

## Personalised, Professional Property Management in Canberra

Are you sick of your property manager changing more frequently than your tenants?

Looking for an agent who knows what they are doing and keeps things running smoothly?

At Element we aim to take the stress out of property management by being proactive rather than reactive so you have more time to relax! Your property manager is the business owner, ensuring continuity of service and one point of contact. If a strong work ethic and focus on customer service is what you need, contact Danielle at Element today!



### Providing a Positive + Property Management Experience

Element Property Services [Danielle Coady](mailto:danielle@elementpropertyservices.com.au) 0401 086 400

[danielle@elementpropertyservices.com.au](mailto:danielle@elementpropertyservices.com.au) [www.elementpropertyservices.com.au](http://www.elementpropertyservices.com.au)



## What Makes Element Different From the Rest?

- We are a boutique agency where Landlords are personally looked after by the business owner. The benefit is continuity of service, no changes of property manager, and someone who actually cares managing the property.
- We maintain honesty and ethics in all our dealings.
- We are a member of the elite Leading Property Managers of Australia, which gives us access to a wealth of resources and training to help us better service our clients.
- We always aim to be proactive rather than reactive.
- The detail in our condition reports is second to none- protecting the interests of the landlord. Comprehensive photos are also included.
- We have landlord and tenant portals on our website, so you can access information on your property.
- Our website is an educational tool, providing a wealth of resources to landlords and tenants to assist with a smooth Property Management Experience.
- We are experienced working with Executive clients, Embassy and Defence.
- We have a direct debit facility in place to minimize rent and water invoice arrears, and firm procedures in place for any rent defaults. In fact, we consistently have 0% arrears!
- We have contacts and maintain a prospective client database to help keep vacancies to a minimum.
- Tenants are given a thorough induction to the property on site, as well as educating them on their responsibilities at the lease signing.
- Tenant selection is crucial to a positive experience - we don't just rely on the information provided to us on paper.

Contact Danielle Coady at Element today for a free appraisal.

### Providing a Positive + Property Management Experience

Element Property Services [Danielle Coady](mailto:danielle@elementpropertyservices.com.au) 0401 086 400

[danielle@elementpropertyservices.com.au](mailto:danielle@elementpropertyservices.com.au) [www.elementpropertyservices.com.au](http://www.elementpropertyservices.com.au)