

# Landlord Services

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PELLICANO LIVING





At Pellicano Living, we're committed to providing an unparalleled experience through the exceptional management of our award winning properties. Afterall, who better to manage than the creator, constructor and developer?

From marketing and occupier selection to our concierge approach for members, every detail, every day is taken care of.



# Owner Services

## MARKETING

Pellicano Living executes a comprehensive marketing campaign to ensure maximum interest and delivery of quality occupants to our clients. Gaining access to the building prior to settlement we minimise vacancies and maximise rental returns for our clients.

## OCCUPIER SELECTION

Stringent security and reference checks are conducted on each applicant to ensure the most suitable occupant is secured. Applicants are also cross referenced on TICA (Tenancy Information of Australia) and RTA (Residential Tenancy Association) which house databases of defaulting occupants. Once we have completed thorough investigations and are confident the applicants are suitable, we relay this information to you, seeking your approval.

## REGULAR INSPECTIONS

Pellicano Living is an onsite property management service. This means we are available 24 hours a day, 7 days a week and effectively monitor the buildings and occupants. In addition, we conduct regular 3 monthly inspections to ensure occupants are meeting the terms of their lease and the property is being maintained to the highest of standards. A detailed report summarising the inspection and condition of the property, including photographs, is then provided to you.


## RENTAL

Pellicano Living collects and deposits rental funds into your account during the first week of each month, monthly in arrears and provides you promptly with a monthly statement. We constantly review rents against the market to ensure maximum returns for your property. In addition, we complete annual End of Year Financial statements post 30 June for use when completing your annual tax return.

South City Square,  
Woolloongabba, QLD







Trafalgar Lane,  
Woolloongabba, QLD

## Owner Services

### BUILDING SERVICES

Pellicano Living has strong relationships with key contractors and is able to coordinate building works on our clients' behalf. We offer a completely transparent process and ensure the highest quality standard of work is undertaken. In addition, Pellicano Living can provide handyman services for those small jobs such as changing light bulbs, or key cutting.

### OUR FEES

Our fee schedule for letting and management is comparable to industry standards and reflects the highest quality of service available in the market. In addition, we offer the benefit of a truly onsite management service to our clients at no additional cost. Management packages can be tailored specifically to your requirements. And remember, our services are tax deductible.

### KEEPING YOU INFORMED

We understand that communication is the key to our client relationships; we will always keep you updated on progress and activity in relation to your property and occupants. In addition, all Pellicano Living clients receive exclusive, regular updates on the development precinct applicable to them.

### MEMBER SERVICES

Members of lifestyle precincts managed by Pellicano Living experience premium hotel style benefits, which add a layer of luxury to their daily lives. Reservations are easily made via the Pellicano Connect App for services including onsite concierge, parcel collection, laundry/dry cleaning services, residents' lounge and BBQ area bookings, apartment and car cleaning services, bicycle loan, handyman services, pet grooming and more.

### RESALES

Pellicano Living can also handle apartment sales in our developments, on our owners' behalf. This eliminates the often tedious process of appointing an external sales agent and we will always strive to achieve the highest possible sale price. [pellicano.com](https://pellicano.com).

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[pellicano.com.au/residential](http://pellicano.com.au/residential)

