



"Let Irelands manage your
investment property
and choose to enjoy life"



Welcome to Irelands

Communication is the key to offering you a hassle-free and profitable renting, buying and selling experience.

When you deal with us, you will receive personal, professional attention and practical expert advice to help you make the best decisions for you and your property. Our property management team has a respected and proven reputation for helping investment property owners.

Our Mission is to match your investment property to the best possible tenant that will treat your property like you would, to save you time and money. If you are an investment property owner and own rental property in the Christchurch area, then this message could save you a lot of money and a ton of time, leaving you the space to enjoy quality time to enjoy the best things in life, friends and family.



June 2011

Thank you for the updated rental appraisal. We are happy with the range of \$330 - \$340 and would prefer to offer a lower price and fill sooner rather than hold out for a higher price at this stage. We will leave this decision upto you as you will know first hand the rental demand and volume of rental enquires being received in the current market. Our priority at the moment is to have the unit suitably tenanted. Thank you for all your help in efficiently co-ordinating the trades and we look forward to seeing the professional photos of the final product. We certainly couldn't have done it without you!

Kind regards, Bryce & Kylie, Brisbane

June 2009

Really appreciate the communication we've had with all of the Ireland staff so far - a breath of fresh air compared to our last property manager!

Shane and Cheryl, Point Chevalier, Auckland

Nov 2009

I was calling earlier but the network was congested and fired off the email though I didn't expect your reply as I note it is late in the day in NZ...much appreciated your confirmation, that's what I call service!

Cheers, Charmel, Brisbane

Feb 2007

Great News - THANKYOU so much for keeping me informed!!!! I cant complain too much, because over the last 7yrs (7yrs !!! God where has the time gone) I have had a pretty good run as far as occupancy levels are concerned and no real major problems, and I feel this is mainly a reflection on the brilliant service you have provided !!

Cheers, Pete, Sweden

Testimonials

5 Reasons to use Irelands Property Management

Tenant Selection

A good tenant must be able to pay the rent on-time, every time and keep your property in good condition. All potential tenants must complete our selection qualification process, which includes review of the online application information provided, check references, call referees and complete a credit check on each tenant. If we are happy with the results, we then offer our tenant recommendation to you complete with terms and conditions of the tenancy for your approval.

High Occupancy Rates

High occupancy rates are critical to helping you achieve a good rate of return on your investment. That's why finding and selecting the RIGHT tenants is one of the most important things we do.

Our clients enjoy high levels of occupancy as we showcase their properties to potential tenants prior to vacancy. Our first priority is to commence the lease renewal process with an existing tenant at 10 weeks prior to the lease end date. However, people do move on and using this process means we have a high success rate of having new tenants ready to move in when the property is vacated or very shortly after.

Rent Collection

If everything goes smoothly then the rent is paid each week on time, every time. Sometimes things don't go smoothly though and should a tenant miss their rent payment then Irelands have a rigorous process to deal with arrears. This proven successful process means we have a very low rate of arrears.

Inspections

A well maintained property will protect the capital value of your property, gain higher rentals and attract better tenants.

We take photographs of the property and list all chattels before and after each lease agreement period so you have a full record of the condition of your property. We conduct 3 monthly property inspections and give you a detailed report after each inspection. We'll also advise if any maintenance and repairs are required.



Quality

Our company is built on providing the best service to our clients, the property owners. Our customers are continually providing us with great feedback about the seamless service that we offer them. Irelands were the first Real Estate company in Canterbury to receive Best Practice Accreditation after an exhaustive independent audit process. You can view more about this accreditation at www.bestpractice.com.au.

Some common questions

How often will I hear from you once my property is rented?

It's all about communication so you determine how and how often you'd like your property manager to liaise with you once your property has been rented. It's all about what works best for you.

How do you select tenants?

The two main criteria we consider is the tenant's ability to pay rent and to maintain your property in a good condition. All potential tenants must complete our detailed online or paper application form. We then assess and check the information provided (the previous landlords is the best check). Once all checks are completed we will make a recommendation to you and only then do we offer your property to the successful tenant.

How do you deal with rent arrears?

If you are like us, you have financial commitments. That's why we have a zero tolerance rent arrears policy. To protect your cash flow! We monitor rent payments daily and any non-payment is quickly identified and acted on in accordance with our internal processes which are documented in the tenant welcome pack to every tenant and fully comply with the Residential Tenancies Act.

Our opinion is that the minimum for a prudent landlord would be insurance coverage for loss of rent, malicious damage and legal liability. However, as per any insurance policy, the choice of whether to be insured or not is up to you. At Irelands we are very good at catching up with tenants who owe rent, however, this is a lengthy process and often money returned to you is a court imposed 'drip feed' over a long period of time. Clients with landlord insurance as mentioned above receive a lump sum pay-out, instead of a trickle of funds, and again, we believe extra insurance is a wise option.

We advise that all our owners should purchase Landlord Insurance and recommend the Policy from Real Landlord Insurance NZ Ltd. Landlord Insurance is an additional insurance to your existing home and contents policies and covers the risk to loss of rent, but also risks such as; malicious damage to the building, theft, contents cover and legal liability. Landlord insurance is also a fully tax deductible expense.

How do you find tenants?

We use proven marketing techniques to showcase your property. These days online advertising is by far the best option with online listings of your property on **trademe.co.nz**, **realestate.co.nz**, **sella.co.nz** and our own website **irelandpm.co.nz**. Professional photography at our cost really makes your property stand out in a crowd. We also promote directly to our current prospective tenant database, signage at the property works for properties with good traffic flow and of course private viewings of the property.

