

PERRY COOPER

PROPERTY MANAGEMENT



THE SMARTER WAY

TO LEASE PROPERTY



# LEASE KIT

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Providing the  
most sophisticated  
real estate  
experience on the  
Sunshine Coast.



# WHY CHOOSE PERRYCOOPER PROPERTY?

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## ABOUT PERRYCOOPER

PerryCooper Property is synonymous with excellence in real estate, establishing itself as the leading agency of choice. Retaining positive qualities, unique to a boutique agency, we pride ourselves on our professionalism, our highly personalised service, in depth market knowledge and an unwavering desire to achieve the most successful results possible. PerryCooper Property delivers a bespoke approach for each and every one of their clients.

As a mother and daughter team, we are committed to providing the most sophisticated real estate experience on the Sunshine Coast. Built on the foundations of customer service, integrity, innovation, marketing and communication, PerryCooper Property is one team, working together to seek the very best outcome for our clients to buy, sell and rent their properties.

High quality marketing is something that shouldn't be compromised. Being powered by URBAN X, who employ a team of leading property marketing professionals, ensures that each and every property we list is presented at a consistently high standard.

With local knowledge that's unrivalled, we work closely with you to achieve a result that exceeds your expectations. We are a team with one clear goal – to get you the best possible result, every time.

## AWARDS

2026 Agent of the Year Award (Bokarina)







# OUR APPROACH IS DIFFERENT

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Quality property management is more than just collecting rent; our focus is to provide peace of mind while ensuring we maximise the return on one of your biggest investments.

We're always looking for smarter, more effective ways to deliver exceptional service. Our processes, systems, marketing and advice are all approached with precision and research. We believe it is our meticulous attention to detail in every aspect of what we do that will give your investment property the advantage.



MAXIMISING  
ON INVESTMENT

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COMPREHENSIVE  
PROPERTY REPORTING

PERSONALISED  
PROPERTY MANAGEMENT

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NO LOCK-IN  
CONTRACTS



You can rest assured  
that nobody else  
will work more  
diligently to deliver  
a more rewarding  
experience.



EXPERT  
MARKETING

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AREA  
SPECIALISTS

INNOVATIVE SYSTEMS  
AND TECHNOLOGIES

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ACTIVE TENANT  
DATABASE





The steps to achieve  
successful marketing,  
leasing & management  
of your property.

# PREPARING YOUR PROPERTY

MAINTENANCE

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SMOKE ALARMS  
TESTED

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TAX DEPRECIATION  
SCHEDULE

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GARDENING

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PAINTING

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EXTRA KEYS CUT

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WATER EFFICIENCY  
CERTIFICATE

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CLEANING

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POOL COMPLIANCE

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ORGANISE EXTRA  
GARAGE REMOTE





# PROFESSIONAL PHOTOGRAPHY

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When leasing your property, first impressions are paramount. The average amount of time spent browsing on realestate.com.au is 5.30 seconds, our professional photography will guarantee your property will stand out from the crowd.



STAND OUT  
FROM THE CROWD

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MAXIMISE  
RETURN

MINIMISE  
VACANCY

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STRONG FIRST  
IMPRESSION



# DIGITAL MARKETING

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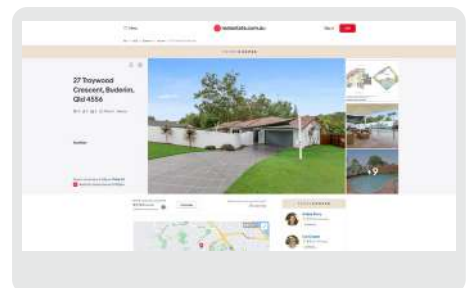
## PERRYCOOPER.COM.AU

We know that there is a direct relationship between website traffic and foot-traffic through your door and with a high volume of page views per month, we consistently deliver for our clients.



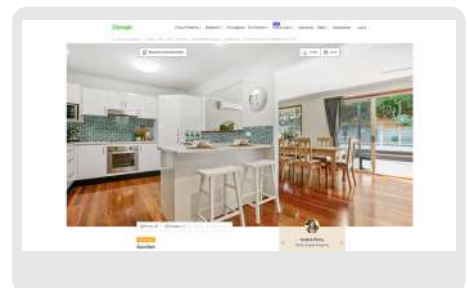
## REALESTATE.COM.AU

This is the no. 1 property website in Australia with an audience of around 9.4 million visits each month to the rent section. With around 82% of its audience not visiting any other real estate website, your property needs to be found here.



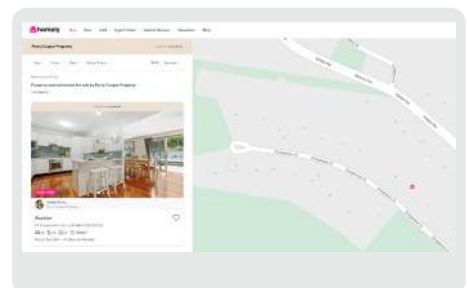
## DOMAIN.COM.AU

One of Australia's leading destinations for property seekers with over 1.6 million unique property seekers per month. Around 63% of their audience do not visit any other real estate website.



## HOMELY.COM.AU

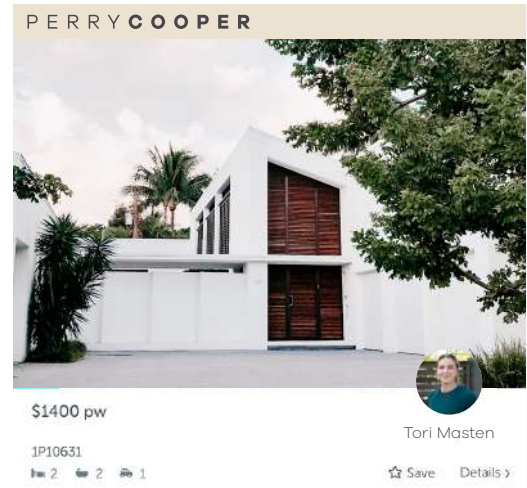
Homely operates one of Australia's largest marketplaces of real estate to buy and rent. Hundreds of thousands of properties are accessible every day through Homely's suite of products on desktop, mobile and apps.



# REALESTATE.COM.AU ADVERTISING OPTIONS

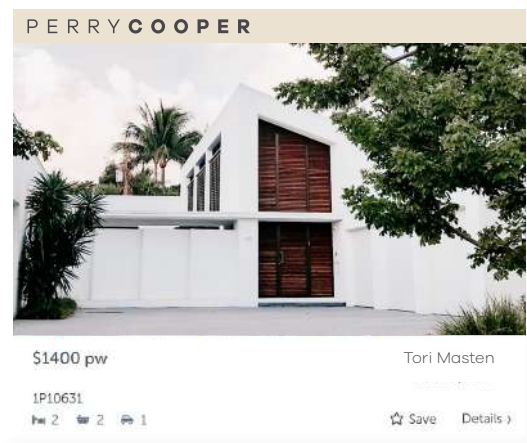
## PREMIER PROPERTY

- A premier property appears at the top of search results
- Largest ad and photos to get more attention
- Rotate back to the top of search results after 15 days



## HIGHLIGHT PROPERTY

- Be seen when tenants first search, positioned before Feature and Standard ads
- Large ads and photos double the size of standard ads
- Rotate back to the top of the highlight listings after 15 days



## FEATURE PROPERTY

- Be seen before all Standard ads in search results

## STANDARD AD



## REALESTATE.COM.AU STATISTICS

75% of tenants use realestate.com.au to search for property.

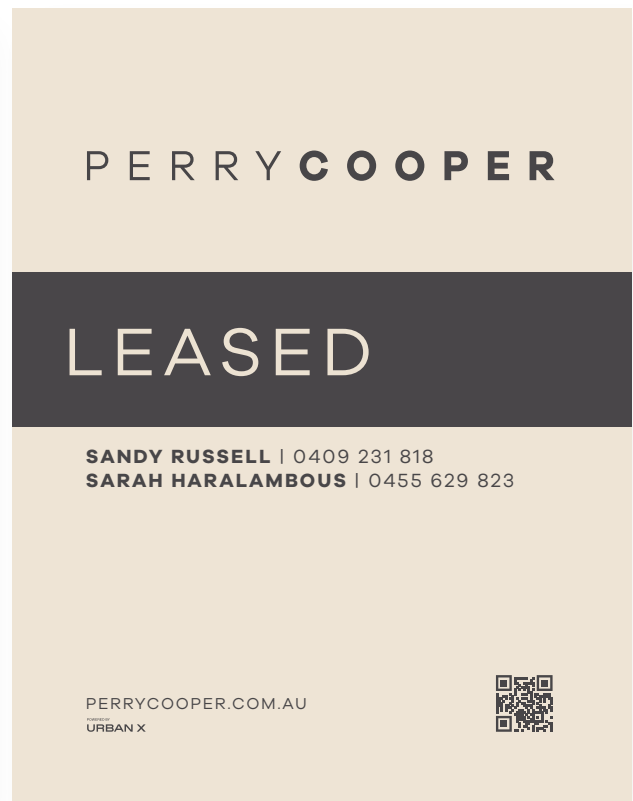
53% of people don't go past the first page.

# SIGNBOARDS

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Our boards are clearly identifiable for all who pass by. They are designed exclusively to get people talking and engaged with us - either online or in person.

## STANDARD SIGNBOARD EXAMPLES





# PERRYCOOPER INSPECTIONS

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## OUR PROCESS

PerryCooper have a large database of active tenants that are currently searching for the right property. We keep up to date with their needs and wants which then allows us to pro-actively match and make contact with suitable tenants for your property, resulting in less time on the market for your property.

## REPORTING TO YOU

We are committed to keeping you fully informed throughout your leasing campaign. We stay in regular contact via phone calls and emails and provide a comprehensive outline of the progress of your campaign. We find that keeping our clients well informed helps them feel comfortable and confident throughout the process; while also ensuring they are well prepared to make informed decisions.



# OUR TENANT APPLICATION CHECKLIST

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We are passionate about clearly establishing both the character and credibility of our tenants through our comprehensive application process. We ensure the calibre of tenant we present to you matches that of the property.

## TENANT CHECKLIST

- ✓ Tenant displays common courtesy and proves easy to deal with throughout the application process.
- ✓ Application completed correctly and in full. A poorly completed application is an early indicator of the standard of the tenant and is used in the selection process.
- ✓ 100 point ID check confirms who is really leasing the property.
- ✓ Verification of current and previous rental history allows us to establish their track record.
- ✓ Verification of current and previous employment including proof of income.



# Ongoing Management

# OUR SERVICES

RENT PROCESSING  
& ACCOUNTING

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INSURANCE  
CLAIMS

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COMPLIANCE

---

LEASE RENEWALS

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REPAIRS &  
MAINTENANCE

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PRE-VACATE  
APPOINTMENTS

---

REGULAR  
INSPECTIONS &  
DETAILED REPORTS

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TENANT DISPUTE  
RESOLUTION





# RPM OWNER PORTAL

Our RPM Owner Portal provides landlords with convenient 24/7 access to everything they need to stay informed about their investment property. Owners can easily view statements, inspection reports, maintenance updates, invoices, and important documents all in one secure location. The portal offers real-time transparency, streamlined communication, and instant access to key information, making property ownership simpler, more efficient, and completely hassle-free.



The screenshot shows the RPM Owner Portal interface for a property in Buddina QLD 4575. The main header features a "Back" button and a "Leased" status. Below the header, there are navigation tabs for "Overview", "Activity", "Statements", and "Documents". The "Overview" tab is active, displaying a summary of financial data:

Available	Income	Expenses	Pending	Withheld	Bill Withholds
\$4,000.00	\$4,000.00	\$0.00	\$0.00	\$0.00	\$0.00

Below the financial summary, there are sections for "Ownership" and "Tenancy". The "Ownership" section lists "Owners" and the "Tenancy" section lists "Tenant", "Lease", and "Rent". On the right side, there is a section titled "Your property is managed by" which lists the managing agent: "PerryCooper Property Pty Ltd (in conjunction with UrbanX Pty Ltd ABN: 82 635 652 569)". Contact information is provided, including the address "1/35-39 Oakmont Drive Buderim QLD 4556", the phone number "0455 629 823", and the email address "rent@perrycooper.com.au".

# EXAMPLE OF MONTHLY STATEMENT

**PERRYCOOPER**  
PROPERTY

## Owner Statement

Tax Invoice

██████████  
██████████  
██████████

Account	██████████
Statement number	██████████
Statement period	15 April 2026 - 1 May 2026
Ownership	██████████ ██████████
For property	██████████
Current Tenancy	██████████ Rent: \$1,000.00 Weekly Paid to: 21/05/26

Balance Brought Forward \$0.00

Income	GST	Credit
██		\$4,000.00

**Total income:** \$4,000.00  
Includes GST of: \$0.00

Expenses	GST	Debit

**Total expenses:** \$0.00  
Includes GST of: \$0.00

**Payments to owner**

01/05/26	\$4,000.00
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**Total payments:** Balance (\$0.00) + income (\$4,000.00) - expenses (\$0.00) - total held in trust (\$0.00) = \$4,000.00

# FREQUENTLY ASKED QUESTIONS

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## WHO PAYS FOR THE WATER CHARGES?

If your property qualifies for a water efficiency certificate, you are able to pass on 100% of the water usage charges onto the tenant. To enable the water usage charges to be passed on to the tenants, the water bills must be forwarded to our office. Please note that tenants are responsible for the water usage charges only and are not liable for the connection or sewerage charges included on the account. In the event your property is not water efficient, you can only charge for use above 25kl. If your property is a unit and not individually metered, you are not able to pass on any water charges to the tenant.

## WHO PAYS FOR THE OUTGOINGS ON THE PROPERTY?

The landlord is responsible for all council rates and building insurance (including public liability). Tenants are responsible for electricity, gas, any pay TV and internet usage supplied to the property. Should a phone line not be in place when a tenant moves in, the owner is responsible for the cost of the connection to the home.

## HOW MUCH BOND CAN I CHARGE?

Under current Queensland legislation, the maximum rental bond that can be charged for most residential tenancies is equivalent to 4 weeks' rent.

## HOW DO I ENSURE MY PROPERTY IS COMPLIANT?

We take care of all compliance requirements on your behalf; we arrange smoke alarm, blind cord and pool compliance certificates and we can also arrange for the property to be made water efficient.

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## HOW MUCH NOTICE DO I NEED TO GIVE TO THE TENANTS IF I WANT TO MOVE BACK INTO THE PROPERTY?

You are required to give two months notice to the tenant prior to the expiry of both fixed term and periodic tenancy agreements.

## HOW MUCH NOTICE DOES THE TENANT NEED TO GIVE IF THEY WANT TO VACATE THE PROPERTY AT THE END OF THEIR LEASE?

The tenant is only required to give two weeks notice if they wish to vacate. We commence lease renewal negotiations approximately 90 days prior to the expiry of the agreement. We do this to ensure that should the tenant not commit to signing a new lease in a timely manner, we can commence advertising the property to minimise the risk of a vacancy period.

## HOW OFTEN WILL MY PROPERTY BE INSPECTED?

We perform a general routine inspection every 3-4 months as per Queensland legislation access requirements.

## CAN I SELL MY PROPERTY WITH A TENANT IN PLACE?

Yes you can, however, should you list the property for sale within the first two months of the commencement of the tenancy, the tenant can give two weeks notice to vacate and end the lease agreement without penalty.





# P E R R Y C O O P E R

PerryCooper Property

Sunshine Coast Property Specialist

0438 162 520 | [perrycooper.com.au](http://perrycooper.com.au)