

RayWhite

THE VALUE OF A RAY WHITE PROPERTY MANAGER



PROUDLY RAY WHITE



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Property management is a serious business, and whether you're a DIY landlord or use a property manager our requirements are all the same. Not only must we navigate the many layers of legislation and legal requirements that exist, but we're also taking care of what is often your largest investment asset, and the very real and important people that reside within it.

Professional property management should not be seen as a cost, and instead be viewed as a value adding service for both landlords and their tenants. A Ray White property manager can provide you with the peace of mind in knowing that your investment, and your tenants, are in good hands.

Not all property managers are created equal and we understand it can be difficult for landlords to differentiate between the good, and the not so good. Many don't understand what's actually required, or the level of work we really do for you, so here are just some of the value adding services we can provide:

- *Increased annual returns on your investment through educated market-level rent increases.*
- *Minimised vacancy periods achieved through our industry-leading tenant booking, viewing and application systems.*
- *Legislative peace of mind and head office support ensuring that all our templates and processes are always in accordance with ever-changing property management legislation.*
- *Daily rent payment receipting and strict arrears management processes to prevent losses before they occur.*
- *Local knowledge and experience provided by our kiwi-owned and operated businesses, alongside dedicated property management head office support.*
- *Access to highest quality and experienced tradespeople, providing you better job outcomes and minimised future risks.*
- *Full management of any required invoice payments such as water rates, insurance, council rates, body corporate fees and more.*
- *Insurance claim management and documentation support provided in most tenancy-related claims.*
- *Thorough bond collection, lodgement and disbursement processes ensuring full landlord compliance.*
- *Automatic compliance with updated record keeping laws and requirements now in place for all landlords, and relating to all tenancy matters.*

- Improved tenancy inspection processes with detailed regular condition reports and photos.
- Ongoing education and training resources for not only Ray White staff but also our tenants and landlords, creating clearer expectations and better long-term outcomes for all.
- Ongoing cost-savings derived through doing things properly - the best possible tenants, compliant agreements, and quality maintenance, all removing your risk of future fines.
- Personalised service offerings and standards guarantees - we do what we say we're going to do, and in a way that suits you best.
- Tangible time savings created in allowing us to take on the hard work, communication, and day to day duties for you - eliminating many of the stresses associated with owning an investment property.
- Honest and transparent advice based on nationwide experience and industry-leading corporate-level franchise support.
- Valuable skills surrounding tenant selection and vetting processes through our sheer volume of real-life experiences in this space.
- Competitive tradesperson selection and pricing for your maintenance needs based on our large scale, history, and local experience.
- Legal protection for landlords and tenants through constantly updated tenancy clauses and agreements that change as quickly as legislation does.
- Detailed Covid-19 resources and support tools to protect both landlords and tenants.
- Professional property marketing and advertising across multiple online platforms, delivering your property to more customers to create interest and demand.
- Ongoing monthly and annual financial reporting processes for landlords delivering accurate, timely, and easy to read financial statements.
- Comprehensive software tools available at all offices to provide for the best tenant application, vetting, credit, and reference checking processes.
- Tenancy renewals, variations and extensions conducted in accordance with updated RTA Act 2020 rules ensuring security of tenure for all involved parties.
- Proactive repairs and maintenance, cleaning, and property care recommendations for landlords based on our practical experience managing large numbers of properties.
- Stringent tenancy vacating procedures to ensure your property is left in the best possible condition, despite common conflicts that can arise around 'reasonably clean and tidy', etc.
- A reduced risk of compliance-related issues and the significant fines possible for landlords who may lack understanding of ongoing legislation changes.
- The educated mediator between landlord and tenant interests, which can sometimes be conflicting, and our ability to clarify the legal differences between wanted vs required.
- Ongoing time savings and stress relief for landlords by managing the volume of communication and filtering through the messages and instructions that are needed.
- Comprehensive understanding and practical experience in the legislation that governs all landlords and property managers, including issues surrounding but not limited to:
 - Smoke alarms
 - Insulation
 - Healthy Homes Standards
 - Tenancy terminations and notices
 - Methamphetamine
 - Health & Safety
 - Unlawful Dwellings



WHY A RAY WHITE PROPERTY MANAGER

- *The experience that comes from our scale and collective strength - with Ray White New Zealand managing a portfolio of around 20,000 properties and a combined asset value of more than \$16 Billion.*
- *Our expert local advice, from local staff and local business owners. All Ray White offices are independently owned and operated by the people who live directly in your community.*
- *Access to a vast network of salespeople and educated sales advice regarding your current investment property, or the ability to help with purchasing another to grow your portfolio.*
- *Our proud representation on the Real Estate Institute of New Zealand property management sector group, providing a clear voice for our clients to help positively influence legislative decision making.*
- *Free mortgage finance and restructuring advice through our sister company, Loan Market, one of New Zealand's largest network of mortgage advisors.*
- *Ongoing training and development supported by the Ray White corporate office in the form of new training resources and live training sessions released each and every month to our network.*
- *Dedicated corporate office support resources, including tenancy law advice and expert tenancy specialists available on call to our property managers at all times.*

Ray White prides itself on being the best and there are many ways we can prove that, however, if you're still on the fence then why not get to know us before you need us.

We are here as your property management consultants and to help you with your investment needs, and yes, that's the case even if you don't work with us yet or perhaps you already work with one of our competitors.

Give us a call and experience the difference for yourself today, what are you waiting for?



Property Management Team



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The logo for RayWhite, featuring the brand name in a bold, italicized, sans-serif font. The 'R' and 'W' are significantly larger than the other letters. The text is black and is set against a solid yellow rectangular background.

City South Investments 2019 Ltd Licensed Agent (REAA 2008)

CITY SOUTH GROUP

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