



PROPERTY MANAGEMENT

(08) 8523 3005 | 1 Bridge Street North, Gawler, SA 5118





ABOUT OUR TEAM

Barker Real Estate is a family owned and operated business with a wealth of local knowledge and experience. Specialising in Residential Sales and Property Management, the team can deliver and cater to your individual Real Estate needs.

The company was founded by Garry and Nicky Barker who have lived in Gawler for over 50 years, along with the help of their son Brodie and daughter in law Kristie.

Together they have an enormous database with their connections and relationships within the town itself and the surrounding districts. The family hold very strong ties within the local community and are extremely involved within the sporting circles. The family understand the importance of networking, having solid local knowledge and creating and maintaining valuable connections over a long period of time.

Opening as a sole trader and not under a corporate franchise, the team at Barker Real Estate are confident they can provide you with an extremely personal and professional experience.

The family pride themselves on honesty and transparency in all aspects of the business, with a common goal of establishing a trusting relationship and gaining complete confidence with whichever client they engage.

With a brand new look and a wealth of knowledge, you can be sure that the team will assist in Selling or Managing your most important asset with the upmost respect and integrity for the situation at hand.



WHY CHOOSE US

At Barker Real Estate, we understand the importance of complete transparency and communication throughout the entire process of managing your asset.

Our family run business has a wealth of knowledge and expertise and our team will be able to deliver on all promises and guarantees to you.

Our dedication to the accuracy in our processes, will ensure you have a stress-free experience and achieve maximum results for your investment.

With Barker Real Estate managing your most valuable asset, you can rest easy knowing that our team has the expertise required to fulfil your expectations.

OUR GUARANTEES

Our guarantees are very simple, yet we believe they are what every savvy investor will have in the back of their mind.

- Complete transparency throughout the entire management of your property.
- A unique and thorough service, to ensure you rest easy knowing the property is well maintained.
- An experienced Property Management team to work alongside you.
- Complete disclosure and request of all maintenance via phone call or email whichever is your preferred method.
- No surprises when receiving your statement and funds from trust.
- An extremely high level of communication guaranteed.
- A high level of integrity and honesty in every day dealings with you.
- Clear and accurate statements delivered on time.
- Clear and precise inspection reports with photos and relevant information delivered within 48 hours of inspections.



LANDLORD REVIEWS

Great agency always enjoyable to deal with and will go the extra mile to get things fixed if needed. Thanks guys. **Lee. Smithfield.**

Amazing and trusting services! I am extremely happy with the property management service from Barker. Both Brodie and Lucy have had regular communication and displayed professionalism in their services. Barker real estate have supported me in both finding a rental to live and managing an investment property. I trust Barker in all aspects of Real Estate and I would highly recommend Barker Real Estate to new clients! **Erin. Evanston South.**

Great real estate company. The best property management I have ever had. Very prompt to action and requests and truly professional. **Mark. Gawler.**

Great Agent. Thanks barker real estate for renting out my home for me, a hassle free process - thanks to the team for all their care in managing my home I am really happy with their service. **Ben. Middle Beach.**

Awesome Agency. Amazing, on time, answered all my questions, replies within minutes to any of my queries. Easy process, everything on one app. Sources the best tenants for your property. Very happy to recommend. **Donna. Evanston South.**

Good Agency, inspections done well. **Elizabeth. Burton.**

Great agency. First time we have used this agency. Everything has ran very smoothly, no issues at all. **Ross and Catherine. Blakeview.**

Great to deal with. We have rented our house through Barker for nearly a year. So far can't fault anything. Very easy to deal with, great communicators and trustworthy. **Mark and Jessica. Hewett.**



LANDLORD REVIEWS

Easy to deal with and fast replies. Well organised, reliable and meeting at arranged times with follow up when required. Great service.

Ashley and Barry. Gawler East.

The staff at barker real estate are professional and very easy to work with. Highly Recommend them to manage your investment property.

Seona and Karl. Craigmore.

Determination and a drive to please. Helpful and easy to deal with. Upfront with position for both sides. **Graham. Gawler South.**

Nothing but praise for the barker rental team, the whole process has been seamless! Thank you guys. **Hayley. Blakeview.**

Highly recommend the property management services team from barker real estate. very professional, organised and knowledgeable. The team is extremely easy to communicate with and attentive to detail, which makes things easy for landlords, tenants and third parties alike. **Matt and Judith. Evanston.**

Barker real estate have been very good, prompt, informative and have spoken through options well. Tenancy was organised using good communication and with them providing strong professional advice. Their ongoing management of the rental arrangement has been stress free– contacting me when required and providing updates. Looking forward to a long term future with the team. Recommended. **Kane. Mawson Lakes.**

I have had my property managed by Brodie for over a year and a half. Throughout this time he has made the whole process run extremely smoothly and as stress free as possible. I have had good tenant selection and the property has never been vacant for any longer then a week. I couldn't recommend Brodie highly enough given his excellent attention to detail and the constant communication upheld over the period. **Patrick. Hewett.**



ACCOUNTING

Our team understands the importance of the professionalism and accuracy required when managing your funds on an everyday basis.

We guarantee statements and payments will be disbursed on the 15th day of each month and on the last day of each month.

(if this date falls on a weekend/public holiday, payments will be made the next business day)

We also guarantee “no bill shocks”. All large expenses/maintenance issues that will incur a cost above your “maximum expenditure limit without Landlord’s approval” will be discussed with you.

LANDLORD ONLINE LOGIN

Our team is innovative and offers a service that many Landlords may not experience elsewhere. With an individual login, using your computer, tablet or phone, you will be able to access current records on your profile such as rent received, due invoices, fees etc.

This feature is a direct way to guarantee our complete disclosure throughout our management process.

We also provide an individual login to our tenants that we encourage them to use. We believe this helps to ensure that tenants have a clear understanding of their payment schedule, bill due dates and any amount of money owed.



BOND COLLECTION

As per SA legislation, the amount of bond you receive from your new tenant depends on the amount of rent they pay per week.

If the weekly rent is \$800 and under;

the bond amount will be 4 x the weekly rent. E.g. \$350 weekly rent = \$1400

If the weekly rent is \$801 and above;

the bond amount will be 6 x the weekly rent. E.g. \$850 weekly rent = \$5100

The bond is received in our trust account from the tenant and then transferred across to Consumer and Business Services. The bond will sit in trust with Consumer and Business Services for the duration of the tenancy.

At the end of a tenancy, if there are issues and there is a dispute or deduction required to be taken from the bond, the tenants will either accept or decline the request.

In the event the tenant declines the request for a deduction from their bond, your Property Manager will be required to give evidence at a tribunal hearing which we will be attended by the Property Manager.

Please note there is a fee to be paid by the Landlord for a tribunal application fee.



ARREARS CONTROL SYSTEM

With a sound understanding of the arrears system and the subsequent tribunal hearings that may (in some cases) follow, we understand the importance of controlling tenant debt with extreme caution.

Our arrears system has the following automatic communications set up to ensure that rent is acquired on time. The Property Manager will also make multiple calls to the tenant if they are in arrears.

- 3 days in arrears - text message warning to tenant
- 5 days in arrears - email warning to tenant
- 7 days in arrears - text message warning to tenant
- 10 days in arrears - email warning to tenant
- 11 days in arrears - text message warning to tenant
- 14 days in arrears - email warning to tenant

In the event that a tenant falls to 14 days of rent arrears, on the 15th day, a Form2 Notice of Infringement will be served on the tenant. This is a notice to the Tenant advising that they are in breach of their agreement and will be given a timeframe to remedy the breach (minimum 7 days). If the breach is not remedied on or before the date given, a tribunal hearing will be booked. Please note this is in extreme cases only.

It is important to remember that it may take some time to secure a tribunal hearing with SACAT. This is why we encourage all our Landlords to prepare for the worst in the event that a tenant defaults. Therefore we strongly recommend that all landlords have landlord insurance in place.



THE LETTING PERIOD

As a business we completely understand the importance of selecting the correct tenant for your property. We carry out thorough application checks and we are extremely diligent throughout the process.

Your Property Manager will involve you in this process by discussing possible applicants with you. You will be provided with our professional advice and opinion on which tenant we think is best suited for your property.

The background information of Tenants that we guarantee to look into:

- Past employment length and stability.
- References from current and previous employers.
- Length of previously held tenancies and upkeep of previous properties.
- References from previous Property Managers of the tenant.
- The suitability of the home for that particular tenant.
- The capacity they have to pay the amount of rent required.
- Personal references.
- Their motivation for applying for a particular property.
- And much more!



INSPECTIONS AND REPORTING

We understand the stress that a Landlord can feel whilst renting out their home to people they do not know. We also understand that each of our Landlords may have individual needs and requirements for their home.

You can deal directly with your Property Manager for all of your concerns or questions regarding your individual requirements and the inspections and reports that will be carried out.

We encourage our Landlords to attend inspections with the Property Manager. This allows you to view the house yourself for peace of mind.

We do however require the Landlord to keep comments and opinions to themselves at the time of the inspection. You are welcome to provide feedback on any concerns you may have, directly with the Property Manager, confidentially, after the inspection.

We guarantee a detailed inspection report including photos will be supplied to you within 48 hours of the completion of the inspection. This inspection report will include a summary of the condition of the interior and exterior of the home, a list of any maintenance issues and some overall comments on the upkeep of the property.

Your Property Manager will be available to discuss any of your concerns or questions regarding inspections.



THINGS TO CONSIDER

Landlord Insurance – We encourage every Landlord to take out Landlord Insurance. In the event of an unfortunate situation arising, this will help ensure you have peace of mind that your asset is correctly covered.

Water Bills – We offer a service to have all water bills sent directly to our office and full payment of your bill to be made from your funds held in trust. Tenants will be invoiced for their portion listed on their management agreement (usually full supply charge and usage) unless otherwise listed on their tenancy agreement.

Other Bills - If you would like any other bills paid by our finance team, directly from your rental income, you can arrange for a bill re-direction to our office address:
1 Bridge Street North, Gawler SA 5118. E.g. Council Rates, ESL, Landlord Insurance

Tax Depreciation Services – It is worthwhile considering having a tax depreciation schedule carried out on your property. This service can help to ensure you receive maximum entitlements at tax time for your property.

Smoke Alarm Monitoring Service – Barker Real Estate have teamed up with a smoke alarm company to ensure your property has the necessary smoke alarm/s installed to meet regulations. The company inspects and maintains all alarms (including replacement if required) under their fee that is payable annually.

Gutters - As the Landlords responsibility is to maintain gutters, we recommend having them professionally cleaned and check on a yearly basis.



THINGS TO CONSIDER

Switching off services prior to renting out - It is the Landlords responsibility to make sure their own power connection and gas connection is turned off prior to any tenants moving in. Tenants are required to seek their own power and gas connections. Please note water remains in your name.

Keys - Please ensure your Property Manager is supplied with 3 x full sets of keys for your property. For any garage remotes, we require 3 remotes for a double garage or 2 remotes for a single garage.

Cleaning - We recommend organising a professional cleaner to carry out an ingoing clean at your property. At the end of a tenants lease, they are required to hand back the property in the same condition that it was in when they moved in. The more well presented and clean your property is at the start of the tenancy, the more likely they are to hand it back in the same condition.

Carpet Cleaning - If you would like to organise a Carpet Clean for your property, please contact your Property Manager for someone we recommend.

Handover of Property to Tenant - Please ensure your home and the yard is handed over completely empty and free of any rubbish. Unless otherwise agreed with your Property Manager.

Appliances and Lights - All appliances and lights are to be in working order. We recommend having a service carried out on your appliances if you haven't had one within the last 12 months.

SIGNBOARD

*“Attract more interested tenants with our bright signboards
that are the talk of the town!”*

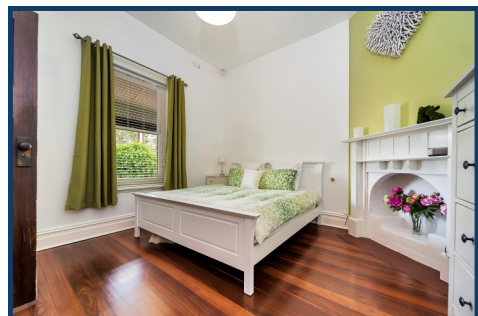
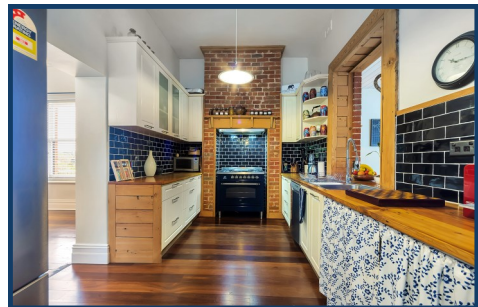
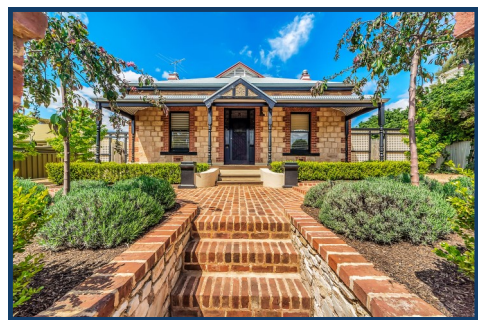


Standard Corflute Signboard

915 x 610

PHOTOGRAPHY

“Professional photography showcases your property at its very best, capturing the true nature of your home and drawing the tenants in!”



FEES AND CHARGES

The team at Barker Real Estate understand that landlords need to plan ahead with regards to managing their funds for properties. The below fees are a set fee structure to guarantee there are no end of month surprises!

All fees and charges are deducted from the funds held in trust. They will be listed and clearly stated on statements sent to your email.

MANAGEMENT FEE

- Single property fee 8.8%
- Double property fee 7.7%
- Multiple property fee negotiable

LETTING FEE

- First 2.2 weeks rent

LEASE RENEWAL

- 1.1 weeks rent

INSPECTION FEE

- \$30.00 per inspection

ADMINISTRATION FEE

- \$9.90 per month

ADVERTISING FEE

- \$100.00 per campaign

PROFESSIONAL PHOTOS

- \$175.00 as required

SMOKE ALARM SERVICE

- \$99.00 + GST per year

Barker Real Estate
Rental Appraisal

\$ per week

BOOKING A RENTAL APPRAISAL

For a free, no obligation rental appraisal on your property,
please feel free to contact our friendly staff on **(08) 8523 3005**

email us at **rentals@barkerrealestate.com.au**

or visit us in person at **1 Bridge Street North, Gawler SA 5118**

Throughout the appraisal, our team will provide you with
market knowledge, an accurate assessment of the
rental value of your property and any other relevant
information you may need!

