

FVG Property
COMMERCIAL ASSET MANAGEMENT

The performance of any investment property is greatly dependant on the rental return achieved and the quality of the tenant occupying the property. FVG Property now offers Commercial Asset Management focused purely on the performance of your asset.

Our strength stems from providing a personalised service and having in excess of twenty five years experience in a field we have a passion for - **Property**. Our reputation in the property has been earned by years of providing valued property intelligence and advisory to a variety of end users. Our ability to have access to live property data on a daily basis ensures that FVG Property can provide a property management service over and above our competitors.

The ability to utilise that vast amount of information available in the market place to better guarantee an optimised return for your property ensures that our landlords are kept up to date with market research, rental and capital growth trends of their asset. The collection of rental and payment of invoices is only a small part of our asset management role. We consider this to be moreso an administrative task, with the **real added value** being in the ability to tap into the knowledge and professional advice that we can offer you. Imagine if you can an organization that will provide you with a total property solution and it is being done by someone who is actually the Director of the entity.

As part of our service we also offer you the following;

- **Annual land tax review.** The ability to have a Certified Practising Valuer review your land tax profile on an annual basis to ensure no excess land tax is payable by you.
- **Annual opinion of current market value** of your property with comparable sales and rental data.
- **Annual current market rent and open market valuations under the Australian Property Institute Guidelines.**

The **sole purpose** is to keep you, our client, informed as to the local property market affecting your property. **We believe there is enough information in the market place on a general basis but it is how it effects you that is critical.** We work on a personalised service not only with our landlord but also with our tenants. Communication is key with all parties involved and hence, the ability to work through issues in a timely and professional manner is paramount.

Our key areas of **responsibility** are as follows;

- Day to day management of your property
- Scheduled six monthly inspection ensuring that the tenant is complying with all their obligations
- Co-ordinating landlord's obligations when they arise i.e. repair obligations
- Annual Essential Safety Measure Reports
- Annual Fire Equipment Standard Report
- Processing and collection of monthly rental and issuance of monthly statements at no extra cost
- Co-ordinating lease renewal provisions and the serving of such notices
- We seek owner approval on all major maintenance works prior to commencement

Additional services that are available;

- Rent Review and Lease Negotiation

- Sales
- Leasing
- Insurance Valuations
- Sub-letting, Assignments and Re-lettings
- Consulting advice to achieve the "Highest and Best Use" of your property.
- Feasibility studies for future works to see if uplift in values can be achieved