

Your property manager

"We used Besser + Co for our St Kilda East flat for over four years. They were responsible for the successful rental lease, management of the flat, and the eventual sale at auction.

Throughout this period the services provided by Dion at Besser + Co were exceptional. We wholeheartedly recommend Besser + Co and will happily use their services again in the future."

Mikus Kofifus



Marcel Dybner

Partner & Head of Property Management

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Marcel is the go-to property management expert, building a dedicated following of clients who confidently refer friends and family. To Marcel, a property represents most people's largest single asset, and handling its tenancy carries significant responsibilities.

Marcel strives to deliver superior service through constant communication with clients, achieving excellent rental returns and the best results possible. His drive, along with his ability to communicate both with and between parties in an approachable manner, provides Marcel and his clients with a competitive market edge. Marcel's passion for real estate has led to interviews and articles in various industry specific publications and local newspapers, via his award-winning blog, www.askmarcel.com.au.

Your property management team



Dion Besser

Managing Director

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Dion leads his team at Besser + Co with a contagious passion and tenacious dedication to all things real estate. His experience spans Melbourne to London across nearly two decades, in both boutique agencies and the bigger corporates. Dion absorbed the best of both worlds to create a better real estate experience with Besser + Co, inspiring his team to 'think big' like the corporates, yet 'act small' with the impeccable attention to detail and proactivity expected from a smaller agency. Dion prides himself on delivering highly personalised, tailored marketing plans, and round-the-clock service (even on holidays!).



Nicole Radia

Property Manager

0414 774 232

nicole@besserco.com.au

With a complete understanding of the complexities of property management, Nicole goes above and beyond to ensure requests are done right on time and the first time.

Nicole has worked in real estate since 2009, working in both the residential property management and share housing sectors, and she is proud to be working with Besser + Co's growing portfolio and forward-thinking vision.

Nicole believes real estate is a daily deadline industry. She's detailed in her approach by streamlining processes and feels satisfied knowing that no problem is too big or small, as she is always willing to help.



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Property
Management
A better way

besser+co

Our philosophy

A new way of thinking – here at Besser + Co we’re all about the details. We don’t believe that one size fits all: we don’t even agree that one size fits most.

Instead, we remain accountable by explaining the how, what and why behind our estimated selling and leasing range for your property. We won’t insult you with a package; we’ll tailor a marketing plan to your specific needs so that the right people connect with your property. And if you want to know why our track record is so impressive, we’ll tell you what we tell everyone else: we understand that not just every house is different, but every person is different, too.

Trust us, we’re real estate agents
You don’t have to whisper; we know the real estate agent stereotype. People often say that any estate agent can sell or lease a property, and they’re not wrong. What sets Besser + Co apart is our reputation for obtaining the highest possible price in any given market. If you’d like our take on our outstanding results, please don’t hesitate to get in touch.

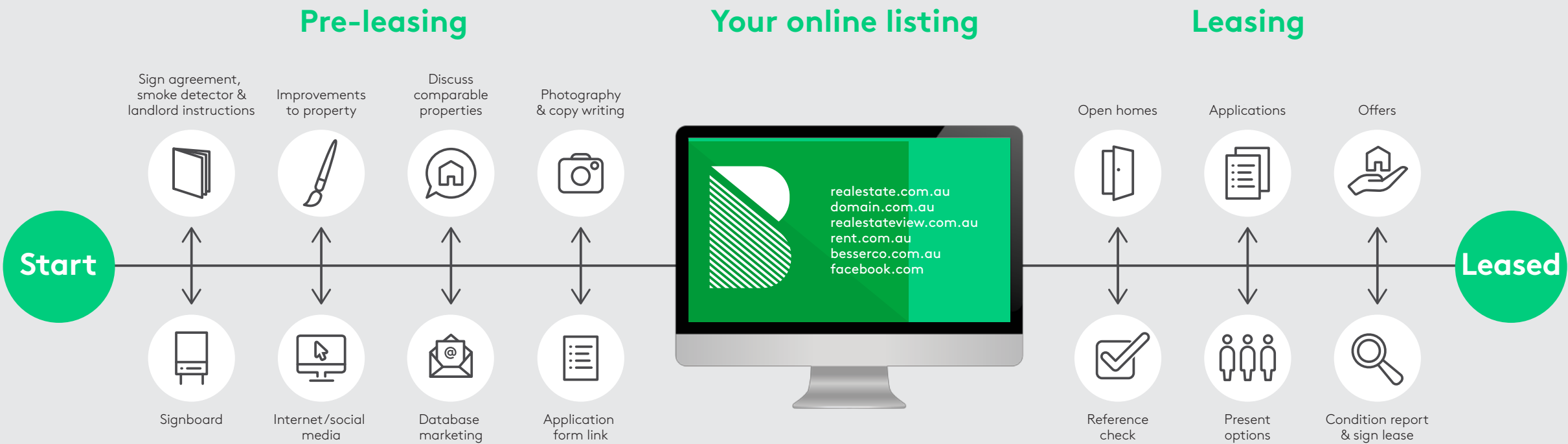
Your journey to super-investment on the management of your property



Property management investment plan

- Meeting agenda**
- > What rent the property will attract?
 - > How long it will take?
 - > What the associated costs are?
 - > How we will market your property?
 - > Our management process

“We were very happy to receive a higher level of service and communication that you can only get from a more customer focused, boutique operation. Besser + Co went above and beyond to ensure a satisfactory outcome.”
Jeremy Singh



- Property management services**
- > Monitor, collect and account for rent
 - > Lodge bond / bond claim with RTB Authority at beginning / end of tenancy
 - > Carry out periodic visual property inspection and report
 - > Arrange (as client’s agent) for appropriate contractor(s) to carry out periodic smoke alarm inspection (if authorised by landlord)
 - > Arrange property maintenance / repairs / renovations, including by engagement of contractors
 - > Notify breaches involving non-payment of rent / significant property damage / accidents
- Property management accounting services**
- > Prepare and serve Residential Tenancies Act notices
 - > Representation at VCAT hearings, including necessary preparation work
 - > Engagement (as client’s agent) of professional / property services providers and tradespeople
 - > Monitor lease expiries and advise current rental trends
 - > Conduct rent reviews and report
 - > Liaise with tenants to arrange prospective tenant inspections

- Property management accounting services**
- > Prepare monthly statement of rent collected and outgoings paid
 - > Payment of utilities / rates / land tax / owners corporation fees, if requested
 - > Payment of valuers / architects / engineers / trades / contractors / professionals invoices, if requested
 - > Prepare end of financial year reports

“I have been with Besser + Co for 3 years and they have always treated my partner and I with the highest respect. They are excellent and trustworthy, which can be hard to find in Melbourne’s real estate market.”
Tyrone Blode