

WORRIED ABOUT TENANT TURNOVER? WE CAN HELP!

There are a number of reasons why tenants either fail to pay their rent or need to move on from a property. Whatever the situation may be, there is always the risk to landlords that at some point, their tenants will want to break Lease prior to its expiry - or leave the property abandoned altogether.

Neither option is desirable for landlords, but fortunately AustAsia Real Estate (AARE) – a division of AAG – has a team of Property Managers who have the experience and capability to provide our clients with fast tenant turnaround, with the large majority of our vacancies re-tenanted within the same working week.

Recently we had nine vacant properties within our portfolio – and each was re-tenanted by our Property Management team that same month!

How we go about it

Each member of the AARE Team follows the same process when supporting landlords and tenants with a soon-to-be vacated property, or when beginning a new tenancy.

Vacating a property:

- Providing tenants with a Vacate Checklist;
- Undertaking final bond inspections;
- Arranging professional cleaning at the tenant's expense; and
- Completing the outgoing Property Condition Report.

New tenant onboarding:

- Thorough applicant tenant review & history checks;
- Verification of Identity;
- Comprehensive reference checking;
- Contacting the previous Property Manager;
- Undertaking general due diligence; and
- Completing the incoming Property Condition Report and arranging signatures.

The AAG Team follows the above steps at all times, giving our landlords and their tenants peace of mind in managing the property.

A reliable and committed team of professionals – all year round.

It's expected within the real estate industry that a property can be vacant for as long as two or three months, particularly over the Christmas period. The AARE Team is available at all times in the event of an unexpected vacancy or any other tenant issues.

At the end of last year, AARE supported a landlord whose tenant had chosen not to renew their lease which was expiring on the 31st of December. Many agencies would stress to their clients that they would be unable to find a new tenant to lease the property within 8 weeks at that time of year. With our hard work and perseverance, we were able to keep the vacancy to a minimum. We managed to secure a tenant to move into the property on the 2nd of January and our landlord (and their tenant!) had a fantastic start to the new year.

AARE are always striving for the shortest tenant turnover possible, and because of this ensure our homes are available for viewing as many times as possible during the week and on weekends. Our Property Management team has identified that a combination of 'viewing by appointment' times and regular scheduled home opens during the working week, together with home opens on Saturdays and/or Sundays, gives the best opportunity to produce and present applications to our landlords for approval. This is just one of the many reasons why our vacancy rates are so low, and our landlords work with us year after year.



Interested in finding out more about our services?

AustAsia Real Estate's Property Management Team prides itself on its professionalism to look after your property as if it were their own. We also understand the importance of maximised rental returns, and because of this take great care to place the right tenants in our clients' properties.

Our qualified Property Management team has many years' experience in the Real Estate industry and is also surrounded by a team of accountants, finance, investment advisors and lawyers - all under the one roof and working collaboratively to ensure your property is in good hands.

We're always keen to talk more about how we can help people with their investment properties – so why not get in touch today?

If you, a family member or a friend have a property in Perth that you would like to consider placing with a new property management team, please feel free to contact the friendly team at AustAsia Real Estate on (08) 9227 6300 or email realestate@austasiagroup.com.

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How can we help you?



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