

A modern bedroom interior featuring a bed with dark green bedding, a side table, and a large window with a black frame and a plant. The room has a wooden floor and a white wall with two framed artworks. The overall aesthetic is minimalist and contemporary.

VP

VEGA | PROPERTY  
EMPORIUM

*Property Management*

Vega Property Emporium are specialists in property management. As a team, we are experienced, knowledgeable and focused on making your investment work for you. Of great assistance to our clients is our hand holding process which provides you constant updates and immediate access to your property details 24/7 eg: copy of lease & other documents, tenant payments, next payment to you etc.

## **Property Management**

Our service fees are an **all inclusive rate of 4.4%** including gst and include:

- Full time rental payment & tenancy management, advisory service to you in accordance with latest legislative knowledge to protect your financial interests
- Condition inspections (first one approx. 6-8 weeks) a comprehensive report, photos and recommendations. Considering holiday seasons, school holidays and ill health periods, holding more than 2 inspections per year can become invasive – however, the number of inspections is determined on a case by case basis and reflective of the result of the first inspection. Good tenants are worth looking after and anything else needs to be monitored
- Lease negotiations with existing tenants, comparative market analysis details to you, negotiations with existing clients, preparation and execution of new contracts
- Water/ Electricity/ Gas Charges – calculate, invoice, pursue and manage applicable water charges to tenants
- Maintenance & repairs - facilitate general repairs and ongoing maintenance in liaison with you
- Administration, storage of data, payments and disbursements of monies processed once per month = monthly statement to show incoming rental and outgoing expenses

## **When we need to find you a tenant, the following fee applies to the leasing process:**

- Leasing – letting fee of 1 week's rent + gst plus advertising fee at cost (owner to pay directly)
- We will list your property on domain.com.au, realestate.com.au, our Social Media platforms and the Vega Property Emporium Website
- Tenants will be charged for the usage of electricity, gas and water for the duration of their tenancy

## **Monthly Ownership Statement Fee - \$5**

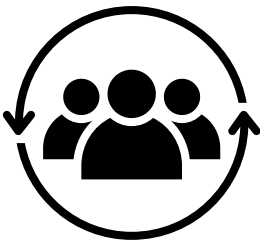
The next step is to organise the exclusive agency agreement for you to sign so we can get the marketing campaign started. We are unique in our abilities to keep owners and tenants happy – not many are skilled enough to do both. Our strength comes from our experience and proactive approach.

# Service Focused

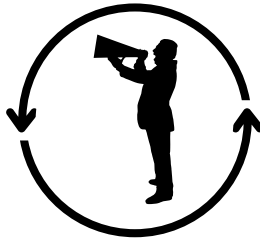
Your property is as important to us,  
as it is to you.



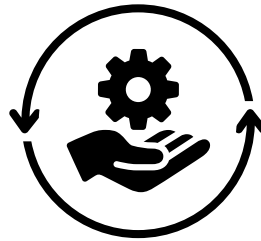
## Your Investment Property



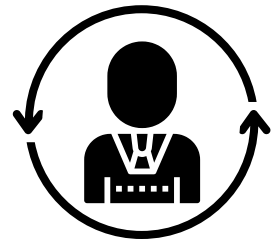
Experienced  
Team



Extensive  
Marketing



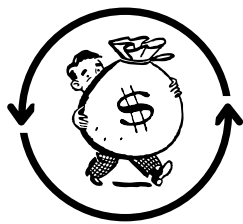
Service  
Delivery



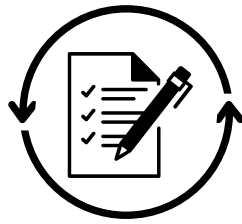
Exceptional  
Management

# How we manage your property

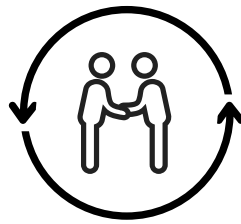
We understand your investment property



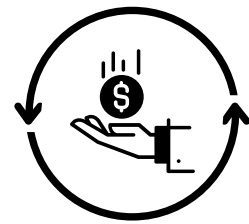
Rent  
Collection



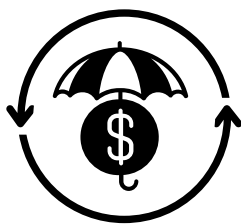
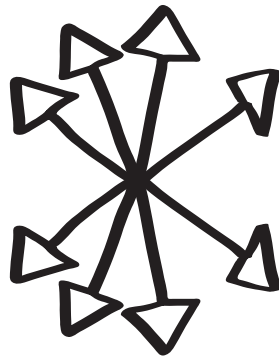
Lease Renewals &  
Rent Reviews



Client  
Liaison



Outgoings  
Management



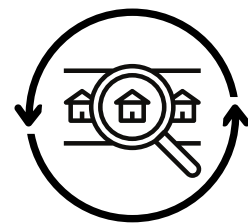
Landlord  
Insurance



Maintenance &  
Repairs



Investor  
Reports



Property  
Inspections

'We educate, empower and assist our investors throughout their investment journey.'

# Our Exclusive Investor Services



Negotiating Power



Top Quality Properties



National Properties



Hand-holding Service



Thorough Researching



Long-term Relationship

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Vega Property Emporium was established with the aim of improving people's lives. Our expert knowledge of the industry is used to mentor every day Australians build wealth and achieve financial freedom through property and personal development. With more than 30 years of experience, we have the ability to develop and implement a strategy to help our clients capitalise and garner the benefits of the Australian property market to create a successful portfolio.

**BOOK YOUR FREE CONSULTATION**

**"If you don't set yourself up for the future,  
who's going to do it for you?"**

At Vega Property Emporium, we are constantly looking for ways to help our clients achieve their property ownership goals. As a result we offer a range of services to help everyday Australians achieve their dreams.

Below is a list of services that we offer.

## *Our Services*



Property  
Investors



First Home  
Buyers



Buyers  
Agents



Property  
Management



Sell Your  
Property



SMSF



NDIS



Property  
Developments

**OUR SERVICES**



VEGA | PROPERTY  
EMPORIUM

*Improving People's Lives!*

**FOLLOW US ON SOCIAL MEDIA**

