
**Executive
Property Management**

**PROPERTY
PROVIDERS.**

**Your Property,
Your Way**

Your Property,
Your Way.



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 2 weeks 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 a strong database of international executives. We often have guests already staying with us, hunting for long term rentals. Apart from having solid 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.

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.

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.

Executive Property Management

• SHORT-TERM STAYS •



Listing &
Marketing

**TURN-KEY
SOLUTION**

**BOOKING
AGENT**

"YOU TAKE CARE
OF EVERYTHING!"

"JUST FILL
IT UP!"



Leasing,
Letting & Booking



Finance



Legal &
Tenancy Management



Compliance &
Regulatory Adherence



Repairs &
Maintenance



Project
Management



Hospitality &
Concierge Service



Operational
Delivery






















* Our fees are determined based on the service we provide and your property's complexity.

Ask our asset manager what will work best for you.

For owners who want a complete SHORT-TERM end-to-end outsourced service.

For owners who want help with sales & marketing for short-term rentals.

• EXECUTIVE LONG-TERM LEASING •

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!"
			
			
			
			
			
			
			
For owners who want a complete LONG-TERM 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.

Property Management Inclusions



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



Leasing, Letting & Booking

- Face to Face [OFI and By App]
- Virtual walk-throughs
- Digital [FaceTime, Skype & video]
- Weekly progress updates
- Revieweing & 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



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



Legal & 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 heighs etc.]
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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



Project Management

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



Operational Delivery

- Getting guest-ready onboarding process
- 7 day a week arrivals/departures
- Same day changeovers capability
- Proactive guest experience reviews
- Housekeeping and Cleaning
- Photo Inspection



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



Hospitality & Concierge Service

- 24 hour call center (Asutalian based)
- Welcome kits
- Hospitality service centric culture
- Concierge
- Guest meet & greet*
- NPS driven

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

Luxury Holidays
Corporate Rentals
Short-Term Extended Stays
Executive Long-Term Leasing

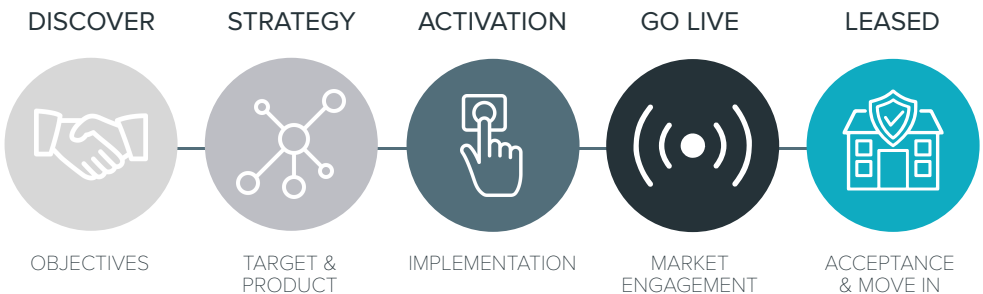
Let's start a conversation.

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.



Check out what our clients think...

by seaching "Property Providers Reviews" on Google.

- We also have vast experience booking properties for commercial & media opportunities ranging from TV commercials, corporate lunches, print advertising and much more.

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Executive Long-Term Leasing
Short-Term Extended Stays
Corporate Rentals
Luxury Holidays

+61 2 99697599
propertyproviders.com.au

Sydney's most flexible
residential rental agency.
