

10 REASONS TO CHOOSE CAIRNS PROPERTY OFFICE RENTALS TO MANAGE YOUR INVESTMENT

PROFESSIONAL : The Cairns Property Office includes one of the largest and most professional rentals & sales teams in our region, hence one division will compliment the other in offering a complete real estate service to our investors, tenants, buyers and sellers alike whilst acting within the code of excellence and service guaranteed!

AGENT LOCATION : Our office is situated at 66 Spence Street, right in the Cairns CBD which offers a continual flow of pedestrian traffic.

LONG TERM PROPERTY MANAGERS : A team of skilled Property Managers who are dedicated to satisfying our clients needs and handle our investment portfolios.

INSPECTIONS : We conduct regular internal and external inspections of your property up to four times a year providing you with a written report including photos following each inspection. The report will outline any maintenance or update you on ongoing maintenance & the condition your tenants are keeping your property in.

ADVERTISING : Your property will appear in our front window in an exclusive window card and also our vacant properties list. It will also be listed on 5 individual websites allowing your property to receive maximum exposure to prospective tenants. Our Agency also frequently features on one of Cairns most popular Radio Stations.

MAINTENANCE : We attend all maintenance repairs quickly as per your management agreement & in accordance with the Residential Tenancy & Rooming Accommodation Act. On-going maintenance will keep your property in a condition that will assist it to retain it's optimum market value.

TENANT SELECTION : We conduct thorough checks on all applicants allowed by law to provide you with accurate information to ensure the prospective tenant will fulfil their obligations under the Residential Tenancies Rooming & Accommodation Act 2008.

ARREARS MANAGEMENT : Rental arrears are monitored daily with immediate follow up on outstanding monies, and we can assure you prompt action in accordance with the Residential Tenancies Rooming & Accommodation Act 2008.

TRAINING : All staff are thoroughly trained in all aspects of property management and are fully conversant with the Residential Tenancies Rooming & Accommodation Act 2008. Rental Bond Act, Code of Conduct, Privacy Act, Q.C.A.T (Queensland Civil & Administration Tribunal) Trade Practices Act & Dividing Fences Act.

MINIMUM VACANCY : We focus on renting properties quickly and efficiently in order to save owners valuable money on vacancy. A rent review is provided accordingly so that you can make a sound decision based on your personal situation. It may depend on your personal situation as to the rent asked.