

property marketing + auctions

*David* GRUBB® real estate

[www.davidgrubb.com.au](http://www.davidgrubb.com.au)



landlord information

# landlord information



## our services

### Feeling assured about your Property Manager

Negative gearing tax advantages together with a desire for personal control over one's investment portfolio, has seen a massive increase in the number of people choosing to purchase Rental Properties.

Unfortunately not all Property Management Services in the market place truly protect your best interest. Whether you have invested in Residential, Retail or Commercial property, it can lead to acquiring an assortment of worries and insecurities.

Do you feel that you have employed the right Property Manager, or have you simply never considered employing professional Property Management Services?

We put peace of mind back into caring for your investment. We will manage your property as if it were our own. That's what distinguishes us in Property Management Services!

### A Team of Professionals

David Grubb Real Estate Pty Ltd only employs trained personnel – specialist people who understand the responsibilities of looking after your property who know exactly how to do it – right the first time. Unique to our property management service, we give all new Landlords a money-back guarantee for their first ninety days (excludes letting fees).

### Proven Systems & Technology that Works

Our company has developed the systems and in house software and IT technology that ensure superior care for every property.

### Understanding the Importance of being there

We guarantee you professional and courteous service at all times by being readily available to talk through your needs and most importantly being your eyes and ears at your property.

### The Property Management Facts

Research undertaken by David Grubb Real Estate Pty Ltd has shown that the three major concerns of Property Owners are:

- 1 PROMPT PAYMENT OF RENT MONIES**
- 2 TIMELY, PROGRAMMED PROPERTY INSPECTIONS**
- 3 CONSISTENT COMMUNICATION OF RELEVANT INFORMATION AND FINANCIAL REPORTING**

David Grubb Real Estate Pty Ltd has taken these three basic concerns and expanded them to develop our guarantee of Quality Assurance

### Property Management Checklist

Knowing that your property is being professionally looked after is "piece of mind" and the first step towards a good investment.

Below is our checklist of items we believe are essential ingredients for an effectively managed property. Try our checklist! See if you are getting everything you need for your investment.

### Our Guarantee

At David Grubb Real Estate Pty Ltd we have a Guaranteed Property Management Service for all Landlords. We're confident that we can assure the quality of our Property Management Service and give you peace of mind, fulfilling your needs.

### Read what's in our Written Guarantee

- Checking of Tenants for references with the Real Estate Access Bureau.
- Advertising for Tenants in the local papers and internet.
- Guaranteed 6 monthly internal and external inspection in "Writing"
- Expertise in the assessment of property maintenance.
- 7 days per week on call maintenance service for your Tenant.
- Free Market Appraisal and/or photo per year upon request.
- Knowledge and experience in dealing with Discrimination Laws.
- Experience in attending to the handling of Bond disputes.
- Competitive general insurance rates arranged through local broker.
- Availability of Landlord's Extra Protection Income.
- All funds handled through an audited trust account.
- A printout of the full activities of your property for the financial year.
- Tax returns co-ordinated and arranged for overseas owners on request.
- Up to date knowledge of the Residential Tenancies Act.
- Practical knowledge of the Corporate Community Management Act.
- All staff participation, in on-going training briefs on new regulations etc.
- All staff covered buy professional indemnity insurance.
- Member of EAC Multilist.
- Length of service to the industry in property management.
- Financially secure company.
- FREE" Newsletter Service to all Landlords