Getting Your Property Rental Ready

How to attract the right tenants, protect your investment and maximise rental income.



ERA REAL ESTATE Christies Prestige



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A Smart Approach To Leasing

Whether you are renting out your family home, purchasing your first investment or expanding your property portfolio, the decisions you make before a tenancy begins can have a lasting impact on your investment.

A well-prepared property can make a stronger first impression, appeal to a wider range of prospective tenants and help establish a positive tenancy from the outset.

From presentation and maintenance to rental pricing and tenant selection, the details matter.

This guide outlines the key considerations when preparing your property for lease, helping you make informed decisions, protect your asset and position it competitively in the rental market.

The goal is simple: a well-presented property, the right tenant and a tenancy managed with care.







Preparing Your Property

Before prospective tenants walk through your property, they are already forming an opinion. Cleanliness, presentation and general condition can influence how they perceive the home and the rent they believe it is worth. Taking the time to prepare your property properly can help it stand out from competing rentals.

Indoor Areas

- ☐ Arrange a thorough clean, paying particular attention to kitchens, bathrooms and built-in storage.
- ☐ Clean windows, mirrors, light fittings, skirting boards and window coverings.
- ☐ Ensure carpets and flooring are clean and in good condition.
- ☐ Check that lights, switches, appliances and fixtures are working safely.
- ☐ Repair visible damage to walls, doors, cupboards and fittings.
- ☐ Air out the property and address lingering cooking, pet or smoke odours.
- ☐ Remove unnecessary items so rooms feel clean, spacious and inviting.

Outdoor Areas

- ☐ Mow lawns, trim hedges and remove weeds.
- ☐ Clear leaves and debris from outdoor entertaining areas.
- ☐ Sweep paths, driveways, balconies and patios.
- ☐ Tidy gardens and remove dead or overgrown plants.
- ☐ Check fences, gates and external doors for damage.
- ☐ Ensure any pool and surrounding area are clean and appropriately maintained.

Final Touches

- ☐ Small details can influence the overall impression. A fresh, neutral presentation, well-maintained garden and clean entryway can make the property feel welcoming without requiring a major renovation.

Improvements That Add Value

Not every property needs a renovation before it is leased. Often, a few considered improvements can make a noticeable difference to presentation, functionality and tenant appeal.

Refresh the paintwork
Fresh paint can brighten a home and create a more consistent finish. Neutral colours generally provide a versatile backdrop and can help older properties feel more contemporary.

Review the flooring
Damaged, stained or heavily worn flooring can detract from an otherwise appealing property. Durable, easy-care materials may be worth considering, particularly in high-traffic areas.

Give the kitchen a lift
A complete renovation may not be necessary. Depending on the condition, updating cupboard handles, repairing cabinetry, refreshing splashbacks or replacing worn benchtops may improve the overall appearance. Check that all appliances are clean, safe and functioning as intended.

Modernise the bathroom
Address leaking taps, damaged grout, poor ventilation and tired fittings. Replacing selected fixtures or improving storage can refresh the space without the cost of a full renovation.

Consider comfort and efficiency
Cooling, ventilation, lighting and practical storage can all influence a property's appeal. Consider which improvements are appropriate for the home, its location and the expectations of prospective tenants.

Before you spend
Our property management team can help identify improvements worth considering before you commit to the cost. The objective is to prioritise work that supports your investment, rather than spending unnecessarily.





Safety, Compliance & Maintenance

A rental property needs to be more than visually appealing. It must also meet the applicable Queensland tenancy requirements and be safe, secure and fit for occupation. Understanding your responsibilities before a tenancy commences can help reduce avoidable issues and support a smoother rental experience.

Compliance

- Smoke alarms that comply with current Queensland requirements.
- Electrical and gas safety, where applicable.
- Secure doors, windows, locks and access points.
- Pool safety requirements, including applicable fencing and certification obligations.
- Safe stairs, balconies, decks, railings and other structural features.
- Adequate ventilation and the identification and management of moisture or mould issues.
- Plumbing, hot water, drainage and functioning essential fixtures.
- Any applicable window covering, blind cord and other safety requirements.

Address maintenance early

Vacancy periods can provide a convenient opportunity to complete outstanding repairs. A dripping tap, damaged tile or deteriorating seal may seem minor, but leaving problems unattended can lead to more extensive damage. Arrange appropriate repairs or contact our team to engage licensed tradespeople where required and retain relevant records of completed work.

Stay proactive throughout the tenancy

Maintenance does not stop once a tenant moves in. Timely communication, appropriate inspections and prompt attention to repair requests can help preserve the condition of your property. Our team conducts quarterly inspections and can assist with coordinating maintenance and identifying matters that may require further attention.

Boutique Property Management

You can expect genuine and dedicated service, as we intentionally manage a select number of properties. This allows us to give every investment the attention it deserves. We will navigate every step of the property management process, from setting the optimal rental price to securing a high-quality tenant, rental increases and ensuring smooth day-to-day.

Our approach includes;

Rental appraisals and market advice

Understanding local rental conditions helps establish an appropriate asking rent and position your property competitively.

Property presentation and marketing

We can advise on presentation, coordinate trades and develop marketing designed to showcase your property's features.

Tenant applications and selection

We manage the application process and assess prospective tenants, providing you with each application of the strongest candidates so you can make an informed decision.

Lease administration & rental increases

We manage the tenancy administration from start to finish, including preparing the lease agreement, issuing entry notices when required, monitoring rental payments, following up on arrears and managing and applying rental increases in accordance with legislation.

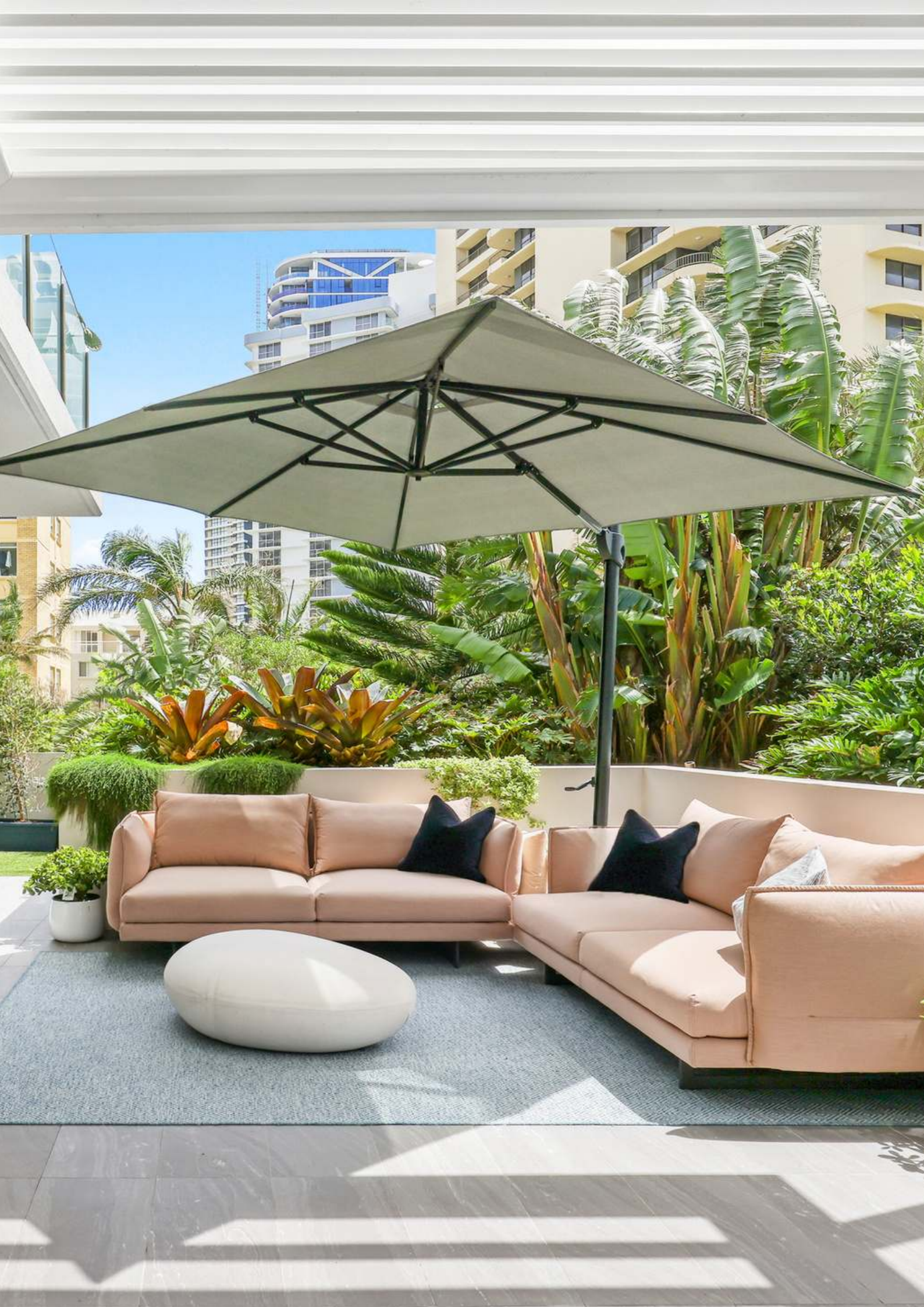
Inspections and maintenance

We conduct quarterly routine inspections, with inspection reports and maintenance requests accessible through the landlord app. We also coordinate repairs and arrange suitable tradespeople when required.

Ongoing communication

We believe good property management starts with being accessible and keeping owners informed. Our landlord app gives you convenient access to your lease and management agreement, financial statements, routine inspection reports and the ability to track maintenance requests.



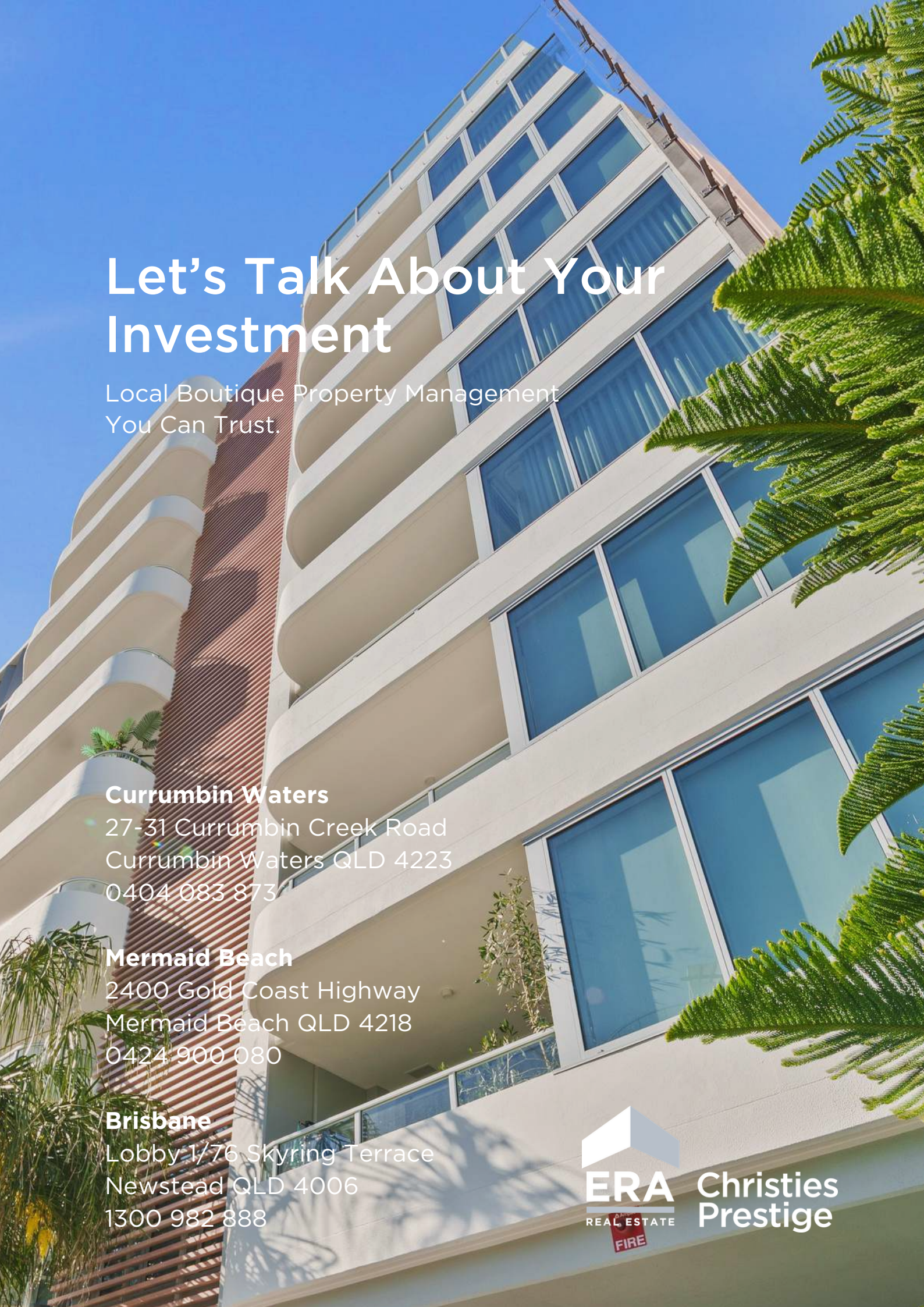


Schedule Of Services

Thinking about leasing your property or considering a change in property manager? Our team would welcome the opportunity to discuss your property. Our management fees are 5.99% (including GST) in the first year and 6.99% (including GST) thereafter

Description	Our Fees & Charges
Letting Fees	1 Weeks Rent + GST
Online Advertising (pricing varies per suburb)	$150 - $200
Photography (if applicable)	$299
Lease Renewal	½ Weeks Rent + GST
Quarterly Routine Inspections & Report	Included
Administration Fee	Included
Monthly Disbursement	Included
End Of Financial Year Statement	Included
Payment Of Invoices	Included
Invoicing Tenants (water)	Included





Let's Talk About Your Investment

Local Boutique Property Management
You Can Trust.

Currumbin Waters
27-31 Currumbin Creek Road
Currumbin Waters QLD 4223
0404 083 873

Mermaid Beach
2400 Gold Coast Highway
Mermaid Beach QLD 4218
0424 900 080

Brisbane
Lobby 1/76 Skyring Terrace
Newstead QLD 4006
1300 982 888

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Christies Prestige