



Auckland Property Manager Specialises in North Shore Rental Property Management

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Harcourts Udy Realty - Property Managers, based in Auckland, New Zealand, wants to inform everyone that they specialise in rental property management for landlords on the North Shore and West Auckland. Their rental property management services include: regular inspections, zero rent arrears, thorough tenant selection, and compliancy checks. It is important to note this company specialises in rental property management and doesn't buy or sell real estate.

Tracey Wheeler, property manager at Harcourts Udy Realty, says, "There is a saying that no one takes care of your business or home better than you do, but when it comes to property management that isn't just always the case. Harcourts Udy Realty not only pride themselves on their philosophy of managing each tenancy in their care as if it was their own but they combine that with their professional and objective approach and systems to ensuring that not only are your assets protected but that your profits are maximised."

It is important to note that property management is the process of overseeing land, buildings, and other physical properties in all aspects of their operation. Some of the key duties property managers can provide are: rent collection and debt management; maintenance and repairs; comprehending the rules and regulations that govern the landlord-tenant relationships; enforcing the tenancy agreement; keeping records; finding new tenants; and handling of correspondence.

One of the primary duties of the property manager is the negotiation of the rental rates and setting up a payment schedule for each tenant. After this, the property manager will be in charge of making sure that the rent is collected on time and any security deposits or issues with payments are ironed out. In the event that a tenant fails to pay the agreed upon rent on time, it will be the duty of the property manager to take action on the matter. The property manager can try to contact the tenant but if the tenant still fails to pay, legal proceedings may need to be initiated to evict the tenant and their belongings from the property.

Another common task of the property manager is maintenance and repairs. It is the duty of the property manager is to ensure that the tenants are comfortable in their homes. The property manager is responsible for any minor maintenance work that may be required to make sure that all utilities in the property are available and functioning properly for the tenants. For more serious problems, the property manager may hire professionals to do the work.

A property manager also has to have a good understanding of the rules and regulations on landlord-tenant relationships. For instance, the property manager knows how many people should be staying on the property and should also be well informed regarding the local by-laws and the Residential Tenancies Act.

The property manager will also need to enforce the tenancy agreement in case a problem arises with a particular tenant, such as damaging the property or not paying rent. And in the event that there is a disagreement between the tenant and the landlord, the property manager has to deal with it.

The property manager is also tasked with keeping records about each tenant, any pending repairs, and any vacancies. These records are needed to ensure that the property manager knows what is happening within the property at all times.

Harcourts Udy Realty - Property Managers is a company in Auckland, NZ, made up of award-winning professionals who are focused on providing extensive property management services for rental properties. Through their extensive experience and professionalism, they can guarantee seamless property management and regular rent reviews that are based on current market values. And unlike other property managers in New Zealand, they are licensed with the Real Estate Institute of New Zealand (REINZ). This ensures more protection for the landlord as all monies are kept in an audited trust account.

Those who are interested in learning more about the services provided by Harcourts Udy Realty - Property Managers can check out their website, or contact them on the phone, or through email. They are open from 8:30 am to 5:00 pm, from Monday to Friday.

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For more information about Harcourts Udy Realty - Property Managers, contact the company here: Harcourts Udy Realty - Property Managers Tracey Wheeler 09 478 2206 rentals.brownsbay@harcourts.co.nz 15 Anzac Road, Browns Bay, Auckland 0630 New Zealand

Harcourts Udy Realty - Property Managers

North Shores leading expert in property management services. We manage residential rentals Auckland wide. Your real estate assets are protected and maximised. From regular inspections to tenant selection. Rental services for landlords, so you can relax.

Website: <https://www.udyrealty.co.nz/>

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