



Your Big Red Guide to

Beautique Realty

The Little Agency on a
Big Adventure

About Us

Beautique Realty is your LITTLE Agency on a BIG Adventure. Based in Augustine Heights, our little, local, Property Management team are striving for BIG results!

Director Beau-lea Miller is driven and dedicated in providing you with a specialised Beautique property management experience you will not get anywhere else.

We have the latest and greatest technology, a passionate team and with our personal approach we will achieve BIG results.

Our attention is solely focused on Property Management, we ensure our clients receive individualised service, care and are provided with relevant and up to date information.



Our Commitment to you

1. We help you... find a tenant matching your needs by private appointment which gives us what we call "the first impression advantage"
2. We help you... have confidence that your Property Manager cares as much about your property as you do; its our 1/100 Beautique business model
3. We help you... achieve the best return on investment. We minimise rent loss, keep your property maintained and act on issues quickly. We leave no stone unturned and actively monitor the local Property market
5. We help you... if things go bad . We are not afraid to roll up our sleeves and have excellent results in recovering the unrecoverable. We are the property experts that you want on your side
5. We help you... navigate the minefield of property ownership with over 30 years of combined property experience, knowledge and passion. We are always happy to help in your Property adventure !





About Us

Beau-lea Miller - Director

I started in Real Estate at the age of 17 driving prospective tenants from house to house - we were the first agency in Tasmania not to give out keys! We were a founding agency of the Leading Agents of Australia and this is where my strong focus on quality was embedded.

At 21 I moved to Brisbane where I worked for the Leading Agent and further my career in Property Management. In 2006 I embarked on an opportunity as an industry trainer with a property management software company teaching Property Managers all over Australia. Here, I mentored and coached a team of 20+ staff on how to support real estate clients in their Property Management and Sales processes and technology needs.

After 7 years in the software industry it was time to return to my first passion - Property and I opened my very own property management business Beautique Realty. It is my mission to mentor a new wave of Property Managers and change the face of the property management industry.

There is no doubt that my team will provide a property management service above and beyond what you will receive from a traditional real estate agency.



About Us

Christine Graham

Christine adapts a mature and responsible approach to Property Management since starting her Real Estate career as a Trainee in 2001.

First starting out in NSW in administration, Christine has worked her way from the ground up. With exceptionally high standards, Christine is always fair in her approach and achieves excellent results for her clients.

In 2017, after 16 years in Sydney property, Christine and her husband sold their beautiful home and moved their family of 5 to Queensland They decided to make their new home in Ipswich.

With experience in all aspects of Property Management from Leasing, to inspections, maintenance and vacate management and a stint in the sales department Christine joins Beautique Realty with a wealth of knowledge and systems to improve our clients premium experience.



Quality Tenants

We know that in today's big real estate market big advertising is a must!

So, we...

- Take quality photos of your entire property
- Write detailed descriptions to ensure prospects feel like they are walking through your property before they see it,
- Advertise your property on all Australian real estate websites, realestate.com, domain, rent.com.au and more
- Activate a realestate.com Feature Property for 30 days
- Use social media to promote your property to our prospective tenants; Youtube, Facebook Live, Instagram
- Use vibrant signage to present your property,



We are big on the tenant selection process

- We personally conduct the property viewings
- We use Identity verification tools to qualify the applicant
- We have access to multiple tenancy databases
- We use a 30% ratio affordability calculator
- Provide an in-depth Pet Application process (if applicable)
- We reject applications that do not meet the needs of the property owners requirements



Inspections

We are big on Inspections

- Our Entry Condition Reports will have in excess of 250 photos.
- We conduct Routine Inspection three times per year.
- All reports are available within 3 days in your Online Portal.
- If there is something requiring urgent attention we'll contact you that very same day.
- Our Inspections are done using the latest technologies so we can prepare these reports on the go and have access to information at our fingertips!

We are big on Maintenance

- Whenever there is a maintenance issue we act with your instructions in mind.
- Your properties maintenance is prioritised depending on the health, safety or security of your tenant.
- We will attend to urgent maintenance and let you know that everything is in order
- We will monitor the tenants care of the premises and can act accordingly if they are not adhering to their requirements.
- We personally select local, experienced and professional tradespeople to carry out all property maintenance.
- We can also use your preferred tradespeople.

Arrears

When the tenants in arrears we notify you

We use the best property management software to monitor arrears and minimise tenant defaults.

Our arrears management process goes like this...

If your tenant is in arrears over three to four days we send them an SMS,
if your tenant is in arrears over five days we call them,
on the seventh day we contact you and let you know we need to take
further action,
on the eighth day we issue your tenant a Notice of Remedy Breach,
and then, if it is still not resolved, we issue your tenant a Notice to Leave.

We know how difficult arrears can be and strive to manage
them as effectively as possible.

Landlord Protection & Debt Recovery

If an unfortunate circumstance arises and you need services like Landlord Protection Insurance and Debt Recovery assistance, we will ensure you are prepared.

At Beautique Realty we affiliate with Landlord Insure & Barclays MIS. Two companies that offer peace of mind to landlords and property managers in times of need.



Property Expenses

We are big on property expense management

We can pay your property's rates, water bills, insurances and any other accounts. We can also arrange your insurance on your behalf.

We pay your rent income to you fortnightly or monthly.

Your Online Portal has up to date financial information 24/7.

We provide research regarding your property's Rent Per Week every Tenancy Renewal.

We can arrange for a full Property Market Analysis at any time.



Our Fees

Beautique Realty offers you a simple inclusive management fee.

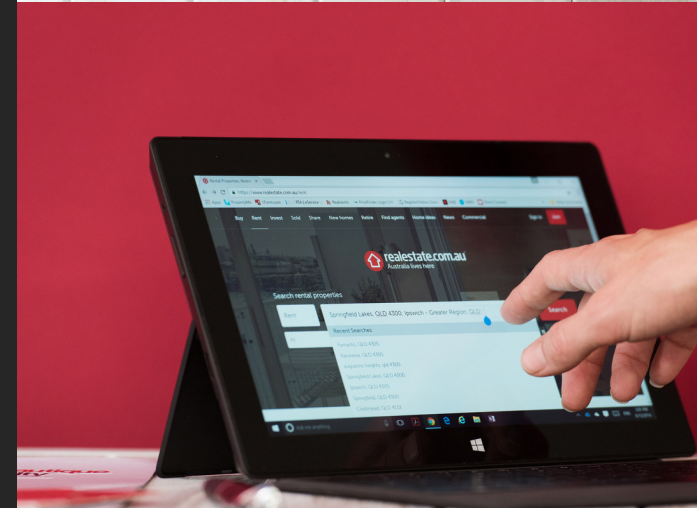
We charge 10% of the rent collected (including GST) which allows you to budget for your income and expenses without having any added charges from your Property Manager throughout the year.

Then, each time we find a tenant we charge a Letting Fee of one weeks rent plus GST and a Web Portal Fee of \$45 for a 30 day feature.

We do not charge any sundry fees, lease renewal or financial year fees. The only additional charge is if we must attend court or manage insurance claims on your behalf at \$88 per hour.

Everything else we do is included in the service.

- Management Fee 10% including GST
- Letting Fee 1 weeks rent plus GST
- Advertising Fee \$45 including GST
- Insurance / Tribunal Fee \$88 per hour



Our Clients Testimonials

Happy Clients = Happy Property Manager

"A colleague recommended Beau's property management to me as he was impressed with the level of service provided. I had previously been with two other property management organisations and was extremely disappointed with them.

I was wanting a service that was personal and would keep me informed of current or future issues that needed my attention. I am so glad I made the switch to Beautique Realty. Beau regularly keeps in contact with me and even informs me of things she feels are important that I am not aware of. I would highly recommend her services to anyone. I would not use anyone else!"

"Beau is a true professional who is approachable, reliable and efficient. Beau treats our rental house with the highest respect and communicates in a clear, transparent manner. Beau is solutions focused and works to her capacity to minimize the difficulties that arise from poor management. Since moving to Beautique Realty we could not be happier. We strongly recommend beau to our family, friends and colleagues."



Contact us today to start your
Big Adventure with this Little Agency



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