

**Choosing the wrong
Property Manager could
really make your life hell!**



With over 40 years experience we know how to protect your slice of investment heaven

With our extensive property management background, we understand the end requirements needed by the buyer and investors to ensure successful financial outcomes. Putting it simply – who else but Central can provide all of the following?

- Over 40 years of investment property management experience
- Credibility and reputation of the company and management team
- Tried and tested management experience and success - we deliver
- Well established industry relationships and reputation
- Expertise and success in providing solid returns for investors
- Industry experienced staff and skilled managers
- Genuine focus on attention to clients, guest and owners needs
- On-Site staff available 24 hours
- Financial stability and solid company structure

Our strong commitment to providing high quality and friendly efficient service is backed by a highly professional and experienced management team whose skills ensure our guest and owners retain the best possible return on their investment, and our guests really do feel at home.



The advantage of having us as your onsite managers

Onsite Managers

- Onsite 24 hours per day
- Has a financial and vested interest
- Tenants interviewed personally by manager
- Will accompany prospective tenant through the unit and not simply hand out keys to allow inspection
- A personal interest to have highest quality tenants
- Tenants monitored daily
- Security of your investment
- Able to observe, tenancy breaches : pets etc
- Control over noisy or disruptive tenants 24 hours a day
- Able to adopt a proactive onsite management style
- Complimentary 3 monthly inspections and inspections when required
- Able to carry out minor repairs for minimal charge
- Able to supervise tradesman working on your unit
- Will send newsletters about the complex, its performance and condition
- Management and letting limited to your complex with no conflict of interest
- The on-site manager has a vested interest in keeping all units occupied
- Has up-to-date intelligence on market trends and unit sale prices

Offsite Managers

- Do not reside at complex, not available on 24 hour call
- Do not have a vested interest
- No
- Will often give prospective tenant the keys and let them drive to and look at the unit
- Not a high priority – an agent doesn't normally live in the complex
- No live monitoring
- Not onsite - No ability to do so
- Not onsite - No ability to do so
- Only if advised during working hours
- Will only act when advised of a problem
- Will usually charge for as will be required to travel to the property
- Need to engage tradesman at your expense
- Not onsite - No ability to do so
- Not in most cases
- Your unit will be one of many hundreds under management with no incentive to focus on yours
- Not so important due to very large numbers of units managed
- Will not have this information readily at hand

The advantages of having us manage your property

We're in the building 24/7 and in most cases...live there also!

The advantage?

We treat it like a home, so you can rest assured we'll take good care of yours! If your investment is on our hotel inventory, we are there every day – cleaning and maintaining. If it's permanently tenanted – we have a vested interest in selecting the right tenant – we don't want the wrong people in our home!

We're part of a property development company so we understand the whole business!

The advantage?

It's a bit like the 'after sales service' when you buy a car. Although we may not have sold you the real estate, we're very aware of the big investment you've made and our role in maximising your return and caring for it over the long term. We have many resources we can call on to assist you in this process.

We have specialist expertise and experience in Body Corporate/ Owners Corporation management and relationships!

The advantage?

Like you, we have also made a considerable investment and as such we want to ensure the building or complex is well managed and operated in the most cost effective way. We actively participate in the building management and in some cases where appropriate, hold executive positions on relevant Committees.

We have tried and true management systems!

The advantage?

We have been in property management and development for over 40 years and have refined our processes to ensure that you receive the best management of your asset and the best returns!

Don't just listen to us!

“BUGT Management (Gold Coast) Pty Ltd has been involved with Central and the Pradella Group on various projects dating back to 1993, starting with the development and construction of Paradise Island Resort in Surfers Paradise and has continued until the present with various properties in the Brisbane CBD.

Central's commitment to their projects, their strata clients and their guests is without exception. Their role as builder/developer in various projects has been of enormous assistance to the end user as they have an invaluable understanding of potential building issues which assists incoming owners with the smooth operation of a property.

Their involvement in the building industry also assists their performance as a top-end operator in both the management rights industry and the hotel industry. Their building experience ensures that they are acutely aware of building maintenance and repair issues long before the potential of any problems. This combination of roles ensures that their clients are receiving management performance in excess of the general industry standard.

Our firm is delighted to be a supplier of services to Central and the Pradella Group - an outstandingly professional company.”

Benita Williams - Director - BUGT Management (Gold Coast)

“We were joint owners of two apartments under management. The first unit we purchased was at 'Westend' and the other at 'Hillcrest'. One of the deciding factors of purchasing the first unit in a building operated by Central was that the company had a well-established track record of management of these types of facilities. Another factor was that the company has a long and successful history and they are a long-term player. These factors were soon proven in our first purchase and led to our decision to purchase the second.

It seems to us that there is major interest in maintaining a sufficient pool of apartments to generate sufficient profits. With this view in mind, their focus seems to be on ensuring profitable returns to owners. They also keep us well informed of current events and this can be by way of approachable telephone contact, newsletters or through the monthly statements.

They have proved to be a very good management company and helped to make our two investments under their management carefree and profitable.”

Stephanie Meziani and Ross Mehrten - Unit Owners



Feel at home

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