



ASHBY PARTNERS

Property
Management
Excellence

WE MANAGE FOR SUCCESS

Our goal

Property Management is a highly legislated, and an often tricky undertaking. Our goal is to minimise your risk, and to provide a service where you don't need to give anything a second thought: you know we've got you covered!

Premium quality is our standard

We're constantly striving to be the best, and our clients benefit as a result. Be it connecting you with your property via video call at routine inspections, or ensuring you're up to date with all dealings via our web portal. We go that extra mile.

Service guaranteed

We're putting our money where our mouth is. If you're not satisfied with the service you've received from us within the first six months, we'll refund you the management fees you've paid

What Makes Successful Management

Fundamentally, all agencies operate from the same set of rules.

The difference in management stems from the care and diligence that is cultivated within the office. All our agents strive to provide our clients with the very best service.

Owning a rental property is a commercial undertaking that naturally comes with risk. We are committed to minimising this risk by providing you with open, honest and transparent communication and advice. All our agents have a firm understanding of the legislation and tenant relationship management.

Every single management process we have adopted has been built with the expressed purpose of making owning an investment less stressful. Our goal is that every client has the ability to trust that we are always looking after the best interests of them and their property.

Lastly, treating everyone in the transaction with respect and dignity has played an enormous part in the creation of our business and our subsequent success. We are firm with enforcing the terms of a tenancy, but will always communicate as equals, be it to the landlord or the tenant.

Compliant Documentation

All our documentation is endorsed by the REIACT and written by BAL Lawyers to ensure accurate and compliant agreements.

Condition Report

Perhaps the most important thing to get right. Our condition reports are detailed and high resolution photos are stored for comparative purposes.

Routine Inspections

Routine inspection periods are governed by legislation (2 every 12 month period). If you can't be present, we're happy to invite you via video call.

Rent Reviews

Canberra is a busy and forever changing market. We perform comparative rental assessments at each renewal to ensure you're achieving fair market price

Rent Management

We have a zero arrears policy however understand that financial circumstances can change. We are strict to the legislation and always respectful in our recovery process.

Maintenance and Trades

We have access to some of the best trades in Canberra. All trades as a minimum requirement are vetted for insurance and examples of past work.

Outgoings Management

Ashby Partners are set-up to handle the payment of your property's outgoings eg. ICON water, Land Tax and Body Corporate Rates.

Property Marketing

It is our job to cast a net to the widest tenant pool when marketing for a new tenant. We employ wide-ranging and creative strategies to ensure the best result

Online Portal

As an Ashby Partners landlord, you benefit from 24/7 online access to your statements, lease information and inspection information.

What We Charge

It's an important part of any discussion, and we aim to be 100% transparent and upfront. There won't be any statement shock here. All fees below include GST

Management fee:

Apartments and Townhouses	7.7% on rent collected
Houses:	8.8% on rent collected
Letting fee:	Equivalent to 1.1 Weeks rent
Lease renewal:	\$55

Marketing:

Allhomes Advertisement:	\$275
Realestate.com.au Advertisement:	\$29
Photography:	\$200

Other:

First property condition report	\$110
ACAT Mediation	\$66 per hour

** Marketing is charged at cost. The prices for allhomes and photography listed above are current however subject to change without notice.

We're ready
to get things
moving for
you!



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Rental Appraisal

Setting the baseline price is important to get right the first time. Our research covers current listings, results, demographic research and emotional drivers. This in-depth process has constantly seen us achieve greater results for like-product. We won't ever "buy" the listing by over promising, you can expect pricing backed by research.

Agency Agreement

For Ashby Partners to start acting for you, we will need you to complete a simple agency engagement document which will outline the standard terms and confirm some key details about your property and the scope of service.



Vacate & Cleaning

Now that we're all signed up, we can begin planning around the property availability date. If you're moving out of the home, we can assist you with arranging compliance necessary maintenance, renovations and cleaning. Anything to make the move as easy as possible for you.

Marketing & Inspections

At this point we will arrange photography and build the ad campaign ready for launch. The turn around time for this is typically 24 hours before we're live and running. Open home and private viewings are set and we begin the selection process.

Tenant Selection

The net result of a well-run campaign will be the choice of multiple suitable candidates. We run through the tenants financials, living arrangements, capacity to fulfill the lease terms and household make-up and compile a short-list for your selection.

Tenant Move-in

Once you're happy with the new tenant and terms, the lease agreement is signed and payment receipted. At this point the ingoing reporting and condition photos are finalised ready for a stress-free transition to the new tenant!

Your Team

Amazing people, teamwork focused

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Braedan Kidd

Director - New Business

Braedan has developed a strong reputation for a realistic approach to property marketing and is respected for his clear and concise communication, honesty and integrity.

Braedan has been in the industry for over a decade and has worked across property management, development, sales and leasing.

ph. 0408 240 044
e. braedan@ashbypartners.com.au



Melissa Escreza

Director - Property Management

Melissa has a proactive and systematic approach to her work and a love for problem solving which has cemented her success in the industry.

Melissa is vocal in legislation reform and brings many years of experience to her role as Director and Licensee of Ashby Partners.

ph. 0424 137 804
e. melissa@ashbypartners.com.au



Jack Mohr

Advertising and Media

Jack is the creative backbone of our team. Before starting with Ashby Partners, Jack had contracted for many major clients including RiotACT and The National Arboretum.

It is this impressive experience that makes him an invaluable member of our team, ensuring our top quality marketing standards.

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