

# Rent Smarter

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with PRDnationwide Real Estate - Dapto



# What is Property Management all about?

## We believe property management is about helping you create wealth

PRDnationwide Real Estate - Dapto aims to add value over and above the traditional functions of property management. We understand your property is a significant asset and that your chief objective is to maximise the return on your most valued investment.

We will focus on the bigger picture when it comes to your investment - that means working with you to maximise the potential of your property portfolio.

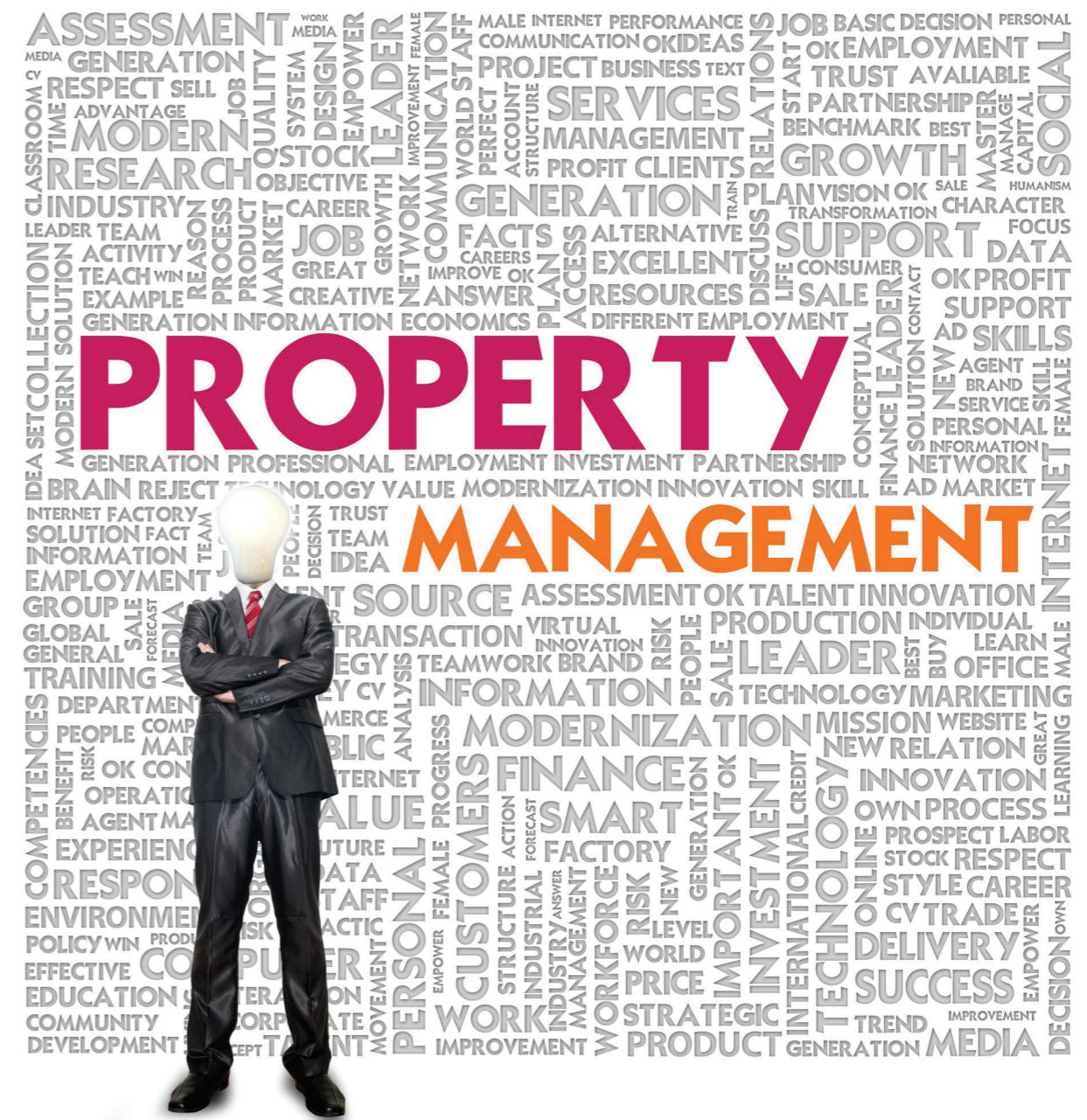
We will help you:

- Understand how changes in the market will impact your investment;
- Understand the investment strategies available to you;
- Understand how to improve the yield from your property;
- Grow your confidence as an investor in real estate.

No one knows your investment property better than you.... Learning more about your property is an important part of our appraisal process, because an in-depth knowledge allows us to effectively communicate with potential tenants to increase the interest in your property.

As you know, an investment in property is subject to a range of financial dynamics, with mortgage, yield and security carrying equal weight at the top of the list. We will help you get this balance right so we can help you effectively lower costs and maximise return on your property.

Is this industry there is nothing more powerful than experience. For our clients, this means a greater level of care, attention and a commitment to excellence in everything we do.



# Your team that

# will deliver results



**Jeremy Tillman - Director/Property Manager/Sales Executive**  
E: [jeremy@prddapto.com.au](mailto:jeremy@prddapto.com.au)

As the Director of PRDnationwide Real Estate - Dapto, Jeremy is passionate about innovation and technology to increase service levels and opportunities for our clients. Knowing the real estate industry inside out Jeremy can offer all clients advise on selling their home, purchasing a home, leasing a property, renovating a home to increase its value and subdividing.



**Madison Sequeira - Property Officer**  
E: [madison@prddapto.com.au](mailto:madison@prddapto.com.au)

Madison is a life long resident of Dapto who is passionate about real estate. Having recently completed her Real Estate License, Madison's attention to detail and positive attitude ensures that tenants enjoy their stay while leasing our clients homes.



**Tracey McDonald - Sales Manager**  
E: [tracey@prddapto.com.au](mailto:tracey@prddapto.com.au)

Tracey McDonald has a strong passion for real estate and expects the highest level of excellence for herself and everything she does. She first joined the office in 1998 and is committed to the best possible results. Choosing Tracey McDonald to represent your home will assure you the loyalty and commitment she has given PRDnationwide Real Estate - Dapto for over 19 years. Tracey will guide you step by step through the selling process, ensuring you get the highest possible sale price.



**Greg Pollard - Sales Executive**  
E: [greg@prddapto.com.au](mailto:greg@prddapto.com.au)

Greg Pollard has been in the real estate industry since 1979 and with over 38 years of experience in the Dapto and surrounding areas, he is positioned as one of Dapto's leading agents. Greg has built his personal reputation on; integrity, honesty and open communications.

Greg is dedicated to continuing professional growth so his clients can confidently appoint him as their sales consultant and be secure in the knowledge that they are getting dedicated services and commitment.



**Cliff McGrath - Sales Executive**  
E: [cliff@prddapto.com.au](mailto:cliff@prddapto.com.au)

Cliff is a well-grounded and professional real estate agent with unlimited energy and enthusiasm he is able to deliver a high standard of services and has consistently achieved record breaking sale prices.

His ability to achieve these outstanding results has come from his strong work ethic and by utilising PRDnationwide's Research Department to stay on top of current market trends and predictions.



**Brandon Mazar - Sales Consultant**  
E: [brandon@prddapto.com.au](mailto:brandon@prddapto.com.au)

After working in customer service roles in the financial sector, Brandon followed his interest in the real estate industry and made the move into sales. He knows that communication is the key to a successful transaction when selling or buying property. Brandon's combination of local knowledge, outstanding customer service and genuine interest in providing great results make for an excellent choice when buying or selling your next property.



**Paula Clarke - Sales Associate**  
E: [paula@prddapto.com.au](mailto:paula@prddapto.com.au)

Paula has many years of business experience both locally and internationally. Always having a positive attitude, Paula prides herself on her honesty, integrity, excellent communication skills and high work ethic. Paula always walks in her customers shoes and works tirelessly to achieve the best possible results, so that every client is left feeling totally satisfied, not only with herself but with the support of the great team at PRDnationwide Real Estate - Dapto.



**Kim Purnell - Office Administrator**  
E: [kim@prddapto.com.au](mailto:kim@prddapto.com.au)

Kim joins our team and brings to the table a great deal of experience in the industry. She is passionate about marketing and media and her creative ability is second to none. Kim works hard to ensure that the service we give alongside our agent's skills is delivered for all our clients.

# The leasing process

Our office is staffed with experienced Property Managers that have manageable portfolios. This ensures that we can deliver a strong attention to detail and leave no stone unturned when it comes to the management of your asset.

We'll handle all the small details and work hard to resolve any problems or concerns with the tenancy, whether it be rental arrears, maintenance requests or the outcome of regular scheduled inspections.

PRDnationwide Real Estate - Dapto  
working smarter for you

At PRDnationwide Real Estate - Dapto, we understand your rental property is an investment in your future.

We realise you want to maximise your investment return and, as such, we have implemented a program we believe covers all aspects of property leasing and management.

This helps us, help you maximise your return on your investment.



## Smarter marketing

The marketing tools that we can tap into include:

**Signboards:** A “For Lease” signboard will be installed at your property and can be invaluable in the 24 hour marketing of your property.

**Professional Photography:** Having a professional photographer is essential to showing your property in the very best light. By putting your best foot forward you stand out from the crowd. In any market that helps to attract quality tenants.

**Online Listing:** Your property is available to be viewed on 6 website allowing exposure to your property 24 hours, 7 days. Feature listing on realestate.com.au getting more exposure being placed at the top of the page.

**Social Media:** Facebook, twitter and other social media sites is a fast growing medium in the real estate industry. We are proud to have embraced this unique marketing as it is just a quick way for your property to spread throughout many networks.

**Inspect Real Estate (IRE):** IRE is an independent tenant database that allows tenants to be fully informed. From open house inspections right through to approving a tenant. We believe communication is very important and IRE helps keep both tenant applicants and you well informed about booking inspections as well as the progress of their applicant.

## Open for inspection

Once we have successfully marketed your property we will hold an open house to show prospective tenants. A member of the property management team will always be present at the open house to meet eligible candidates for your property and to interview them during the inspection.

Whilst the tenant is viewing your property we assess how they treat your property whilst inspecting. We engage in general conversation to establish where they have lived and worked previously. You would be surprised how much information we get out of people by having this conversation whilst they are looking around.

We have facilities for potential tenants to complete applications online any time prior to the open house and we request that they submit their application no later than 24 hours after the open house.

## Selecting a tenant

PRDnationwide Real Estate - Dapto are confident in connecting the right tenant with your property. Meticulous preparation of tailored marketing campaigns, advice on presenting your property and open communication lines keep landlords informed during the rental process.

Applicants are fully screened with references checked including work references, previous tenancy and personal references. Once this has been completed you are contacted and given details of the applicants available.

You have final approval based on information received. After securing the tenant we request a deposit of one week's rent be given to secure the property.

A detailed written inspection report will be provided along with all necessary documentation as required under the Residential Tenancies Act. The tenants are to return their comments within 7 days.

# The services you will receive.....

Your property will be handled by our property management team that has local knowledge and skilled staff who are eager to assist you with the management of your property

We know what it takes to achieve results and our experience has helped thousands of owners and investors prepare their properties for lease.



# Understanding your investment property

## Ingoing Condition Report

At the beginning of each tenancy a comprehensive condition report is completed setting out the condition of the property upon every new tenancy and is kept on file to be used upon vacate. A copy of the report is supplied to your tenant at the lease signing and then they are given 7 days to complete the report and return it to our office to be kept on file.

## Routine Inspection Report

Routine inspections help to mitigate any future risk by providing the tenant with the opportunity to highlight any areas of maintenance that may require attention. It also allows the property manager to assess the condition in which the property is being maintained and complete a follow up inspection should the tenant not be keeping the property to our satisfaction.

## Vacate Inspection Report

A vacate inspection is completed once your tenant has fully vacated the property. Our property management team will attend the property and check that the property is left in the same condition as the ingoing condition report allowing fair wear and tear.

Your tenant is not responsible for fair wear and tear to the premises. Fair wear and tear means the deterioration that occurs over time with the use of the premises even though the premises receive reasonable care and maintenance. Such deterioration could be caused by exposure, time or just by ordinary use.

The tenant is only liable for negligent, irresponsible or intentional actions that cause damage to the premises, which they will be given an opportunity to fix or the repairs and/or cleaning will be taken out of their bond.

## Maintenance

A major concern for both real estate investors and agents is property maintenance. As such, we have developed systems to enable us to handle all maintenance issues. You may have a preferred trades person or may be handy enough to attend to the repair yourself. We have a full range of qualified trades people to attend to any repairs or maintenance.



All reports of repairs are documented into our computer system with a work order generated. This way, at a click of a button, we can access all the past work and repairs carried out at the property. Once a work order is generated we then follow the repair through until payment ensuring that every repair is attended to.

## Maintenance Manager

Our new integrated system will ensure that tenants and landlords alike can track the status of their repair.

This streamline system has been put into place to increase the level of communication that we are able to offer to our clients.

## Communication

We are about building long term relationships with our clients, so we place a big emphasis on relationship management, and we understand that one of the most important things is to maintain regular communication.

## Payment of your accounts

Our fully computerised accounting system also allows us to pay any disbursements which you give us permission to pay. i.e Council rates, water rates, body corporate levies, landlords insurances and any maintenance account.

## Rental Statements

Accounts are finalised on the last working day of the each month and funds are transferred into your nominated bank account overnight. We are also able to make a payment to you on the closest working day to the 15th of each month.

A monthly statement is provided showing the transactions. If any accounts have been paid on your behalf during this period, a copy will be attached for your reference.

## Financial Year Statement

At the end of each financial year a summary of all transactions that have occurred during that year for each individual property are provided.

## Rent Reviews

To ensure that the rental of your property is kept in line with the current market, rent reviews are conducted at the expiry of each lease and at routine inspections. The property manager will ask for your instructions regarding any lease extension and advise on current conditions will be offered.



# Protecting you & your investment property

The quality management of your investment property is a very serious matter.

Good management of your property has many benefits, including maximising capital returns as well as preventing costly mistakes.

Property management is not only about finding the right tenant. It involves compliance with many levels of legislation which is mandatory for all owners. Failing to comply can produce devastating results.

Property management is serious business and must be approached in a professional manner. At PRDnationwide Real Estate - Dapto, we take a highly professional approach to managing all our client's investment properties.







## Smoke Alarms

The Environmental Planning and Assessment Amendment (Smoke Alarms) Regulation 2006 state smoke alarms have been made mandatory in all homes and other shared accommodation buildings where people sleep. It specifies which types of buildings need smoke alarms installed, the types of alarms, where they are to be located and other matters.

Responsibilities of landlords and tenants under the Residential Tenancies Act are:

- Landlords are responsible for installing smoke alarms in rented premises.
- Landlords have the right of access to rented premises to fit or maintain smoke alarms after giving the tenant at least 2 day's notice.
- Neither the landlord nor the tenant are, except with reasonable excuse, permitted to remove or interfere with the operation of a smoke alarm fitted in the rented premises.

Where a smoke alarm is of the type that has a replaceable battery, it is recommended that the landlord put a new battery in at the commencement of a tenancy.

After the tenancy begins, the tenant is responsible for replacing the battery if needed. Fire and Rescue NSW can assist elderly tenants or those physically unable to change a smoke detector battery.

The condition report includes a specific reference to smoke alarms so that tenants and

landlords are able to note and comment on the presence of smoke alarms at the beginning and end of the tenancy.

Landlord Compliance are an independent company that are able to ensure that all smoke alarms are compliant with legislation so you are protected under the Residential Tenancy Act, this will ensure that if an accident does happen you are fully insured by your insurance.

## Swimming Pools & Spa Pools

As a landlord, if the property you are leasing has a swimming pool you need to ensure that the pool is fenced and meets pool fencing requirements. Please visit the Pool fencing requirements page on the Fair Trading website for further information.

Pool owners are required to register their pools on the NSW Government Swimming Pool Register. From 29 April 2016, all properties with a swimming pool or spa pool that are sold or leased must have a valid certificate of compliance or a relevant occupation certificate issued within the last three years.

A copy of the certificate must be given to the tenant/s or attached to the sale contract. Visit the swimming pools page on the Fair Trading website for further information about how to register and obtain a compliance certificate.

## Passing on water charges

You can pass water usage charges to your tenant providing the following minimum criteria have been met:

- The rental premises must be individually metered (or water is delivered by vehicle, such as those with water tanks on rural properties), and
- The charges must not exceed the amount billed for water usage by the water supplier, and
- The rental premises must meet required 'water efficiency' standards.

Water efficiency standards: The minimum water efficiency standard required for in internal cold water taps and single mixer taps for kitchen sinks and bathroom hand basins:

A maximum flow rate of 9 litres per minute  
Shower heads with a maximum flow rate of 9 litres per minute

No leaking taps anywhere on the premises at the start of the tenancy or when the other water efficiency measures are installed

The presence of the water efficiency measures needs to be noted on the ingoing Condition report for the premises.

We are able to arrange for a licensed plumber to attend your property and complete the water efficiency installation.

We record the installation date and keep a copy of the report/receipt on file. If you have installed this yourself please supply us with a copy of the receipt and date of installation for our records. This information may become essential later into the tenancy.

Payment must be requested within 3 months of receiving each bill.

## RCD Switches

RCD switches are located in the meter box and are commonly known as trip switches. They break down over time and need regular checking and replacement to ensure safety of your tenants.

## Blind Cord Act

A national mandatory standard regulating the supply of 'corded internal window coverings'. All window coverings with a cord need to be permanently fixed by a safety standard approved safety device.

## Security

Ensure that the property provides adequate security to enable tenants to obtain contents insurance for their personal items. Also it is recommended that all locks are secure and all operate effectively with keys.

## Windows and Doors

Ensure that all windows and doors (including cupboard doors), open and close easily. All locks and keys must be fully functional so that the premises are fully secure.

## Keys

Ensure at least 3 sets of keys, security swipe cards & remote controls (if applicable) have been provided to your property manager including keys for window locks, garage, garden sheds and the letter box.

## Landlord Insurance

As with any insurance policy, it is not compulsory to have landlord insurance on your property however we strongly recommend that every property investor has a specific landlord insurance policy in place for their property.

Landlord Insurance protects you in the event of a tenant not paying rent, departing the property early or damaging the property. It also includes public liability and limited cover for contents (e.g. floor coverings, curtains).

# Tenant Management

A meeting is scheduled with all new tenants to sign their Residential Tenancy Agreement. We use this meeting to explain their obligations under the Tenancy Act. We also explain to them our company policy and procedures for reporting repairs, payment of water usage, routine inspections and right through to the vacate of the property. It also allows us to answer their questions to ensure ease in their tenancy.



## Emergency Repairs

An urgent repair is any work needed to fix:

- A burst water service
- An appliance, fitting or fixture that uses water or is used to supply water that is broken or not functioning properly, so that a substantial amount of water is being wasted
- A blocked or broken lavatory system
- A serious roof leak
- A gas leak
- A dangerous electrical fault
- Flooding or serious flood damage
- Serious storm or fire damage
- A failure or breakdown of the gas, electricity or water supply to the premises
- A failure or breakdown of any essential service on the premises for hot water, cooking, heating, cooling or laundering
- Any fault or damage that causes the premises to be unsafe or insecure

Contact details are provided to your tenant upon signing their lease. The details provided to the tenant are contractor's that we have established trusted relationships with and that will only attend the property once establishing from the tenant if it is actually an urgent repair to ensure that you are not charged unnecessarily.

If you have your own trusted contractors please let us know and we can have these contractors noted on your Tenancy Agreement.

## Drive by Inspections

A powerful tool for property managers. They ensure that a property is being correctly cared for. An overgrown lawn is usually testament to more serious concerns.

By driving by and addressing problems early we are able to avoid costly issues down the track.

## Payment of Water Usage

A copy of the Sydney Water account is required to be given to your tenant setting out the water usage charges or some other evidence showing how you calculated how much they owe for water and must seek reimbursement within 3 months of getting the bill, otherwise the tenant doesn't have to pay. You cannot save up all the water bills and pass them on to the tenant at the end of the tenancy.

The tenant must be given 21 days to pay the amount they owe you. If you request payment within the 3 months, and the tenant doesn't pay, you can still take action to recover the money later on (eg. by making a claim against the bond).

If the tenant removes or tampers with the water efficiency devices they still have to pay for water usage.

Water billing periods are unlikely to align with tenancy agreements. It is important that the water meter reading be noted on the condition report at the start and end of each tenancy to accurately calculate each tenant's water usage.

## Routine Inspections

Even the best tenant may not notice the early signs of a potential problem with the property. We will undertake an inspection 3 months after the start of the tenancy to ensure that the tenant has settled in and every 6 months thereafter to ensure the property is being well looked after.

We will send you a full report after this visit, including colour photographs and details of any work that we think is needed to maintain the value of your investment. But of course, you are welcome to attend any inspections with us.

The tenant not paying rent is one of the most serious issues you may face, and here at PRDnationwide Real Estate - Dapto we have a zero tolerance policy on rent arrears and believe it is important that you deal with it as early as possible.

### **Rent Arrears**

We monitor tenant arrears on a daily basis to ensure that early action is taken with first contact to your tenant after they are 2 days in arrears, we will contact them via telephone, email and SMS.

If the tenant fails to attend to payment we will continue to contact them on a regular basis until the arrears is brought up to date. If we still have not received rent after 14 days we will issue a Termination Notice on the 15th day giving them 14 clear days to vacate.

### **Repayment Plans**

Sometimes a tenant may find themselves in a difficult financial situation and fall into arrears on their rent. A repayment plan may be agreed between both parties to bring their arrears up to date.

You and the tenant would both need to agree on the plan, including the frequency and amounts to be repaid and this would be recorded in writing to ensure the tenant fully understands.

### **Frequent Late Payers**

If the tenant has a history of paying the rent late, we can apply for an order from the Tribunal that the guarantee of the tenancy continuing does not apply, at the same time that you apply for the termination order.

The Tribunal can make an order that the tenancy will definitely end, even if the tenant pays the rent they owe. Whether the Tribunal makes such an order is a matter for the Tribunal to decide based on the evidence presented at the hearing. Evidence could include rent records, reminder letters sent to the tenant or previous applications to the Tribunal about rent.

### **Termination Notice**

If all the previous contact with your tenant fails and they have not rectified their outstanding arrears, a termination notice for non payment of rent will be issued in accordance with our zero tolerance policy.

We will communicate with you throughout this process and keep you fully updated and informed of the steps that we will be taking.



# Investment planning

At any time our office is able to provide you with an Asset Growth Report. This report is a detailed report advising what can be done to each property in order to increase the rental return and also advises you of its resale value so that our clients can capitalise and grow their investment portfolios to access more equity to increase your wealth.



# Q & A

## What tenancy documentation is required?

All tenancies are subject to the Residential Tenancies Act. The tenancy documentation includes:

- A statutory Tenancy Agreement
- A statutory Premises Condition Report
- A Rental Bond Lodgement Form.

A New Tenant Checklist from the NSW Office of Fair Trading.

## How long will it take to lease my property?

The average time to lease your property varies depending on market conditions. We begin marketing your property the day it becomes available to rent and our team are focused on finding you a qualified tenant in the quickest possible time.

## How do you determine the best rent for my property?

We always strive to get you the maximum rent possible, however we also must keep in mind setting the correct market rent to get your property rented as soon as possible.

## What if I want a rent amount that is higher than your recommendation?

You may place your property on the market at whatever rental amount you wish. However, keep in mind that it is market demand that sets the rent, and if the market (i.e. prospective tenants looking for a rental property) think that the asking rent is too high, your property may stay vacant longer than necessary.

## May I give you some special instructions?

Yes. You may give us some special instructions in relation to the property and the way it is managed, provided the instructions are lawful. These special instructions will need to be either specified in the Management Agency Agreement or provided in writing to us.

## What is the length of the average tenancy?

For residential properties, the fixed term is usually 6 or 12 months.

## Do you guarantee the tenant?

We can never guarantee the performance of the tenant for your property. We can only use our professional skills and experience to verify that the tenant can afford to pay the rent and to form an opinion on whether the tenant will maintain the property to an acceptable standard.

## Who signs the tenancy documentation?

It is usual practice for us to sign these documents on your behalf. We will, of course, send you copies of any documents signed on your behalf.

## If I allow a pet at my property, what expectations will be given to the tenant regarding the pet?

If a pet is permitted we will provide the tenant with strict written conditions. The major conditions would be that:

- The pet may not come inside the property.
- The pet must be removed from the property if it becomes annoying or bothersome to neighbours (after reasonable warning has been given in writing).
- The tenant must be responsible for any damage caused by their pet, and clean up any mess left by the pet.
- The tenant must have the carpet professionally cleaned and the property professionally fumigated upon vacating the property.

## If the tenant has a pet, can I ask for an extra bond (a pet bond)?

Unfortunately no! Charging a bond in excess of the tenant's normal rental bond is illegal in NSW.

## Can a tenant break the Tenancy Agreement?

Residential Tenancy Agreements are legally binding contracts. However, if a tenant wishes to break the Agreement and vacate the property before the fixed term expires, the tenant is responsible for the rent until the date a new tenant takes over the property.

It is important to note that the owner/agent must make reasonable efforts to minimise any potential losses the tenant may suffer in this situation.

## What happens when the Tenancy Agreement expires?

The Agreement continues on a continuation basis. Each party will then be required to give the following notice period to terminate the Agreement:

- Tenant: 21 days
- Owner: 90 days

It is not necessary to renew a Tenancy Agreement when the fixed term period ends.

While we can request that a tenant renew their Tenancy Agreement for a further fixed term, we cannot insist that they do so. Any renewal agreement must be mutually agreed between the parties.

## How secure must the property be?

The law requires that an owner must provide and maintain locks and other security devices to the property in order for the property to be "reasonably secure". It is recommended that key operated deadlocks be fitted to all external doors and windows.

## What if the tenant wants the locks changed?

If the tenant wishes to alter the existing locks or add other security devices to make the property more secure, the tenant must obtain the owner's prior consent and pay all costs. The tenant must provide the owner/agent with a copy of any new keys.

## Who pays for water?

The tenant is responsible for the cost of water usage during the tenancy. However, this can only be charged if the property has an individual water meter and the taps are equipped with legally prescribed water efficiency devices. The fixed charges of the water bill is at cost of the landlord.

## What do I do if I misplace a rent statement?

Simply contact your property manager who can arrange for a replacement statement to be sent to you.

## The property is a house, who is responsible for maintaining the lawns and gardens?

Unless otherwise agreed, the tenant is responsible to maintain the lawns and gardens to the standard they were given at the start of the tenancy.

## Can I inspect the property whenever I like?

We can arrange an inspection for you by giving your tenant the required 7 days. The Owner/Agent are limited to a maximum of 4 inspections in any 12

months period.

## Who pays for damage by the tenant?

The question of what constitutes damage and what is considered acceptable "wear and tear" is always an issue in property management.


In cases of damage to a property attributable to a tenant that is not considered normal wear and tear, normally the bond will provide sufficient protection to remedy the damage. If not, the owner can take action in the Tribunal against the tenant. Also, landlord protection insurance can cover this type of situation.

## What should I do if I change my address, bank account, phone numbers, email address, etc?

Please email [leasing@prddapto.com.au](mailto:leasing@prddapto.com.au) as soon as possible with all your new details.

## If I want to sell my property, can PRDnationwide help?

Yes, our sales team are here to service the needs of our property management clients. For information on how we can help you sell your property or assist you in buying another property, contact your property management team.



What clients just like you have  
thought of our services....

Our group of companies and entities continue to enjoy a very good working relationship with Jeremy Tillman and Madison Sequeira, they are very focused in achieving our deliverable in a pleasant co operative manner. They are business orientated and do take a genuine interest in efficiently managing all of our properties as if they were their own, we are fortunate in this regard as many other agents we have experienced in the past do not walk the talk, appearing to do as little as possible without an understanding of the true business nature of running a property management portfolio also what basic issues need to be met in regards to the landlord, Madison & Jeremy do communicate with us very well in order that they do understand what are our basic expectations in regards to managing our property assets. Jeremy & Madison should be seen and recognised as leaders in their field for other property managers to follow & learn from.

Keith - Landlord

I am very happy with the property management department at Dapto. Jeremy and Madison have consistently done a great job for me in vetting tenants, keeping tenants up to date with rent and listening to both myself and tenants. They have developed very good quality inspection protocols and are always very helpful. I have dealt with a number of real estate agents as property managers to rental accommodation I have let out and they are the best I have encountered.

Cheryl - Landlord

Madison Sequeira and Jeremy Tillman have looked after my investment property for more than three years and I have found them to be very reliable, approachable and professional. I particularly value their prompt response and follow up to any issues that arise in regards to my property. Because I live interstate I am dependent on a property management that I can trust and count upon.

Anna - Landlord

I have been renting with PRD Dapto since December 2014 and have found them to be a pleasure to deal with in all Aspects. They have handled all my enquires and requests within a timely manner, If I owned a rental property I would be happy to have PRD Dapto manage it with full confidence.

Emma - Tenant

# Your property team



Madison Sequeira  
Property Officer  
0409 142 294



Jeremy Tillman  
Director - Property Manager  
0418 244 601



Tracey McDonald  
Sales Manager  
0404 033 533



Greg Pollard  
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Kim Purnell  
Office Administrator  
4261 0333

Ready to help with all your property needs

**4261 0333**

