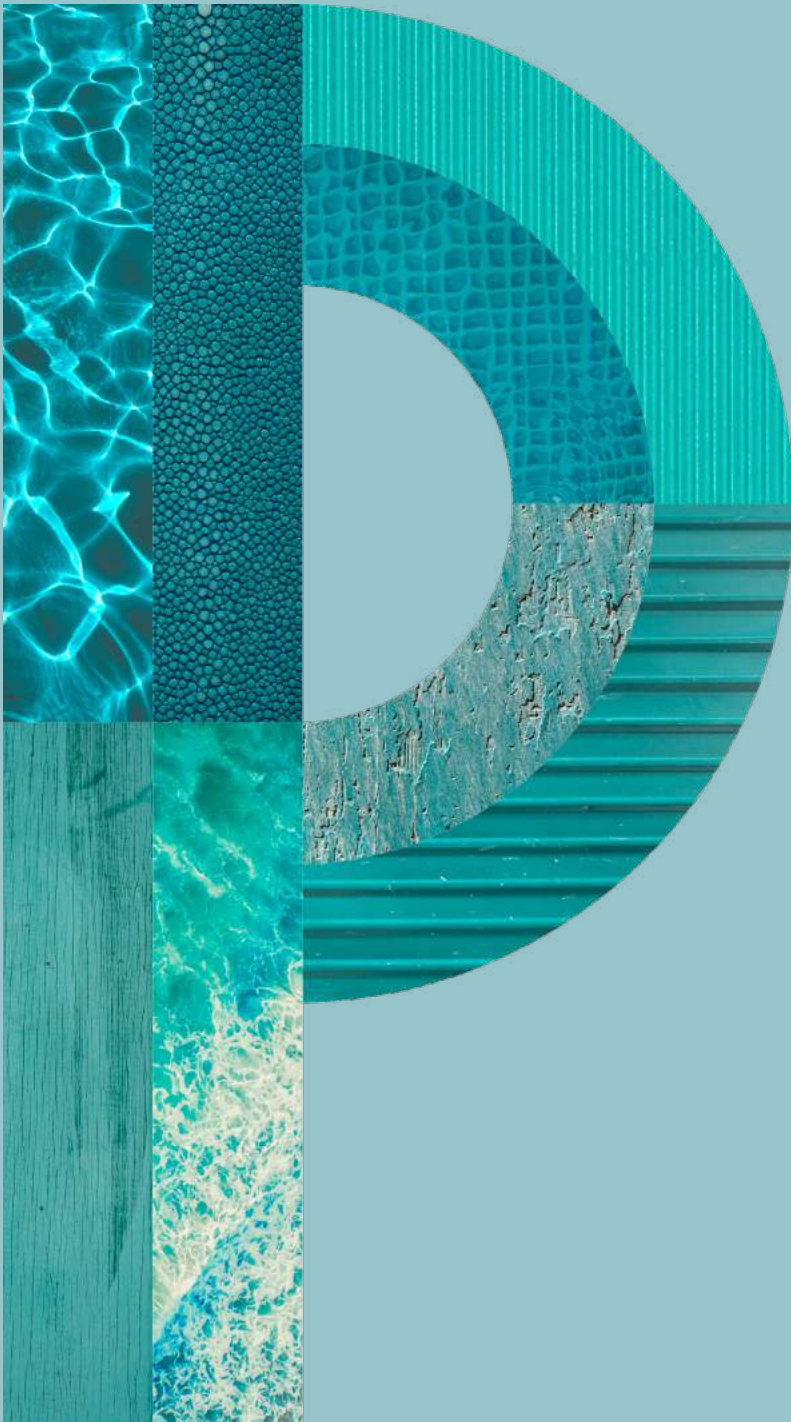


THE  
PROPERTY  
COLLECTIVE

Renting your property

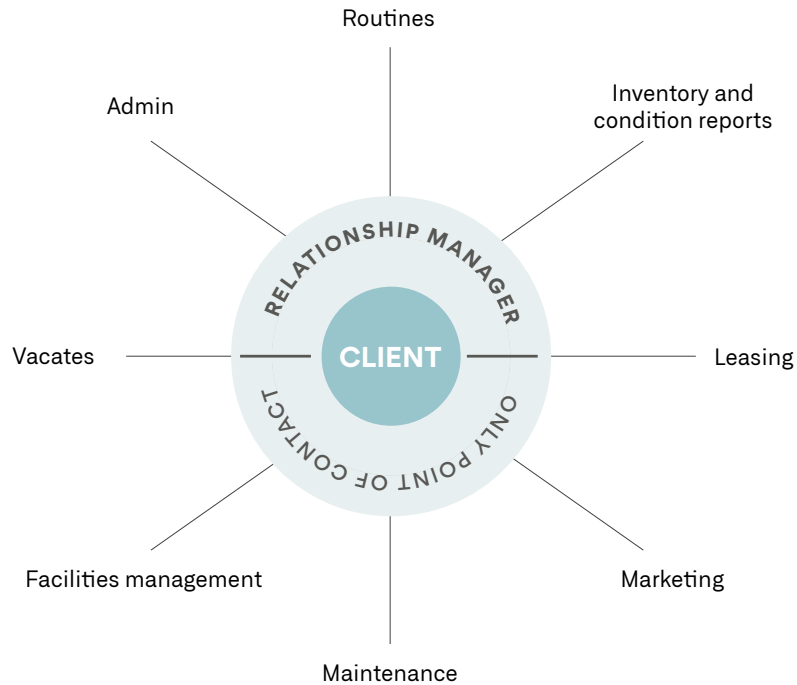


We know there's a lot involved in choosing a property manager – and the opportunity to work with you is not something we take lightly. We also know that first impressions count.

So, allow us to introduce ourselves.

Here at The Property Collective, our mission is simple: we help people thrive through property. But we're not like other real estate businesses. We believe there's power in community, strength in the collective and that it's time for a new way of doing property management.

**A new way that puts you, our client, at the centre of the experience.**



When you engage The Property Collective to rent out your property, you're accessing a community of market-leading property practitioners.

**Award winning, experienced property managers**

There are 50+ years of combined industry experience across our team, which includes 2 recipients of the Real Estate Institute of Australia Property Manager of the Year Award (2014 and 2019).

Collectively, the team received the REIACT Residential Property Management Team of the Year Award in 2021, 2022 and 2023, resulting in hall of fame recognition.

**Holistic support**

Taking care of project management for the leasing process and throughout the tenancy. We partner with specialists for varied property advice and requirements ensuring you receive the best and most relevant advice.

**Maintenance**

Our inhouse Works Manager and maintenance partners provide proactive and preventative maintenance advice for your investment, as well as being there to assist with any issues that may arise during the tenancy. Our in-depth approach saves you money and helps to better manage your cash flow.



## How we prepare your property for market

**Harnessing the power of the Collective means we can draw on any number of professionals to create a unique services package for you and achieve your desired result.**

- 1.** We'll kick-start the process by establishing your price and moving into property maintenance and presentation advice.
- 2.** Our experts will build and implement a marketing and advertising strategy that leverages the industry's most exciting creatives.
- 3.** Once your property is well and truly looking its best, it's time for the open homes. We'll hold open exhibitions at least once a week, and private viewings as required.
- 4.** Our experienced team will complete employment and reference checks on potential tenants and handpick the most suitable to be put forward to you. Check out our detailed leasing strategy over the page.
- 5.** When it comes to signing the lease, we'll provide a detailed agreement alongside inventory and condition report details to ensure maximum safeguarding of your property. We'll guide you on all things depreciation and insurance too.



**When you team up with us, you can rest assured that we know how crucial finding the right tenants for your property is. As property managers, it's as important to us as it is to you.**

We're all about minimising vacancy and maximising returns; as wealth creation sits as a core driver in our strategic approach. With inspections underway, we meet prospective tenants and begin our thorough vetting process to ensure that we find the right tenant over rushing to occupy the property.

We use our experienced team's in-depth understanding of current and changing legislation to inform decisions that need to be made, and apply this over a 9-step leasing strategy.

1. Conducting pre-marketing research
2. Property maintenance and presentation advice
3. Marketing preparation and launch
4. Open for inspections
5. Weekly feedback
6. Application follow-up and approval
7. Tenant sign-up
8. Tenant on-boarding and move in
9. 14-day check in



Working with us means not only working with our core team of property management specialists, it also means tapping into the strength of our Collective; where you'll gain access to our trusted partners, ranging from financial advisors and brokers to maintenance services, tradespeople and streamlined ancillary services.

**The services we deliver include:**

- Expert inventory and condition reports
- Thorough and bespoke tenancy agreements
- Proactive and preventative approach to maintenance
- Continued commitment to wealth creation and risk management
- Electronic routine inspections twice a year
- Access to Sorted Services platform, where tenants can self-serve and keep track of agreements, rent, bills and more
- Rent reviews annually in line with legislated CPI requirements
- Tenancy reviews—short, regular and long-term leases available
- Proactive management of breaches
- Detailed portfolio health checks and reviews
- Advice on legislation changes
- Management of insurance claims and tribunal representation
- Management of asset registers and proactive risk management
- Guides and specific expectations for vacating a property
- Internally managed maintenance solutions



We believe in complete transparency when it comes to our fees; so you know exactly what you're paying, and when.

**Management fee**

This is taken out of the collected rent—meaning if the property is vacant, you don't get charged.

7.7%

**Marketing package**

To cover the cost of marketing and advertising your property when looking for new tenants.

**Portals charged at market rate**

Professional photography.

\$210 – \$250

For rent sign.

\$105

**Letting fee**

This fee covers the process of finding and securing new tenants for you.

7.7 days rent

**Inventory & condition report fee**

This one-off cost is for an in-depth report which includes photos of the condition of the property. Updated between tenancies at no cost to you.

\$242

**Tenancy renewal fee**

It's up to you whether you offer a renewal to your tenants, and they can choose whether or not to sign. The fee is only payable if your tenant re-signs.

25% of 7.7 days rent

Our customised service and optional value-adds can be tailored to meet your needs and can include the following:

**Maintenance subscriptions**

Get in touch with us to see if your property is suitable for our bespoke maintenance subscription service.

Please ask us for a quote

**Pre-settlement and 90 day maintenance inspection support and reporting**

Please ask us for a quote

**Additional marketing**

3D virtual tour (3 hot spots)

From \$90

3D virtual tour (7 hot spots)

From \$160

2D Floorplan

\$115

**Tenant welcome pack**

Does what it says! A lovely way to welcome your new tenants.

\$20

**QCAT mediation and hearing fee**

Applicable only if we need to attend a tribunal hearing on your behalf. Preparation and representation.

\$95 hourly rate

**Insurance claim preparation**

Applicable only if we need to manage an insurance claim on your behalf.

\$250





We are unlike any other property management business in Brisbane. Our 4 guarantees cover you (and your costs) when it matters most.

- 1. If we don't get back to within the same business day, we won't charge you management fees for a week.**

You contact us for any reason, and we will respond to you within our committed timeframe of 1 business day.

- 2. If the tenant doesn't work out, no re-let costs to you.**

If an unlikely event occurs, your tenant doesn't work out and needs to be evicted, we'll manage the insurance claim and re-let the property FREE of charge.\*

- 3. If the tenant doesn't pay rent, we'll cover it.**

If your tenant stops paying rent, we'll pay the rent until the situation is resolved. So you never have to worry about missing your loan repayments again due to tenants not having paid their rent.\*

- 4. If we let you down, you won't get charged any exit fees.**

If we have not fulfilled our service standards to you\*, let us know and we will waive our exit fees should we not be able to find a suitable solution for you.\*



## Contact us to get things underway!

02 6103 1087

[qldpm@thepropertycollective.com.au](mailto:qldpm@thepropertycollective.com.au)

[thepropertycollective.com.au](http://thepropertycollective.com.au)



## Our environmental initiative

### We really care about our planet

But we know it's not enough to just really care, and that words alone won't make a difference. We've got to do something about it. And we're doing it.

**For every property rented or sold, we'll plant a tree.**