

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.



## AWARDS



2026 Agent of the Year  
Award (Bokarina)

# 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.



"We've had a really positive experience renting through PerryCooper. Sarah and Sandra have both been absolutely lovely to deal with — always friendly, professional, and very responsive. They've been incredibly helpful throughout our tenancy and have made the whole process smooth and stress-free. We especially appreciated them recommending us to our current owner and supporting us through that process. It's refreshing to deal with a property management team that communicates well and genuinely cares about their tenants. We're very grateful for their support and would happily recommend PerryCooper to anyone looking for a reliable and supportive agency."

– Stephen



"My wife and I 'inherited' Perry Cooper from the previous owner we bought our property in Bokarina from. We didn't know what they were like but thought we should give them a go. 18 months later we have moved into the property ourselves, at last. In between, Sandy and Sarah in the Property Management team were indefatigable, thorough, caring, lovely to deal with, professional... what else can I say? The admin side was done efficiently, the customer service was top notch. They organised quality tradies and took great care of our place, with good advice over tenants and tenancy issues. They went over and above as well for the period in between our tenants leaving and moving in."

– Steve

# MEET THE TEAM

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## SANDRA RUSSELL PROPERTY MANAGER

Meet Sandy, your dedicated local property manager at PerryCooper Property. Sandy is a proud member of the Buderim community, where she lives with her husband and two teenage children. With her enthusiasm for real estate and commitment to exceptional service, Sandy is your go-to expert for all your property management needs. Whether you're a homeowner looking to rent out your property or a tenant in search of a rental, Sandy's professionalism and dedication ensure a smooth and stress-free experience every step of the way. At PerryCooper Property, we understand that every client is unique, which is why Sandy takes the time to listen to your specific needs and preferences. Whether you're a first-time landlord or a seasoned investor, Sandy works tirelessly to tailor her services to meet your individual goals and objectives. When it comes to property management on the Sunshine Coast, Sandy Russell is your trusted partner every step of the way. With her local expertise, personalised service, and unwavering commitment to excellence, you can rest assured knowing that your property is in the best hands possible. Contact Sandy Russell at PerryCooper Property today and experience the difference today!



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## SARAH HARALAMBOUS PROPERTY MANAGER

Sarah brings a refreshing blend of enthusiasm and structure to our team. Her professional approach combined with a genuine passion for the Sunshine Coast lifestyle and “can-do” attitude shines through her work. While her local knowledge adds a unique and personal layer to every property she takes care of. When she’s not at her desk, you’ll likely find her surfing, doing yoga or exploring the best coffee spots and beach walks with her partner and loyal cattle pup, Rita. Sarah’s commitment to a balanced, positive lifestyle makes her not just an invaluable professional asset, but a genuine inspiration to everyone around her.



# 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.

We offer our services with no lock-in management agreement, giving you complete flexibility and peace of mind. If at any stage you feel our service does not meet your expectations, you are free to end the agreement. We simply ask for a courtesy notice period of 30 days to ensure a smooth and professional handover for both you and your tenants.



MAXIMISING  
ON INVESTMENT

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COMPREHENSIVE  
PROPERTY REPORTING

PERSONALISED  
PROPERTY MANAGEMENT

---

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

---

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

---

TAX DEPRECIATION  
SCHEDULE

---

GARDENING

---

PAINTING

---

EXTRA KEYS CUT

---

WATER EFFICIENCY  
CERTIFICATE

---

CLEANING

---

POOL COMPLIANCE

---

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

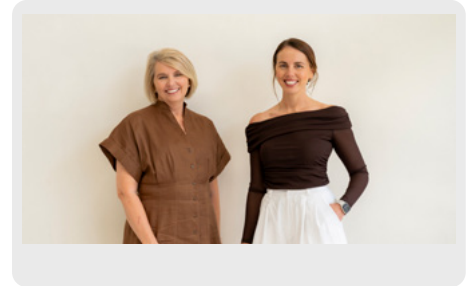


# DIGITAL MARKETING

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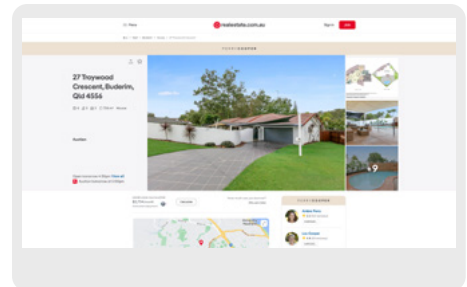
## PERRYCOOPER.COM.AU

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.



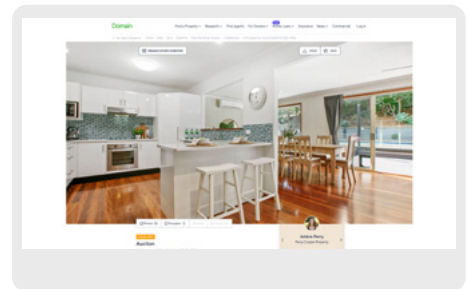
## REALESTATE.COM.AU

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.



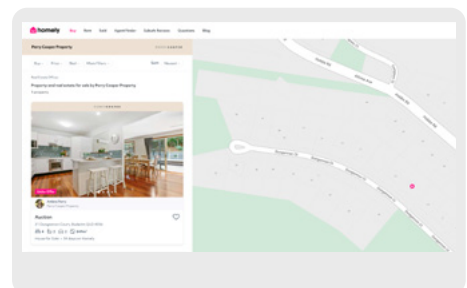
## DOMAIN.COM.AU

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

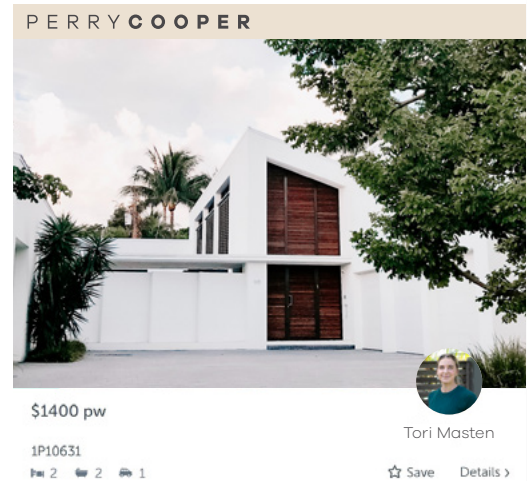
Homely operates one of Australia's largest marketplaces of real estate to buy and rent. Hundreds of thousands of properties are accessible every day through Homely's suite of products on desktop, mobile and apps.



# REALESTATE.COM.AU ADVERTISING OPTIONS

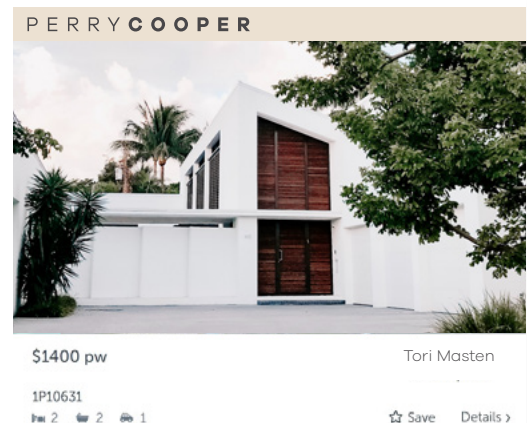
## PREMIER PROPERTY

- 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

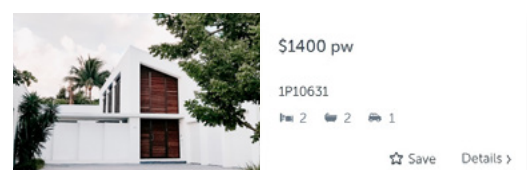
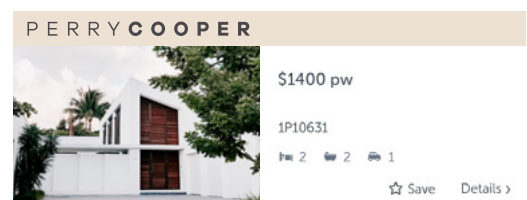
- Be seen when tenants first search, positioned before Feature and Standard ads
- Large ads and photos double the size of standard ads
- Rotate back to the top of the highlight listings after 15 days



## 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 has 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.

## RENTAL ARREARS PROCESS

We monitor rental payments closely to ensure any arrears are addressed as quickly as possible. Our system is set up to alert us from day one of arrears. As soon as a tenant falls behind in rent, we make contact with them by SMS, email and phone to remind them of the overdue payment and request that the arrears be rectified promptly. If the arrears are not amended, we will keep the owner informed and provide updates on the situation. Where required, a formal breach notice for rental arrears can be issued to the tenant in accordance with the relevant tenancy legislation. Our aim is always to act quickly, communicate clearly and minimise the impact of arrears for our owners.



# 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

---

COMPLIANCE

---

LEASE RENEWALS

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REPAIRS &  
MAINTENANCE

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PRE-VACATE  
APPOINTMENTS

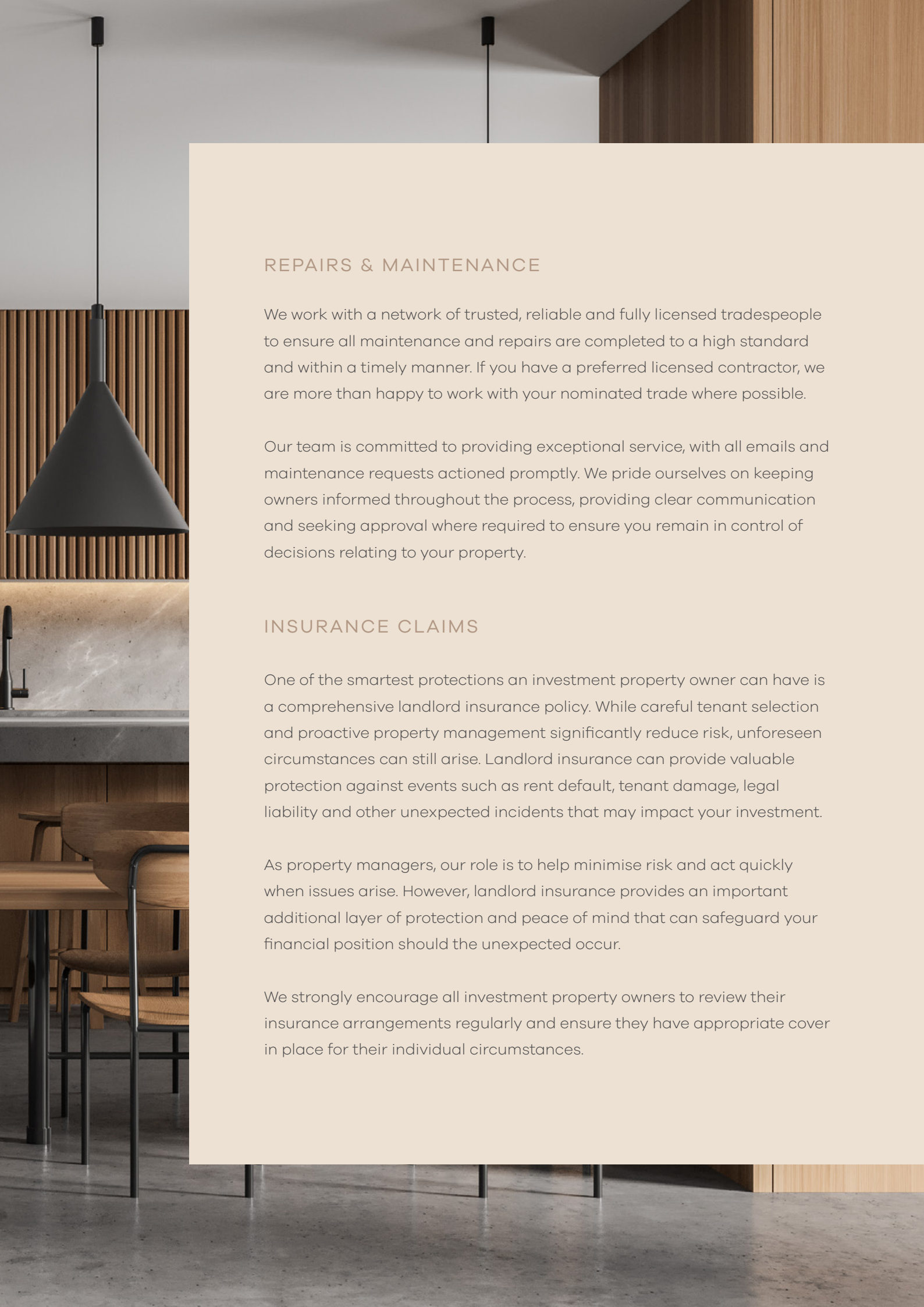
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REGULAR  
INSPECTIONS &  
DETAILED REPORTS

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TENANT DISPUTE  
RESOLUTION



A modern interior space featuring a wall with vertical wood slats and a black pendant light hanging from the ceiling. The floor is made of polished concrete. The text is overlaid on a light beige rectangular background.

## REPAIRS & MAINTENANCE

We work with a network of trusted, reliable and fully licensed tradespeople to ensure all maintenance and repairs are completed to a high standard and within a timely manner. If you have a preferred licensed contractor, we are more than happy to work with your nominated trade where possible.

Our team is committed to providing exceptional service, with all emails and maintenance requests actioned promptly. We pride ourselves on keeping owners informed throughout the process, providing clear communication and seeking approval where required to ensure you remain in control of decisions relating to your property.

## INSURANCE CLAIMS

One of the smartest protections an investment property owner can have is a comprehensive landlord insurance policy. While careful tenant selection and proactive property management significantly reduce risk, unforeseen circumstances can still arise. Landlord insurance can provide valuable protection against events such as rent default, tenant damage, legal liability and other unexpected incidents that may impact your investment.

As property managers, our role is to help minimise risk and act quickly when issues arise. However, landlord insurance provides an important additional layer of protection and peace of mind that can safeguard your financial position should the unexpected occur.

We strongly encourage all investment property owners to review their insurance arrangements regularly and ensure they have appropriate cover in place for their individual circumstances.

# 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.

[Back](#)



**Buddina QLD 4575**

Leased

[Overview](#) [Activity](#) [Statements](#) [Documents](#)

|                   |                   |               |               |               |                |
|-------------------|-------------------|---------------|---------------|---------------|----------------|
| Available         | Income            | Expenses      | Pending       | Withheld      | Bill Withholds |
| <b>\$4,000.00</b> | <b>\$4,000.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b>  |

**Ownership**

Owners

**Tenancy**

Tenant

Lease

Rent

Your property is managed by

**PerryCooper Property Pty Ltd (in conjunction with UrbanX Pty Ltd ABN: 82 635 652 569)**

 1/35-39 Oakmont Drive  
Buderim QLD 4556

 0455 629 823

 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<br>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  |
|----------|-----|--------|
|          |     | \$0.00 |
|          |     | \$0.00 |

### Payments to owner

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

PerryCooper Property Pty Ltd (in conjunction with UrbanX Pty Ltd ABN: 82 635 652 569) trading as  
PerryCooper Property  
ACN 641434746 / ABN 91641434746  
Licensee: PerryCooper Property Pty Ltd in conjunction with UrbanX Pty Ltd - Licence no.  
4410058/4343801  
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Created 11:01 AM 01/05/2026

# SUNSHINE COAST RENTAL MARKET

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At PerryCooper Property Management, we see firsthand the strength of the Sunshine Coast rental market. While many areas across Australia continue to face housing shortages and increasing rental demand, the Sunshine Coast remains one of the most desirable locations for tenants, supporting low vacancy periods and strong rental growth.

By partnering with an experienced local property management team, landlords can maximise this opportunity through strategic pricing, professional marketing, quality tenant selection, and proactive management. Our team works closely with owners to ensure their investment remains competitive, compliant, and positioned to achieve the best possible return.

Whether you are purchasing your first investment property or transferring management from another agency, now is an excellent time to leverage the strength of the Sunshine Coast market. With ongoing population growth, limited rental supply, and continued tenant demand, the outlook for landlords remains exceptionally positive in 2026.

At PerryCooper Property Management, we don't just manage properties – we protect your investment, maximise your return, and provide the communication and service that both landlords and tenants deserve.



# PERRYCOOPER MARKET PERFORMANCE

In the last 12 months, agents at PerryCooper Property have leased 72 properties within a median leased price of \$850PW on realestate.com.au.

| HOUSES                 | UNITS                  | TOWNHOUSES             |
|------------------------|------------------------|------------------------|
| 46                     | 17                     | 5                      |
| LEASED                 | LEASED                 | LEASED                 |
| \$950PW                | \$775PW                | \$800PW                |
| MEDIAN PRICE           | MEDIAN PRICE           | MEDIAN PRICE           |
| 17.5                   | 13                     | 19                     |
| MEDIAN DAYS ADVERTISED | MEDIAN DAYS ADVERTISED | MEDIAN DAYS ADVERTISED |



# YOUR PROPERTY LEASING JOURNEY, MANAGED EVERY STEP OF THE WAY

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Once you appoint our agency to manage your investment property, we take care of the entire leasing process from start to finish, ensuring a smooth and stress-free experience.

## STEP 1: INITIAL PROPERTY PREPARATION

We conduct a detailed assessment of your property and provide recommendations on any maintenance, presentation, compliance, or safety requirements that may need attention before marketing commences. If required, we can arrange trusted tradespeople and coordinate works on your behalf.

## STEP 2: CLEANING & PRESENTATION

First impressions are critical. We will discuss any cleaning, gardening, styling, or presentation items that may enhance your property's appeal and help attract quality tenants.

## STEP 3: COMPLIANCE & DOCUMENTATION

Our team ensures all legislative requirements are met, including smoke alarm compliance, pool safety compliance (where applicable), minimum housing standards, and all required documentation prior to advertising.

## STEP 4: PROFESSIONAL PHOTOGRAPHY & MARKETING

Once the property is ready, professional photography is arranged along with the preparation of a compelling advertising campaign. Your property is then marketed across leading rental platforms to maximise exposure and enquiry levels.

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## STEP 5: OPEN HOMES & PRIVATE INSPECTIONS

We coordinate and conduct all inspections, including open homes and private viewings, while providing regular updates on enquiry levels, tenant feedback, and market response.

## STEP 6: TENANT SCREENING & APPLICATION PROCESSING

Every application is thoroughly reviewed through our comprehensive screening process. This includes reference checks, rental history verification, employment and income assessment, and database checks to ensure the most suitable tenant is selected for your property.

## STEP 7: OWNER APPROVAL

We present our recommendations and detailed application summaries, allowing you to make an informed decision with confidence.

## STEP 8: LEASE PREPARATION & MOVE-IN COORDINATION

Once approved, we prepare all tenancy documentation, collect bond and rental payments, arrange key handover, and coordinate a detailed entry condition report.

# 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.

---

## 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.

# CONTACT LIST

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AMBRE PERRY  
DIRECTOR

0438 162 520 | [ambre@perrycooper.com.au](mailto:ambre@perrycooper.com.au)



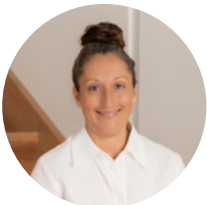
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# P E R R Y C O O P E R

PerryCooper Property

Sunshine Coast Property Specialist

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

