



PROPERTY MANAGEMENT

Our mission is to get rent for
owners 365 days of the year

Find out how we do this >>>

THE BEGINNING

OF PUKEKO RENTAL MANAGERS

Pukeko Rental Managers was started in 2010. Founder David Pearce, had already been in the property market for 25 years.

David Pearce had been through Tremains Real Estate in their property management division and also pioneered Quinovic in Hawke's Bay - a specialist Property Management company, for 4 years.

During his time in real estate, he realised that real estate business owners aren't interested in property management seeing it only as a failsafe - regular income to keep their flash offices open when property sales are down. The focus was sales, and property management was just a poor cousin.

Even pioneering a franchised property management firm didn't give David a better view of traditional property management - after all, the same structure was used, with offices, support staff, and franchise management adding in high costs. In order to be a viable business, the model forces property management companies to have property managers looking after as many properties as possible to cover high overhead costs. The result? Badly managed property, loss of revenue for owners, high turnover of staff, and high stress levels for all involved.

From there, David sat down and thought about how could it be possible to run a profitable Property Management business that ensures a sustainable quality service to owners and investors. From here, Pukeko Rental Managers was born with the fundamental philosophy that Pukeko Rental Managers work solely for property owners!



To ensure that we remain the best, we are non-negotiable on two key points:

- 1. Each Pukeko business is owner operated - with their own skin in the game and their own reputation on the line, each manager constantly strives to do their best.**
- 2. Each manager is limited in terms of how many properties they can manage, only taking on around 30% of the number of properties that other property management companies cover. Our overheads are kept low to ensure that high service isn't sacrificed for low costs.**

www.pukekorentalmanagers.co.nz
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OUR 12 POINTS OF DIFFERENCE

Our people believe they can provide the best rental management service. We're passionate about doing the right thing - integrity, being transparent and working for the owners. To prove it, we offer the Pukeko Plus rent guarantee as we are willing to put our money where our mouth is.

Pukeko Rental Managers aim to be leaders and the best in property management. We're not trying to be the biggest property management team. We just want to be the best. That's why Pukeko Rental Managers limit the number of properties we look after - so that we can focus well on each one. Your property will never be 'just a number'.

Expert advice on how to maximise rental returns.

As all our rental managers are experienced investors and live and breathe the rental markets, we know how to maximise the return on your rental property. We treat your property as if it was one of our own and look for ways to effectively attract maximum market rent for the least investment. This may range from simple cosmetic changes to insulating the property using government funding schemes.

We find you the right tenant. Owning a rental property can be a nightmare unless you have the right tenant. We have a proven 10-step method to select the right tenant, which includes comprehensive screening and checking process.

Experts on the tenancy laws. Pukeko Rental Managers are well versed with the NZ Residential Tenancies Act 1986, the Residential Tenancies Amendment Act 2020, and the Tenancy Tribunal Procedures. We're the guys you want on your side in a dispute!

We collect the maximum bond and keep it safe right to the end. We collect a 4-week bond to better protect our owners. The bond is then deposited with the Tenancy Services and is totally secure until after a comprehensive inspection at the end of the tenancy.

Pukeko Rental Managers are tough when it comes to collecting rents. We have zero tolerance for people who do not pay their rent on time. Rent payments are checked daily, and any missed payments are quickly responded to.

We refuse to charge owners for inspections. Why?

Because we believe inspections are integral to good property management and not an optional add-on. Regular inspections keep the tenants on their toes in looking after your property. That's why we don't want you to worry about how much you have to pay per inspection as we'll do as many inspections as we need, to ensure that your property is well respected.

Our inspections are thorough every time. As part of our quality property management we are uniquely rigorous about inspecting your property every three months. That's right, that's a minimum of 4 inspections per year. Often tenants do not always inform us when repairs are needed, however with regular inspections we discover maintenance issues early before it gets expensive.

24/7 online access to financial reports and more. As the owner, you will receive both text and email message updates. Monthly financial reports, inspection reports, and inspection photos are made available online through 24/7 internet access. For extra convenience you will also receive financial reporting at the end of the financial year.

A repair done in time saves hundreds and keeps the repair cost down. Pukeko Rental Managers deals quickly with issues as they arise. We want to be a good landlord to our tenants. The tradespeople we employ are trained to identify the repairs that are not fair 'wear and tear' so you don't end up paying for more than you need to.

We offer a rent guarantee you won't find anywhere else!

Pukeko Rental Managers focus on finding the right tenants and back their services with the Pukeko Plus Rent Guarantee Scheme.

It means that in the unlikely event a tenant gets behind in rent, your Pukeko Rental Manager can access a dedicated company fund to cover rent arrears while they resolve any issues. Property owners can be confident that rents are paid every month, investments are safe, and rental properties are in expert hands.

PUKEKO PLUS

TOTAL PEACE OF MIND

WE OFFER CONFIDENCE YOU
WON'T FIND ANYWHERE ELSE

Free Inspections

Home inspections are all part of ensuring your property is protected. We undertake as many as needed, and will never charge for extra.

Reduced Risk

We're so confident, we remove financial risk for you. We offer quality service and rent cover that you won't find anywhere else.

Best, Not Biggest

You're never just another one on the books. We manage a limited number of properties to ensure we offer the highest quality service.

