JA UNITY
PROPERTY SERVICES

SURFERS TO COOLY
BROADBEACH · BURLEIGH · GOLD COAST QLD
RENTALS · MANAGEMENT · INVESTORS



FEES & SERVICES GUIDE

Protecting your investment.

Consistent, professional property management on the coastal Gold Coast, from Surfers to Cooly — built to protect your asset and maximise your long-term returns.

INSIDE: EVERY FEE, EXPLAINED

SCHEDULE OF FEES

Fees at a glance.

RESIDENTIAL Long-Term Management		
Standard Management Fee	8.25%	of weekly rent
Letting Fee (from)	110%	of 1 week's rent
Re-Let Fee	55%	of 1 week's rent

SHORT TERM Holiday Management		
Holiday Management Fee	13.2%	of holiday rate
All-Inclusive Fee (from)	40%	of holiday rate
Holiday Leaseback	Above	market rental

ALL FEES INCLUDE GST

The pages that follow detail exactly what is included in each service — along with available discounts and any exclusions where extra fees may apply.



RESIDENTIAL · GETTING STARTED

The Letting Fee

110%
from · 1 week's rent

Marketing & Advertising

- Market rental appraisal
- Listing creation — photos, description, online ads
- Social media campaign across popular platforms
- Realestate.com advertising (optional, charges apply)
- Installing signage where applicable

Tenant Inspections

- Conducting open homes & private inspections
- Responding to tenant enquiries
- Managing booking schedules

Application Processing

- Receiving & reviewing applications
- Reference checks — employment & rental history
- Screening tenants, including TICA databases

Selection & Approval

- Recommending suitable tenants to the owner
- Negotiating lease terms — rent, start date, conditions

Lease Preparation

- Preparing the tenancy agreement & ensuring compliance
- Arranging signing & tenant introduction to by-laws
- Entry / exit reports (unfurnished)
- Water-wise testing & smoke-alarm compliance

Initial Setup

- Collecting bond & first rent payment
- Lodging bond with the relevant authority
- Setting up the tenant in the system
- First 6-week initial inspection

NOT INCLUDED — EXTRA FEES MAY APPLY

Professional photography · Realestate.com advertising fee · Furnished properties — added charges

Letting Fee is based on apartments; added fees apply for homes & gardens.

RESIDENTIAL · ONGOING

Standard Management

8.25%
of weekly rent

Tenant Management

- Main point of contact for tenants
- Handling enquiries & issues
- Managing agreements & renewal liaison
- Issuing breach notices if required

Rent & Finances

- Collecting rent & monitoring arrears
- Following up late payments
- Processing invoicing & monthly disbursements
- Financial statements & EOFY summaries

Maintenance

- Organising general repairs & maintenance
- Liaising with tradespeople
- Obtaining quotes where required
- Managing emergency repairs

Routine Inspections

- 6-monthly property inspections
- Detailed reports with photos as legislated
- Noting maintenance issues or lease breaches

Compliance & Risk

- Compliance with QLD tenancy laws
- Managing bond lodgements & refunds
- Representing the owner in initial RTA disputes

Administration

- Records of all tenancy documentation
- Managing notices — increases, entry, etc.
- Advice on market rent & tenancy matters

Discounts available
Have 3 or more properties? Consolidate your portfolio with us and save.

NOT INCLUDED — EXTRA FEES WILL APPLY

Ongoing letting / leasing fees · Tribunal prep & attendance — from $85/hr · QCAT application — at cost · Renovation management · Insurance-claim maintenance · Customised inspections & furnished inventory reports

RESIDENTIAL · RENEWALS

The Re-Letting Fee

55%
of 1 week's rent

Renewal or Extension

- Preparing a new fixed-term or periodic lease
- Updating terms — rent, conditions, dates
- Ensuring compliance with current legislation

Rent & Market Review

- Reviewing current market conditions
- Recommending & justifying any adjustment

Documentation

- Issuing & executing the updated agreement
- Managing signatures — digital or in-person
- Updating records in the agency system
- Aligning with state tenancy laws

Negotiation

- Liaising between owner & tenant
- Rent reviews, increases & lease-term changes
- Handling any back-and-forth negotiations

Risk Management

- Ensuring continuity of tenancy
- Reducing vacancy risk
- Meeting all legal requirements to avoid disputes

SHORT TERM

Holiday Management

13.2%
of booking rate

Guest Management

- Enquiries & bookings — Airbnb, Stayz, Booking.com
- Guest screening & smart check-in / out
- 24/7 guest communication & support

Listing Management

- Creating & optimising listings, photos, descriptions
- Updating pricing, availability & minimum stays
- Managing reviews & ratings

Dynamic Pricing

- Rates adjusted for seasonality & local events
- Tuned to demand & occupancy to maximise revenue

Cleaning & Linen

- Cleaning coordinated between every stay
- Linen, laundry & restocking essentials
- Quality-control checks after each clean

Compliance & Admin

- Compliance with short-term rental regulations
- Managing bonds & coordinating insurance claims

Financials

- Collecting rental income
- Monthly statements & reporting
- Deducting cleaning, maintenance & platform fees

UPGRADE OPTIONS

Take it hands-off with bundled packages designed for owners who want returns without the admin.

ALL-INCLUSIVE

From 40% holiday rate

- ✓ Holiday management fee included
- ✓ Cleaning & linen costs
- ✓ Guest services

HOLIDAY LEASEBACK

Above market

A leaseback agreement delivering an above-market weekly return — with all costs covered by management.

NOT INCLUDED — EXTRA FEES MAY APPLY

Cleaning & linen costs · Maintenance / repairs · Guest services — wifi, streaming · Platform service fees · Photography & initial setup

LET'S TALK

Your asset, in experienced hands.

From your initial appraisal through to long-term management, we deliver a smarter, more connected experience — combining local rental knowledge and hands-on property management to achieve the best possible result for every client.

NEXT STEP

Request an appraisal

Fees & costings supplied with your initial appraisal.

SAVE MORE

3+ properties?

Consolidate your portfolio with us and save.

GOOD TO KNOW

All fees include GST

Transparent pricing, no surprises.



JA UNITY
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