

Local knowledge

Local knowledge can mean the difference between an average and an excellent return on your investment. Through our network of offices we have information available relating to vacancy levels and emerging trends to give clients the edge in their real estate decision-making.

Professional advice

Our property managers have superior market knowledge and the resources and experience to offer clients professional real estate advice.

Rent collection

The managing agent takes the onus from the owner for the physical act of collecting and accounting for rents and has a reliable system to prevent the accumulation of arrears.

Accounting

Our property managers can take responsibility for all aspects of property administration and accounting including the collection of rent, insurance premiums and service charges together with the payment of outgoings. Additionally, we provide regular, easy to understand monthly statements of income and expenditure.

Highest yield

A property manager will ensure that the highest yield possible is always obtained. This increase in return substantially offsets the cost of employing the managing agent.

Insurance

Raine & Horne will advise you annually as to the insurance policies we consider you should maintain for your property.

Reports

Raine & Horne provides regular reports to ensure you are aware of all activities relating to your property. Particular emphasis is given to rentals and outgoings, with comments on how net income might be affected in the ensuing term.

Ask for a copy of our

NETWORK DIRECTORY

The Raine & Horne network consists of franchise offices operated and independently owned by their proprietors.

PROPERTY MANAGEMENT



WHY CHOOSE RAINE & HORNETO MANAGE YOUR PROPERTY?

Real estate like any other investment performs better when managed professionally. By appointing a qualified property manager you not only save yourself time but enjoy peace of mind knowing your investment is being professionally managed. In making your decision you should consider the following:

Save time

Not every property investor has the time or enjoys dealing with day-to-day management problems and responsibilities. Property managers are able to take this burden away from the landlord.

Our role as managing agent is to maximise the advantages to you, minimise outgoing and ensure that the property has the lowest possible vacancy rate.

Service

The Raine & Horne international network is built on the premise that good service, in all facets of business, is paramount. We feel confident you will be suitably impressed by the manner in which we deal with our clients, the strength of our skills as negotiators and our willingness to provide every possible service for the smallest and largest property – residential, retail, commercial or industrial.

Communication

We understand the importance of communication and ensure you are kept well informed on all aspects of your investment.

Qualified staff

At Raine & Horne we pride ourselves on the quality of our staff. Our property managers are highly qualified and receive regular in house and external training to ensure they are kept abreast of industry trends, changes and new legislation.



Property condition report

Prior to the commencement of each tenancy we complete a detailed property condition report. This ensures there are no issues finalising the bond at the end of the lease.

Application form

Every tenant is required to complete a detailed application form. We verify their identification, financial position, employment and check on their previous rental history.

Repairs and maintenance

Our property managers have the capacity to deal with all manner of repairs to relieve owners of the arduous task of arranging and monitoring the work involved.

Property inspections

As your managing agent, Raine & Horne will undertake regular property inspections to ensure that your property is in good condition and maintenance and repairs are carried out as instructed.

Rent reviews and lease renewals

Raine & Horne property managers have the expertise to advise on and negotiate market rents for the benefit of clients.

Cost effective and tax deductible

Quite apart from the fact that managing agents' fees are tax deductible, we are very competitive and cost effective.

Raine & Horne Paycard

Raine & Horne tenants have the convenience of paying their rent by phone, online or direct debit 24 hours a day seven days a week using the Raine & Horne Paycard. This means more efficient and timely rent processing for landlords.

Marketing your property

At times when your property is vacant Raine & Horne have a comprehensive cost effective marketing campaign which will ensure your property is vacant for the least amount of time.

Some of our marketing tools include:

- The Raine & Horne website www.rh.com.au
- Signboards
- Flyers
- A database of possible tenants
- Newspaper advertising