



BALI NIRMANA PROPERTY

Local Real Estate Agency Explains That Efficient Property Management Drives ROI

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Kota Denpasar based PT Bali Nirmana Property recently issued a number of useful tips and guidelines on how to drive a better ROI by means of efficient and strategic investment property management.

“Property leasing is arguably one of the most complicated investment vehicles to deal with. Aside from constant property monitoring, upgrading, and maintenance, it also requires a lot of hard work to be able to attract long-term and trustworthy tenants, and ensure that their overall experience will be worthwhile,” says Patrick Clancy of PT Bali Nirmana Property.

According to Clancy, a successful residential or commercial property leasing business is synonymous with tenant satisfaction. While it sounds very simple, landlords should strengthen a professional yet friendly relationship with their tenants by closely paying attention to their needs and concerns. Property managers should also be able to foresee and address any potential issues beforehand to avoid the most common types of tenant complaints such as maintenance issues, poor customer service, payment disputes, privacy issues, neighborhood safety, etc.

Real estate owners are advised to go above and beyond when it comes to property maintenance. "A pleasant and well-maintained space gives you an instant advantage among your local competitors. You will also be able to attract more potential tenants and drive a significant increase in your income as well. Although it is considered an additional expense, regular property maintenance ultimately helps you in accumulating more savings in the long run by avoiding overly expensive repairs caused by poor property monitoring," he said.

Regular maintenance will keep a property in good shape, but investing in improvements and upgrades will make it more relevant. By doing so, aside from being able to demand a higher rental, the market value of the property itself also increases. "The more you invest when it comes to your property's facilities and amenities, the better your ROI will be," Clancy added.

Furthermore, before investing in a property leasing business, comprehensive research should be carried out on the location and its surrounding areas to check if there are relevant establishments like malls, schools, hospitals, or any other publicly available facilities that can enhance the value of the property. Learn as much as possible about the neighborhood and consider all internal and external factors that may affect its profitability. Clancy noted that, "Looking for an honest and reputable real estate agent who has firsthand information about the area is also recommended so that you are able to make the best possible decisions. They will guide you in the right direction, and can also help you with local regulations, documentations, and other legalities as well."

Those who are looking for an established real estate agency in Kota Denpasar and the surrounding areas may visit PT Bali Nirmana Property at their Denpasar, Bali office. They offer professional real estate services including buying, selling, and leasing of highly sought after properties in the region. They have more than 20 years of real estate experience, and have successfully brokered the sale, purchase, and rental of more than 400 real estate assets such as land, residential homes, apartments, villas, and hotels on the island.

Between January and October 2018 alone, Bali welcomed an estimated 5.2 million tourists, a 6.5 percent increase from 4.9 million visitors recorded during the same period in 2017. With the increasing popularity of budget travel, the local government of Bali expects that these numbers will continue to grow, possibly reaching an approximate 8 million tourists this 2019.

Alongside its pristine beaches, wonderful people, amazing food, and rich culture, Bali offers a very profitable real estate industry and a number of real estate investment opportunities. With sprawling hotels, homestays and villas, Bali has already become a playground, not only for tourists, but real estate investors as well.

More information about PT Bali Nirmana Property can be found on their website. Aside from their complete company details, it also contains a comprehensive list of in-demand properties that are currently for sale in

the Canggu, Bukit, Seminyak, and Kota Denpasar areas. They also offer property management services for investors and real estate owners alike. Furthermore, interested parties may connect with them through their official social media accounts on Facebook, Twitter, and Instagram to stay up to date with their latest news and important announcements.

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For more information about PT Bali Nirmana Property, contact the company here: PT Bali Nirmana Property Patrick Clancy +62 817 9733 031 hello@balinirmanaproperty.com Jl. Bypass Ngurah Rai No.245, Sanur, Denpasar Sel., Kota Denpasar, Bali 80228, Indonesia

PT Bali Nirmana Property

Welcome To Bali. Local knowledge of property is the most important aspect of both buying and selling in Bali. With 25 years combined expertise, Bali Nirmana Property gives you an unprecedented wealth of knowledge to make better purchases and sales.

Website: <https://www.balinirmanaproperty.com>

Email: hello@balinirmanaproperty.com

Phone: +62 817 9733 031

