



Information for Property Investors

Let us provide you a '*set and forget*' style of property management for free!

About Us

Canberra Furnished Accommodation offer short or long term, fully furnished and equipped accommodation in the inner North and inner South suburbs of Canberra. We began trading in August 2003 with 1 property and now have 35 available for our guests.

Our guests are mostly large business and Government employees here for work contracts. We also have clients who are re-locating and need temporary accommodation whilst they find a permanent home of their own. A smaller element of our business is the holiday market. Due to our high service standards we have a substantial amount of repeat business.

On a personal note, the proprietors of the business are active property investors with 15 properties located the inner North and inner South suburbs of Canberra. We provide encouragement and a mentorship program to our staff to also become active property investors. This benefits you because we understand the challenges involved with property investing and we work hard to make your investment experience simpler.

How it works

We lease the property from you, usually unfurnished, under a standard residential tenancy agreement. We prepare the initial agreement for you, including the bond lodgement forms (if applicable). We pay rent monthly in advance and you receive your rent 12 months per year, whether the property is vacant or tenanted.

We ensure the care of your property by visiting it on average every 12 weeks. At this time a detailed clean is undertaken and the need for any maintenance is assessed. It's in our best interests (not to mention yours) to keep the property in optimum condition as our reputation relies upon it.

Maintenance

Our maintenance personnel are able to save our owners substantial money on minor repairs and maintenance issues.

We only pass on the cost of the parts, with the exception of the cost of a plumber or electrician on the odd occasion one may be required, however, we have great tradesmen working for us that are well priced, quick and reliable.

Each property is professionally cleaned between clients and the carpets are regularly steam cleaned. We ensure maintenance items are attended to within 24 hours and encourage clients to tell us about things that are 'not quite right' as we have found this gives us the opportunity to fix small problems before they turn into big problems.

We also have established relationships with local Body Corporate Managers, which gives us the opportunity to contribute to keeping the complex where your property is located in good condition, not just the property itself.

Your responsibilities

You are responsible for paying water and sewerage cost, rates, land tax and body corporate bills. If you are going to be overseas, we are happy to receive these bills on your behalf, scan and email them to you.

References

We would be pleased to provide a list of some of our current owners for a reference check.