



Low Cost
Professional
Property Management

www.aucklandcityliving.co.nz



Company Detail

Auckland City-Living Management Ltd was founded to provide more eco, efficient and reliable services to property owners and clients. Our property managers are reputable property professionals with 10 years residential property management and sales experience in the Real Estate industry. We conduct under the rules and codes of REINZ and operate a trust account for all rental transactions.

Our company is a specialist in Auckland City property management and focused on servicing the needs of investors who wish to rent their properties, and tenants who are looking for a home to rent. We understand the Auckland Rental market and aim to use our skills and experience to serve all our valued customers and offer all aspects of property management service. We also give clients practical advice on property investment.

Our goal is to become the most trustworthy agency in Auckland property management industry. We are dedicated and looking forward to offering you the best services in property management available in Auckland City.

The Team of Auckland City-Living Management Ltd





Step of Service

- » Free consultation and rental appraisal / Sign the contract
- » Advertising for your property
- » Showing your property to potential tenants
- » Checking the tenant's financial status and background
- » Selecting the best tenant and signing the agreement on your behalf
- » Requesting full payment from the tenant and informing the owner
- » Collecting the rent from tenant weekly or fortnightly
- » According to the tenancy law send txt message, email or mail to chase up the rent (attend tenancy tribunal when it is necessary)
- » Rent paid to owner's nominated bank a/c
- » Conduct property inspection and email the report as requested
- » We will advertise at least 2-3 weeks before the tenant vacates in order to minimize the vacancy period
- » We will check and inspect the property carefully when tenants vacate from the property. Any damage or untidy condition will be recorded and take the charges from tenancy's bond for damage or cleaning recovery
- » Our contract usually is 1 year and can be canceled by giving 1 month notice



Services & Fee



Free Service :

- ✓ Free Consultation & Rental Appraisal
- ✓ Free Advertisement
- ✓ Free Two Months Management

Low Cost Management Fee :

- Only 6% + GST

Account Management :

- All rent will be deposited to our rental trust account
- Rent paid to your nominated account (monthly / mid-month option)
- Rent statement emailed monthly (Year summary can be provided)
- Reliable property management system adopted

Operating Hours :

- Our shop is open 6 days a week
(Contactable via email or phone 7 days a week)

Other unique features :

- Office located in Auckland City
- Giving landlord full protection by charging tenant 4 week bond (Maximum amount by law) and select the best tenant
- We are proud of low vacancy amongst all property we manage
- We provide trustable and low cost maintenance arrangement
- Furniture can be arranged and purchased on behalf of the owner
- Attend tenancy tribunal on behalf the owner when it is necessary
- Contactable 7 days a week, listen to customer's suggestion at all time



Common Questions

Residential Tenancies Amendment Act 2010 Section 16A states “A Landlord must appoint an agent if they are out of New Zealand for longer than 21 consecutive days”. That means if you do not appoint an agent while you are away, you are breaching the law.

- **Landlord must not :**

- ask for more than four weeks’ rent as bond
- take the tenant’s belongings as a security for money owed at any time during or after the tenancy or refuse to hand back belongings left behind at the end of the tenancy (provided the tenant pays any actual and reasonable storage costs).
- interfere with the supply of gas, water, electricity etc...

- **How to deal with the bond?**

The law requires that a landlord who takes a bond must lodge it with the Department of Building and Housing within 23 working days of receiving it. Keeping bond without sending the bond to the Bond Centre can be considered as illegal with a fine by the court up to \$1000 dollars. At the end of the tenancy, the bond money will be refunded to the tenant, provided the rent has been paid in full and there are no damage claims. The landlord may get some or all of the bond money if rent is owed or the tenant has caused damage to the property.

In short property management is involved in tenancy legislation and regulations. Therefore having an experienced property manager is a much better choice as it will save you lot of time and give you “peace of mind”.

Our company provides high satisfaction services to the landlord with a lower fee than many other property management companies. Our property manager has 5-10 years property management and building management experience. Please contact us to get our professional, hassle free and low cost services in order to maximize your investment return.



“A Trustworthy Property Management Services in Auckland City”

Contact Us

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