

LIFE

REAL ESTATE
GROUP

Albert Place Residences
7 Bowen Crescent, Melbourne VIC 3004



EXPERIENCE LIFE **WITHOUT
EQUAL**



ALBERT PLACE

RESIDENCES



LIFE/ understands what it means to live a life extraordinary. Beyond our world-class residences, we curate and deliver lifestyle experiences to rival luxury hotels from around the world.

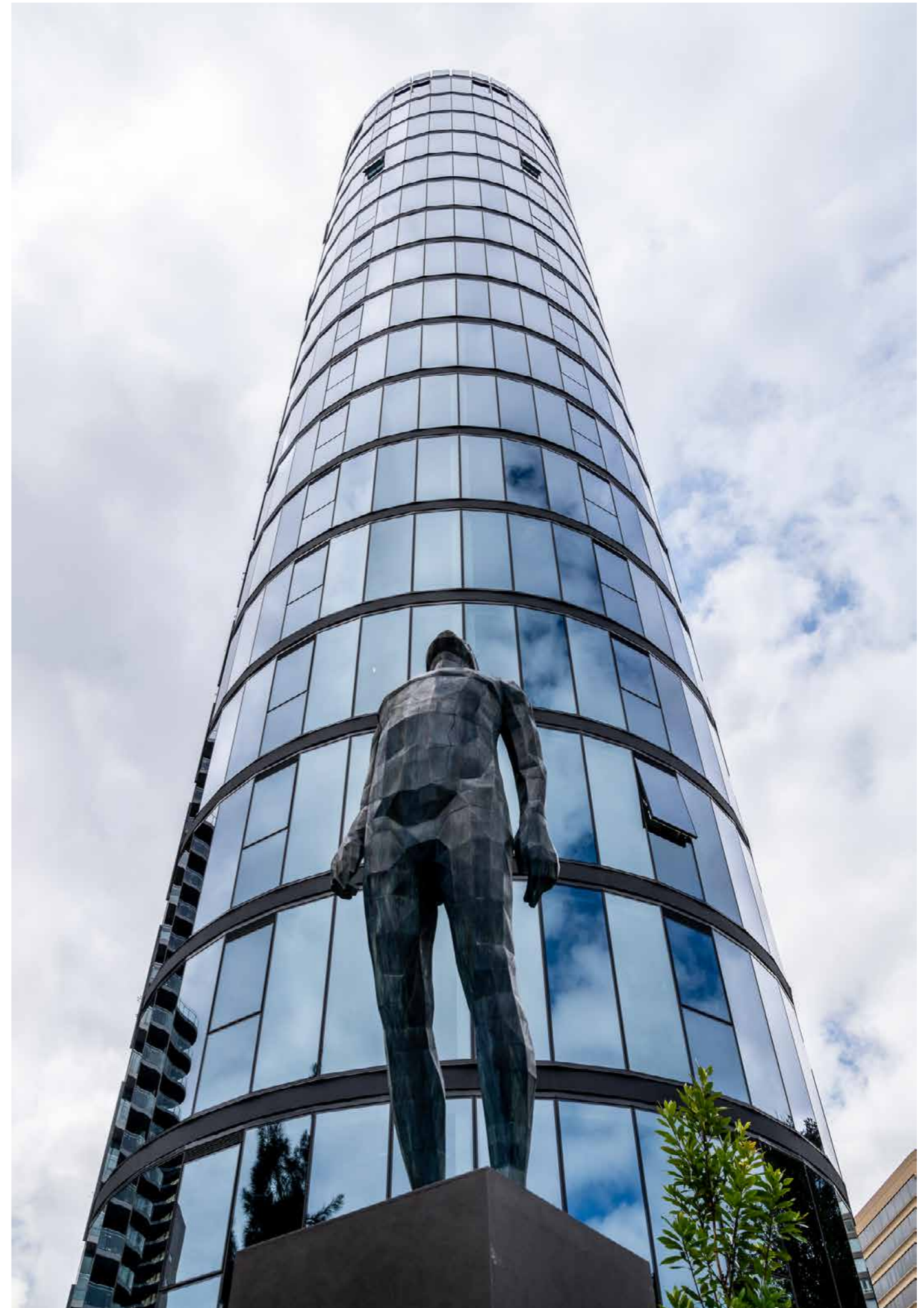
Defined by sophisticated quality and a commitment to excellence, we forge new ways to meet the increasingly high expectations of our distinguished clients. Inspired by worldly ideas, we explore every avenue to offer the highest levels of personalised service.

Delivering exceptional results in Melbourne for almost two decades, our extensive local knowledge and innovative technology enable us to connect and build great relationships with our clients.

LIFE/ will be operating from the prime corner office located on the nose of Albert Place Residences, giving it a critical point of difference for its property and building management offering. LIFE/ will be the only agent to have exclusive access to the building prior to settlement for tenant inspections and will be uniquely positioned to efficiently service residents requests from Day 1.

We invite you to experience LIFE/ with our dedicated team. Ever ready to go the extra mile, we offer faultless execution and exceptional results.

W H O I S L I F E / ?





WHY LIFE / ?

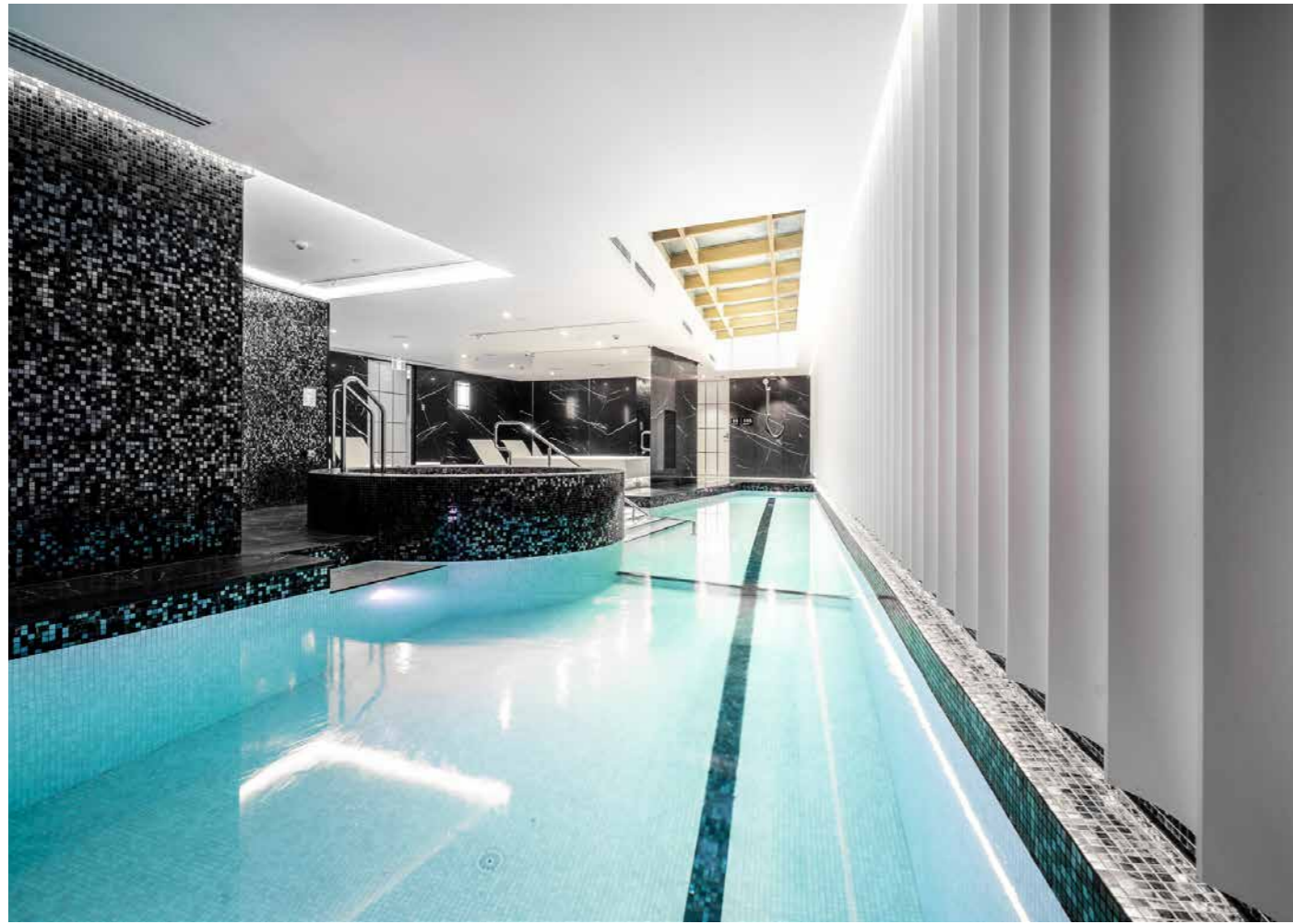
With exclusive pre-settlement leasing rights to Albert Place Residences, LIFE/ minimises vacancy on settlement, ensuring you get the best returns right from the start.

We begin by launching a large advertising campaign, conducting open for inspections prior to settlement, and compiling a list of worthy tenants – the first to live at Albert Place Residences.

Precision and professionalism underpin everything we do. With a focus on communication, attention to detail and skillful negotiation, our excellent reputation and competitive fees make us GURNER™'s trusted and recommended choice.

Our team is pleased to manage all aspects of your property, including:

- Accounts receivable and payable for your properties, including income and outgoings
- Monthly, quarterly and annual property income\expense Statements for your tax returns
- Routine inspections and maintenance
- Building relationships with owners, tenants and tradespeople



MARKETING YOUR PROPERTY

LIFE/ offers the benefit of working with an exciting brand and extensive local knowledge, ensuring the marketing of your property delivers the best results.

LIFE/ Real Estate Group will market your new residence through large marketing campaigns across both digital and print media including but not limited to mail distributions, website advertisements and onsite signage.

We leverage on a variety of targeted and broad advertising methods to effectively promote your property.



SELECTING THE RIGHT TENANT

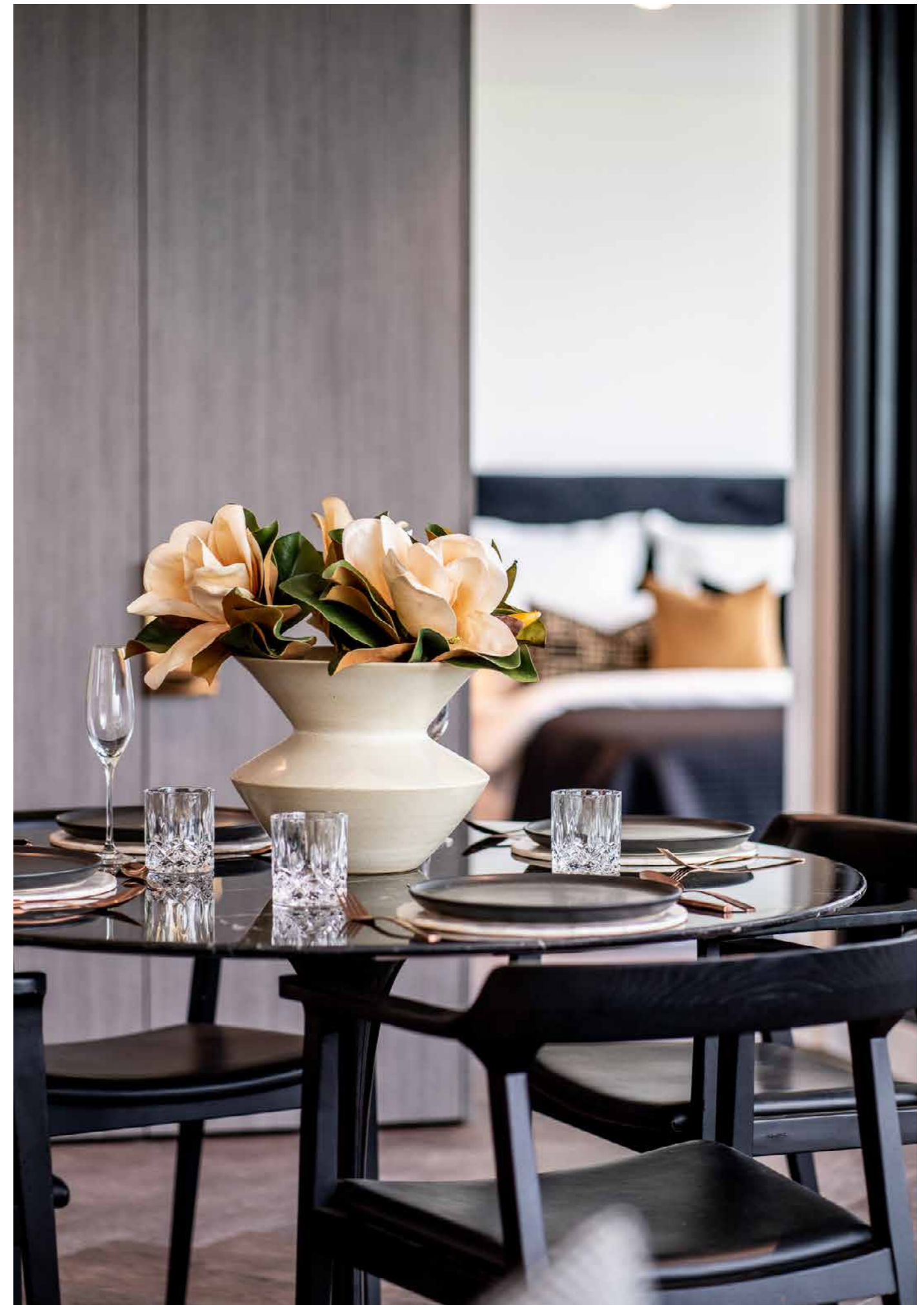
LIFE/ understands the importance of tenant selection. To protect your investment, securing a quality tenant can make all the difference.

Our stringent eligibility criteria means not just anyone can enjoy your exclusive property. Our strict policy ensures only the best tenants are shortlisted, resulting in minimal tenancy defaults.

All applicants are required to complete a tenancy form and provide credible evidence to support their application.

We check current, as well as previous landlord, agent and employer references to ensure they are exceptional occupants for your property.

Once all checks are completed, we provide the list of qualified applicants for your final approval.



RENTAL REVIEWS

At LIFE/, we work diligently to ensure you receive optimum market returns. We regularly assess the rental on your property, considering factors such as the current market, vacancy rate, its general condition, and the quality of your tenant.

Our review will provide updates on current market conditions and recommend solutions to maximise your investment.





ROUTINE INSPECTIONS

For your peace of mind, we conduct regular inspections to ensure your property is in good hands.

Inspections are undertaken three months after a tenant moves in, and bi-annually thereafter. This also offers tenants an opportunity to raise maintenance issues, if any.

Following the inspection, we provide a written report accompanied by photographic evidence, detailing your property's condition.

Each time your property is inspected, it is allocated a future date for the next inspection. Rest assured, we have a watchful eye on your investment.





REPAIRS & MAINTENANCE

We are undoubtedly the experts in luxury apartment living, having managed highly coveted Melbourne apartments for almost two decades.

With a commitment to excellence, our high standard of maintenance protects your rental returns and property value. We monitor repairs very closely and have developed a flexible system to cover all owners' requirements.

While many owners entrust us to manage maintenance matters on their behalf, others prefer to do so themselves. We engage a team of quality and experienced tradespeople for all repairs and maintenance. If you wish, you may appoint tradespeople of your own choice.

Our people believe that we set the benchmark in the property management industry. We look forward to serving you to a standard beyond your expectations.

Contact us today

Let us find you the right tenant!

Phone

(03) 8676 8080

Email

info@liferealestategroup.com.au

Website

www.liferealestategroup.com.au

Address

7 Bowen Crescent
Melbourne VIC 3004 Australia

Senior Leasing Executive

Tiana Thompson

info@liferealestategroup.com.au
(03) 8676 8080

Senior Leasing Executive

Rebecca Morano

info@liferealestategroup.com.au
(03) 8676 8080

C O N T A C T U S T O D A Y

LIFE

REAL ESTATE
GROUP