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Executive  
Long-Term Leasing

PROPERTY  
PROVIDERS<sub>▲</sub>

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Complete  
Services Offering

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Your Property,  
Your Way.



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What we do

# Boutique Property Management.

**Property Providers** are experts at managing & marketing Sydney's finest property to the most discerning clientele.

## **BESPOKE MARKETING STRATEGIES**

We see value in pragmatism & flexibility. Whether you want to rent your property for 6 months or 2 years, we will manage it your way, delivering discerning tenants that understand quality.

## **AFFLUENT CLIENT BASE**

Our experience in short, mid and long term rentals has created an international executive tenant base. We often have guests already staying with us, hunting for long term rentals. Apart from having strong partnerships with the best relocation agents.

## **SUPERIOR MARKETING**

We maximise your property's exposure far beyond pedestrian channels like realestate.com.au by combining the use of worldwide rental channels with investment in eDM, SEO, SEM and social media. We anticipate and pinpoint top tenants based on their lifestyle and needs before they begin searching.

## **COMPETITIVE RATES**

Our fees are competitive, yet we deliver a more premium and flexible property management service. We balance the financial priority of negotiating the highest rent with the peace of mind of delivering house-proud tenants.

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Why list with us?

# Earn More & Stress Less

We deliver high calibre & respectful tenants via non-traditional B2B channels.

Our talented team synergises an exceptional rental experience with an executive & corporate service and ensures your property is treasured by.

Our tenants and guests value quality and are willing to pay for it.

**We are Sydney's most flexible  
residential rental experts.**

# Superior Systems & Creative Technology

Benefit from us disrupting traditional real estate and luxury accommodation models.

Our team is focused on continual improvement through frequently fine-tuning our systems and processes. The result is us being able to provide our clients with unparalleled flexibility.

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# Flexible Approach & Client Focused

Regardless of your situation, we can offer you flexibility through a range of Property Management services that accommodate how much or how little you want to be involved.

Furnished or unfurnished, executive rentals or long term leases, let's work together on a rental strategy that best aligns with current global executive mobility, travel trends as well as local supply and demand.

**We offer the widest range of  
rental solutions for you.**

# Global Reach & Local Experts

Benefit from our international marketing and strong local reputation.

Our owners benefit from our unique approach that converts international executives migrating and holidaying in Sydney as well as established locals who require either permanent or temporary accommodation.

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# Executive Long-Term Leasing

• SUMMARY OF SERVICES •				
	TOTAL MANAGEMENT	OWNER HANDS ON	LEASING ONLY	FINANCE & LEGAL
	"OVER THE SHOULDER!"	"I KNOW MY PROPERTY BEST!"	"JUST FIND ME A TENANT!"	"HELP WITH THE HARD STUFF!"
 Listing & Marketing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
 Leasing & Letting	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
 Compliance & Regulatory Adherence	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
 Tenancy Management	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
 Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
 Repairs & Maintenance	<input checked="" type="checkbox"/>			
 Project Management	<input checked="" type="checkbox"/>			
<p>* Our fees are determined based on the service we provide and your property's complexity.</p> <p>Ask our asset manager what will work best for you.</p>	For owners who want a complete end-to-end outsourced service.	For investors who want to be directly involved with trades working at property.	For more sophisticated and capable owner managers.	Mid-tenancy property appointment. For owners who don't want to do this anymore or unhappy with current situation.



## Listing & Marketing

- Signage
- Photography & copy-writing
- Creating listing
- B2B database targeting (i.e. relocation agents, insurance companies)
- Channel mgmt and content distribution across global channels
- EDM inclusion
- Dynamic pricing
- Integrated review software & netpromoter
- Social media inclusions
- Co-operative investment into SEO, SEM and content marketing



## Tenancy Management

- Conducting rental reviews & negotiating terms
- Insurance claims
- Regulatory & legal advice
- Interpreting the Act
- Managing difficult tenants / situations
- Influencing Strata & neighbours
- Damage vs fair wear-and-tear
- Safety requirements [abestos, windows, balcony heights etc.]



## Compliance & Regulatory Adherence

- Keys compliance
- Property condition reports & inventory
- Fair trading regulation communication
- NCAT representation [dispute resolution]
- Corporate vs individual leases
- Leasing vs Licensing
- Management of extensions and/or break leases
- Bond lodgement & assignment



## Leasing & Letting

- Face to Face [OFI and By App]
- Virtual walk-throughs
- Digital [FaceTime, Skype & video]
- Weekly progress updates
- Reviewing & shortlisting applications
- Financial suitability & character assessment
- Reference risk checks
- Google & Social Media footprint
- Negotiating & presenting terms
- Lease acceptance letter & deposit
- Drafting documentation
- Services & utilities connection
- Real Estate / Domain Reports



## Repairs & Maintenance

- Proactive maintenance schedules
- Achieving trade discounts based on agency volume
- Rapid & cost effective work order execution
- Inspection of quality / completion
- Validation of trade [licence, insurance, cost & appropriateness]
- Specialty trades
- Urgent vs non-urgent



## Finance

- Audited trust accounting
- Direct Debit, Credit Card, Corp. Invoicing
- Rental arrears management [daily]
- Collecting and lodging all finances
- Paying trade invoices & other expenses
- EOFY & monthly statements
- Secure owner login



## Project Management

- Planning, scoping & budgeting
- Attaining competitive quotes
- Liaising w/ tenants / neighbours / Strata
- Critical path & execution
- On-time & on-budget delivery

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We don't just list great properties,  
we excel at providing superior services...  
But don't just take our word for it.





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# Feedback from our clients



## Experienced and dedicated.

Selecting Property Providers to manage several of my investment properties in Manly was an excellent choice. Very happy with the team, they are experienced and dedicated staff that are friendly and passionate about delivering on their promises.

### Taylor

Midsized Portfolio Owner

## Respect.

We have used Property Providers on both a full time and casual basis. Our property has been maintained and cared for with the same respect that we would show it ourselves. The team is a pleasure to deal with and always have our requirements in mind.

### Angela

Manly Property Owner

## 5-star service & impressive occupancy.

When renting our newly built penthouse through Property Providers, we sought an agent who would deliver executive tenants and a price reflective of the superior quality of the home. We received both five star service and impressive occupancy.

### Isadora

Bellevue Hill Penthouse Owner

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**When it comes to residential  
property rental, we do it all!**

**Luxury Holiday  
Corporate Rentals  
Short-Term Stays  
Executive Long-Term Leasing**

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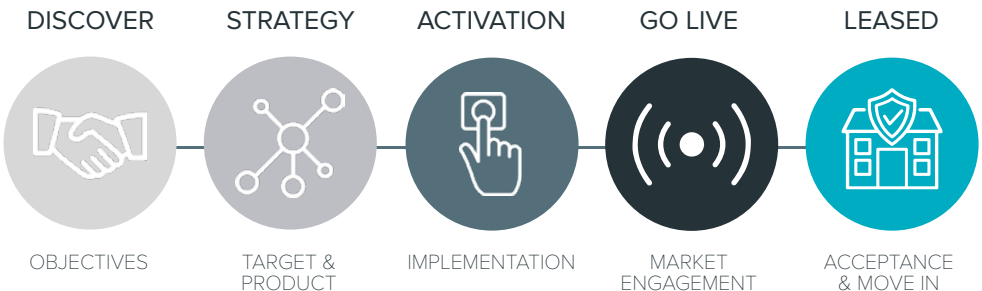
# Let's start a conversation.

We are a boutique Executive Property Management Specialist, not a pedestrian franchise. Every property is different and requires a tailored approach to your goals as an investor.

Irrespective if your objective is maximizing yield, finding a quality tenant, or having flexibility in terms of your involvement. Let's focus on what you want. If you want to create a relationship based on partnership principles, **we are here to help.**

## We can't wait to hear from you.

Schedule a time to catch up and we'll be pleased to walk you through our Executive Property Management Experience.



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Executive Long-Term Leasing  
Short-Term Stays  
Corporate Rentals  
Luxury Holiday