

Andrew
Partners Real Estate

Residential Property Management



There are a few things I believe set our agency far apart from others and it is not simply our rates which I am sure you will find competitive.

I strongly believe in our Agency and I believe our Property Management Team is one of the best around. Our vacancy rates and rates of attrition verify that. Our rental properties are vacant for well less than the industry average, our rent roll has an average vacancy rate of less than 3% and despite conducting quarterly rent reviews our tenants on average stay in the same property for approximately 18 months, unless evicted earlier by the Landlord. In fact, we have several tenants that have been in the same property for over 15 years. These results reflect the experience, efficiency, knowledge, dedication and integrity of our team. We also offer a holistic service to our Landlords in that we can manage properties Sydney wide in order to minimise their costs and make owning investments that much easier.

Aside from consistent results and positive feedback & referrals from our existing Landlords, another point of distinction is our internal office procedures. While this may not sound relevant to you as a potential Landlord, this probably more than anything else is the most important aspect to consider when looking for a quality property management team. The real estate industry in Australia is heavily regulated and for good reason. There are many legalities involved when leasing a property, including WH&S issues, contractual obligations, monies held in trust, etc. Our team of agents are all have a minimum of 10 years experience within our company. We have had the same team for over a decade which means, our procedures run smoothly and you don't have to worry about dealing with a different person every few months due to a high staff turnover. We have an annual external audit to ensure that we comply with any changes to the Property and Stock Agents Act so that in the unlikely event that there is a legal dispute our Landlords are protected because we have crossed all the t's and dotted all the i's.

Your investment property is one of your biggest assets and it deserves to be in the hands of an expert.



Gary Attard - Principal

Your Property Management Team

Our team of leasing professionals manages your investment as if it was one of their own. Our focus is always on how we can be of service to you and most benefit your asset.

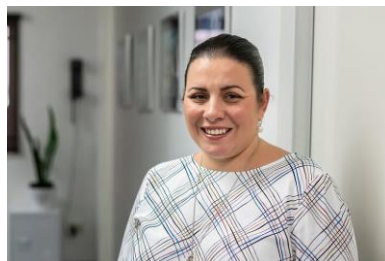
We intentionally only use experienced agents to take care of every step of the property management process rather than outsourcing what most agencies consider smaller tasks to novices.

Yanett Maurice

Yanett brings an expertise that comes only with the experience of 28 years and is one of the director's of the agency.

As the senior property manager she always endeavours to achieve the very best for her landlords and because of this our rent roll has an incredibly low vacancy rate as well as achieving the highest possible prices for the properties we manage.

She can also oversee account disbursements for your property meaning that any bills or rates relating to your investment are paid on time and without stress.



Adam Falvo

Incredibly thorough and knowledgeable, Adam has been a property manager for 14 years.

His extensive experience results in well matched tenants for each property, minimising vacancies and tenant turnover. He is very efficient in liaising and arranging repairs, maintenance and property improvements for our Landlords 'and providing sound advice so that they do not over capitalise on their investments.



Fabiana Attard

You will find Fabiana greeting you with a smile at the office front desk, always willing to go out of her way to assist with any enquiry.

Having worked in a legal office for 20 years, she decided to make the switch to the real estate industry to assist her husband Gary with the running of the office.

Fabi enjoys the challenges that real estate presents.

Attention to detail and organisational are at the top of Fabi's agenda.



Deal with our Property Management Experts.

What Can Our Team Do For You?

- Quality Tenants- Detailed application forms with strict conditions – **we find the best tenant, not the first.**
- Comprehensive Advertising- Signage, Rental List, Internet sites, Tenant Database Match
- Rental Payment- Direct Deposit so tenants have no excuse to be in arrears
- Full Bond- Collected before tenants move in. Always!!
- Condition reports – Regular periodic inspection reports as well as Ingoing and outgoing reports.
- Rent arrears followed up daily, via telephone and if necessary, termination notices are issued immediately
- Report any maintenance issues immediately to you for your approval if desired
- Funds transferred to you electronically monthly
- Landlord's Insurance Advice
- Regular quarterly Rent Review for your property according to current market trends
- Free Sales Property Appraisals
- End of Financial Year Income and Expenditure Statements
- Comprehensive Tax Benefit advice
- Regular property disbursements, including strata rates, council rates & utility bills
- Landlord Referral Incentives– For every management referral, you get 1 month free management
- Quality property management regardless of the area – we take care of all your real estate investments in any area across metropolitan Sydney.
- We don't charge for liaising with Strata or any third party when necessary.

At Andrew Partners we understand that our clients have investment properties all over Sydney, so we aim to provide a holistic service where they can deal with the one agent for all their property needs regardless of where the property is located. Here are a few properties around Sydney we manage:



Trawl St The Ponds



Neilson Cres Bligh Park



Waverley Cres Bondi Junction



Mockridge Ave Newington



Richmond Rd Campbelltown



Jardine Terrace Bella Vista

As you can see we look after properties all over Sydney and have found that our style of mobile management is the most cost effective and convenient for our Landlords.

Things to know about how we work

- **Repairs** - In terms of any repairs, we contact you the landlord to discuss the matter before sending out any trades. The only occasion where this may not occur is if it is an emergency repair, eg. burst hot water and we are unable to contact you first. We use & recommend licensed trades however we know a lot of landlords like to do things themselves or have relatives or friends that can complete the repair which is why we always call you first.
- **Disbursements** – Funds are transferred at the last business day of each month, except for December as our office closes for the festive season. Funds normally take 1 business day to appear in your account however you receive your emailed statement as soon as the funds are transferred from our account. If any utilities or repairs are disbursed in a month, you will also receive a hardcopy statement via post with hardcopies of the paid invoices.
- **Inspections** - We conduct periodic inspections yearly, unless the first inspection is deemed unfavourable. We may also conduct an additional inspection if the property requires or has had a major repair.
- **Utilities** – We can disburse any utilities on your behalf with the funds we hold for your rent. We do not charge extra for this service. If you would like us to pay any utilities please have them redirected to our office. If you wish to pay your utilities yourself but need us to invoice the tenant the usage component please forward us a copy of the actual invoice as soon as you receive it. In terms of what the tenant is responsible for paying, they are liable for electricity & gas and also water usage.



Where to from here?

We will manage your property as if it were one of our own homes; however ultimately, you are our boss!

We provide you with recommendations based on our expertise but operate under your instructions. We have many landlords that have very little to no contact with us and give us free reign but we also have many landlords that are very involved in the entire process.

Whichever end of the spectrum you lay we will do our best to accommodate your needs.



Our team of leasing professionals makes the management process effortless for you and the tenants. We are confident that we will give you and your property the best attention to detail in the industry. We look forward to hearing from you.

We are here for you



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