



LEASED



Property Management
Looking after your investment





Chris Waterman
Principal | Property Advocate



Kelly Salamon
Director | Manager



Michelle McDonald
Property Manager



Edwina Hoskins
Commercial PM



Jess Ellam
Client Relationship Manager |
Buyers Agent

Waterman Property Management

Since Waterman & Waterman started in 2002, we have referred clients to Adelaide's better property managers for leasing and management of their residential and commercial properties.

Now with Chris Waterman's wealth of experience, we have set up our own property management department, Waterman Property Management with Kelly Salamon as the property manager.

So If you've been looking for a local Adelaide Property Manager then you have come to the right place.

We know how stressful owning and managing a rental property can be.

That's why our aim is to provide the best property management services in Adelaide.

You don't have to manage your property. We do it for you.

Understanding

We understand what it means to be an investment property owner. To maximise your return you need a professional property manager who understands your portfolio and knows what is important to you.

You will be entrusting us with an asset worth hundreds of thousands of dollars. You need your rent to be paid on time and in full. You want to minimise outlays while maximising your income. We will keep you fully informed.

This is our commitment to you



Have the confidence to know
that your home is in good hands...



Maximising your return on Investment

Waterman Property Managements services to you;

- Free appraisal for leasing and management so you can make an informed decision at no cost.
- Register of rent reviews and expiry dates. Negotiating renewals, rent increases and re-letting premises.
- Advice on present performance and development potential.
- Identifying properties that are not performing to their best potential. Where possible, increasing rental returns and Capital value.
- Advice on upgrading. A small outlay may ensure better tenants, higher returns, increased capital value and taxation benefits on repairs and depreciation.
- Specialised service for sale of rental properties.

Many tax deductions are applicable to investment properties. Speak to Waterman Property Management and your accountant to learn more. We provide the best possible professional advice.

We make having an investment
property a simple
stress free experience





Financial Management

- Collection, lodgement and disbursement of bonds and rent. Accurate financial records kept at all times.
- DEFT Payment System . Minimises dishonours and rent arrears.
- Payment as instructed by you of any accounts, such as; Strata levies, Insurance premiums, Council rates, SA Water.
- Monthly statements showing rental collections and accounts paid. You are kept informed and know where your money is going.
- Electronic banking, directly into your account. This gives you fast access to your money.
- Online owner portals, access your property information online 24/7.
- End of financial year statements for taxation purposes. We make tax time easier for you.

We have a Zero tolerance policy for rent arrears

We find the right tenant for your property
every time.





Protecting Your Investment

- Preparation of leases, initial inspection reports and all documentation including special clauses to protect your investment according to the Residential Tenancies Act.
- Stringent rental reference checks and tenant interviews.
- Regular, periodic and final inspections, with written notice to tenants about their obligations, cleanliness, repairs and maintenance. Electronic reports about necessary or suggested maintenance to Landlords complete with photographs.
- We do NOT hand out keys to vacant properties. All prospective tenants are met at your property so we can assess the calibre of the applicant and maintain security on your behalf.
- Control of disruptive tenants, liaising with the Residential Tenancies Tribunal, acting for clients in disputes, issuing of notices, collection and disposal of bond monies. We take the worry out of the occasional difficult situation.
- Special instructions; you may have certain requirements for the way your property is managed. The instructions must be lawful.

We don't just collect rent. We take pride in ensuring, properties are fully looked after as they should be.



Leave the
repairs to us



Property Maintenance

- All maintenance as authorised. Prompt, competitive quotes, and quality workmanship at fair prices.
- After hours emergencies, seven days a week.
- Regular smoke alarm testing. We encourage you to take part in our smoke alarm servicing. It is fully tax deductible.
- Insurance claims arranged and processed.
- Property renovation or rejuvenation to budget

And finally.....

We are experts in asset management and take the business of managing property seriously

Your investment property should represent:

- Your superannuation fund
- Income stream
- Capital growth
- Taxation advantages
- Long-term Investment

Waterman Property Management do all that we can to help you achieve your goals.



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