

Property Management Services

KEEPING PROPERTIES SAFE, SECURE AND COMPLIANT.

Perpetual *P*



You can't put a price on peace of mind. That's why we designed an industry best practice compliance program that takes the complexity out of managing properties.

Backed by an expert team and due diligence process, you can rest assured all property maintenance will be of the highest standard and adheres to legislative and regulatory requirements.

SAFE AS BRICKS AND MORTAR WITH AN INTEGRATED SERVICE OFFERING

INDUSTRY BEST PRACTICE COMPLIANCE PROGRAM

Our Full Property Care program certifies that the property is compliant according to legislative and regulatory requirements. Our services include:



Insurance cover

- Safeguarding the property against the unexpected with the appropriate insurance cover so that it is adequately covered now and in the future. Depending on the type of property, we consider public liability, building, contents, plant, machinery, workers' compensation, loss of rent and malicious damage.
- Using our market-leading position to obtain broader insurance policies for our clients that are not regularly available in the retail market.



Safety checks

- A comprehensive range of safety checks to give you peace of mind that your safety, as well as that of your family and tenants, is taken care of. This includes annual smoke and electrical safety switch tests, pool fence compliance, and pest prevention and treatment.



Market valuation

- To ensure the property is valued according to market conditions, every two years property valuation reports are arranged via a licensed valuer, with the property value updated based on recommendations in this report.



EXPERT ADVICE

With our all-inclusive property administration facility, we can readily access a team of professionals to meet all property management needs across preservation, property sales and property purchasing.



Preservation

- As part of our industry best practice compliance program, the property is monitored on a regular basis to proactively identify and manage all necessary repairs, maintenance and capital works. Ranging from minor to major repairs, our team of professionals can help to protect and preserve the life of the property.



Property sales

All aspects of the sale of a property, including:

- Arranging any necessary maintenance, gardening and interior styling in preparation for the sales campaign.
- Managing a full sales campaign (private treaty and auction).
- Reviewing campaign and market value reports and providing a recommendation for reserve setting.



Property purchasing

All aspects of the purchase of a property, including:

- Arranging inspections, building, pest and soil (vacant land) reports.
- Providing appropriate documentation to solicitors for the preparation of contracts and overseeing exchange and settlement contracts.
- Organising the appropriate type and level of insurance cover for the new property.



DUE DILIGENCE CHECKS

You can rely on our due diligence process for high-quality property maintenance and adherence to legislation and regulatory requirements:



High-quality work

- All appointed tradespeople undertake thorough due diligence and company checks prior to commencing work. This process ensures that any maintenance work completed on the property is of the highest standard, with all appropriate insurance and warranties in place.



Government legislation

- Our team of property specialists actively monitors and addresses changes to government legislation and/or regulatory requirements, ensuring the property remains safe, secure and compliant.

OUR FEES

Information on our fees can be found in our Financial Services Guide which is available on our website at www.perpetual.com.au/FSG

For more information please contact your relationship manager or adviser.



OUR IN-HOUSE TEAM OF PROPERTY SPECIALISTS

Perpetual's Property Services Team manages all types of property, from residential to investment and commercial.

Where property forms part of the assets of a trust, estate or portfolio, as part of our ongoing commitment to providing you with an end-to-end service, we diligently uphold our obligation to ensure that it is safeguarded for all clients.

Our in-house team of property specialists will look after all aspects of management, administration, reporting and preservation of the properties. Working with a panel of preferred agents, valuers, insurance brokers, pest inspectors, lawyers, tax specialists, tradespeople and property specialists nationwide, our team will ensure you receive consistency of service and competitive pricing when engaging third parties.

ABOUT PERPETUAL

Perpetual's experience in administering the assets of Australians and their families dates back to the 1880s, when the oldest company in Perpetual was established to provide responsible administration of trusts and estates. We have assisted clients in building and preserving their wealth ever since.

WE'RE HERE TO HELP

We're here to take the headache out of managing properties.

For more information on how our Property Services can give you peace of mind, please contact us on:

Phone: 1800 631 381

Email: perpetualprivate@perpetual.com.au

www.perpetual.com.au

OUR OFFICES

New South Wales

Angel Place, Level 18

123 Pitt Street

Sydney NSW 2000

Australian Capital Territory

Level 6, 10 Rudd Street

Canberra ACT 2601

Queensland

Central Plaza One, Level 15

345 Queen Street

Brisbane QLD 4001

South Australia

Level 11, 101 Grenfell Street

Adelaide SA 5000

Victoria

Rialto South Tower, Level 29

525 Collins Street

Melbourne VIC 3000

Western Australia

Exchange Plaza, Level 29

2 The Esplanade

Perth WA 6000

The logo for Perpetual, featuring the word "Perpetual" in a serif font followed by a large, stylized, white script letter "P" on a dark teal background.

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