

RESIDENTIAL FEE SCHEDULE

We know this is a factor considered by some owners when selecting a Property Manager and one not to be dismissed lightly; so the first thing we would say is please feel free to talk about fees.

While we truly believe we provide excellent value service, particularly when all aspects of the risk and unseen differences are considered, we never assume this is obvious to anyone thinking of using our services.

There are some who purport to be property management specialists offering discount services. The reality is you will generally get what you pay for and in some cases you won't get that! When it comes to looking after something as valuable as your property, there are no shortcuts, only added risk and extra costs elsewhere.

“Investors should bear in mind that whilst some managers make it a practice to obtain business from discounting fees, the adage ‘you get what you pay for’ is very applicable. If an agent discounts their fees they are also likely to cut their services and accountability to you, their client, to stay in business. This is a volume-driven approach and is best avoided.”

PAUL NUGENT, GM OF WAKELIN PROPERTY ADVISORY
(ONE OF AUSTRALIA'S LEADING PROPERTY ADVISORY GROUPS)

The following is a guide to our fees; you may wish to discuss them when we appraise your property or at any time after that is convenient to you.

GETTING STARTED

Advertising Contribution <small>INCLUSIVE OF 3D MATTERPORT SCAN</small>	\$220 (INC GST)
Professional Photography <small>OPTIONAL</small>	\$165 (INC GST)
Letting Fee <small>FOR EACH SUCCESSFUL LETTING OF PREMISES</small>	One week's rent + GST

ONGOING MANAGEMENT

Standard Management Fee <small>ASSESSED BASED ON THE WEEKLY RETURN AND MANAGEMENT REQUIREMENTS</small>	7.7% (INC GST)
Systems & Administration Fee <small>CHARGED MONTHLY (NO EXTRA CHARGE FOR EOFY STATEMENT)</small>	\$7.70 (INC GST)
Residential Tenancy Agreement Preparation Fee <small>PREPARING THE LEASE DOCUMENT</small>	\$55 (INC GST)
Lease Renewal Fee	1/2 week's rent + GST

INVESTMENT SERVICES

Project Management	From 8.5% (INC GST) <small>FEE WILL VARY DEPENDING ON THE SCALE OF THE PROJECT</small>
Investment Health Check	\$250 (INC GST)
Purchasing advice	\$275 (INC GST)
Consultancy Fee	\$275 (INC GST)
Refinancing referral	No cost
Sale optimisation and liaison	No cost

Additional services are available as required.

Wherever property is taking you, go further with Leah Jay.

LeahJay

COMMERCIAL FEE SCHEDULE

We understand the financial imperative and are conversant with all relevant legislation.

We market the premises; negotiate terms and conditions; prepare leases or brief solicitors accordingly; carry out inspections; arrange fire safety audits; facilitate repairs and maintenance; prepare outgoing schedules and more.

We take the time to understand each owners' objectives and aims for their investment.

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The following is a guide to our fees. It is important to note commercial property management fees are often bespoke and tailored to your individual property needs.

LEASING FEES

Standard Advertising <small>INCLUSIVE OF 3D MATTERPORT SCAN</small>	\$250 (INC GST)
Upgraded Advertising <small>DESIGNED TO MEET YOUR PROPERTIES NEEDS ACROSS A WIDER RANGE OF PLATFORMS</small>	Costs vary <small>OUR TEAM WILL DISCUSS THE APPROPRIATE OPTIONS AND COSTS WITH YOU</small>
Letting Fee <small>FOR EACH SUCCESSFUL LETTING OF PREMISES</small>	10% of annual rent + GST

ONGOING MANAGEMENT

Standard Management Fee <small>DETERMINED ON THE RENT ACHIEVED BY YOUR PROPERTY. OUR TEAM WILL PROVIDE YOU WITH A CUSTOM FEE</small>	3% - 8% (INC GST)
Systems & Administration Fee <small>CHARGED MONTHLY (NO EXTRA CHARGE FOR EOFY STATEMENT)</small>	\$7.70 (INC GST)
Residential Tenancy Agreement Preparation Fee <small>PREPARING THE LEASE DOCUMENT</small>	\$200 + GST
Lease Renewal Fee	5% of annual rent + GST

INVESTMENT SERVICES

Project Management	From 8.5% (INC GST) <small>FEE WILL VARY DEPENDING ON THE SCALE OF THE PROJECT</small>
Investment Health Check	\$250 (INC GST)
Purchasing advice	\$275 (INC GST)
Consultancy Fee	\$275 (INC GST)
Refinancing referral	No cost

Additional services are available as required.

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