

Our aim is to provide a Property Management service second to none.

We make no secret that we're not the cheapest in town, but we are proud to say that we strive for the highest quality control systems, high professional standards and ethical values.

After all, we have been getting it right now for quite a number of years.

Total Property Centre

If you are considering investing in property our office offers a fresh and ethical approach. Our experienced and active team members are available to discuss your needs in any facet of real estate

- Quality Property Management
- Sales Appraisals
- Purchase another property to expand your portfolio
- Commercial Sales
- Commercial Leasing
- Commercial Management
- Business Broking

Our Service

At Switch Realty, we know what is truly important to you...profit, protection and communication at a fair price.

We're not going to fill your head with empty promises...or our statements with hidden costs

We understand that communication is the key to our relationship with you and whether it is "good" news or "bad" news, we won't keep it from you!

We keep you updated with progress and activity relating to your property and tenants.

You deal with one Property Manager for your property and not 3 or 4 or 5 different people doing different things for you.

Routine inspections are carried out 6 weeks after the tenant moves into the property, then 3 monthly thereafter. A written report is forwarded to you. The purpose of the inspections are two-fold. Firstly to bring to your attention any immediate maintenance needs and secondly, to inform you of any preventative maintenance or refurbishment that may be beneficial. Owners can then forecast and budget accordingly, for any upgrading work suggested in the report.

We prefer to do things in writing, so prior to lease renewals forms will be sent, and followed up to ensure we are acting upon your instructions.

Correct adherence to current legislation as per the Residential Tenancies and Rooming Act. We also need to comply with other acts i.e. Discrimination Act and Privacy Act. Constant training of staff keeps us up to date on changes.

Payment of funds either monthly or twice monthly electronically transferred.

Our goal is to increase your income and ensure your investment is working for you. We ensure you enjoy the highest possible rent by regular assessments that take into account current market rents of similar properties, the area's vacancy rate, condition of the property, quality of tenant and length of tenancy.

Tenant Selection Process

Your Property Manager will make an appointment to show prospective tenants through a property. Normally at a time to suit the prospective tenant, as they are our business.

We require 100 points of identification and an application form submitted. Full reference checks completed and phone calls to previous Landlords/Landlords Agents.

We are a financial member of TICA which allows us to check for any defaults the tenant has made in previous rentals. This searches Australia wide.

Ultimately, it is your choice. We will keep in close communication with you during the letting process to ensure we get the right tenant for your property.

A detailed Entry Condition Report and photos are completed prior to the tenant moving in to the property. At the end of the tenancy these documents help to ensure your property is in the same condition as at the start, fair wear and tear considered and that the tenant's bond is disbursed appropriately after a thorough exit inspection.

At the time of signing the General Tenancy Agreement we educate and advise the tenants for important aspects of the Tenancy Agreement and the property itself. We take care of all the documentation and bond lodgement to ensure all is in place for a trouble free tenancy.

Contact Us

This is a short overview of our service to you. Please don't hesitate to contact our office to find out how we can assist you with your Property Management needs.

Please phone 07 3202 3877 or email mail@switchrealty.com.au