long-term, trusting relationships with landlords, "Dedicated to providing minimal hassle and a stress-free process." Through clear communication, attention to detail, and outstanding service. Debra supports the day-to-day running of the business while driving growth, bringing strong management skills, professionalism, and integrity to ensure a seamless property-management experience. Together, they provide landlords with a stress free experience, expert guidance, peace of mind, and exceptional service in managing investment properties.



Contact us today for a free, no-obligation rental appraisal

03 384 8600 or 022 386 5591 or 027 5620 420

enquiries.christchurch@smartrealestate.co.nz

MEET OUR PROPERTY MANAGEMENT TEAM

TESTIMONIALS

LYNETTE | LANDLORD ★★★★★

Happy with all they have done

Quick reply to calls, repairs actioned fast.

Very happy to help in any area. Pleased I have my rentals with them.

SUSIE | LANDLORD ★★★★★

I have had the pleasure in working with Debra and Kama marketing and managing my rentals. Their expertise, knowledge and professionalism made the journey easy to be accomplished. I still have them (Smart Realty) managing my rental and have great confidence that our relationship will continue.

SAMUAL & MANAIA | LANDLORD

Thank You for being an outstanding
Tenancy Manager ★★★★★

I just wanted to take a moment to express my gratitude for all the hard work and dedication you've shown as our tenancy manager. Your professionalism and attention to detail have made this experience much smoother and more enjoyable. From promptly addressing maintenance issues to keeping us informed about important updates, you've gone above and beyond in ensuring a positive experience.

Your approachable demeanor and willingness to help have truly made a difference.

Thank you for making life easier!

ANG & NORLEILA | LANDLORD

Very responsible Agency ★★★★★

We are glad to be able to work with Smart Agency especially Ms Kama. Her in depth knowledge, and her commitment to our property makes us at ease. Highly recommended to anyone who wish to sell or rent their property.

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