



CHOOSING YOUR TRADES

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In the last 20yrs, from Pottsville to Kingscliff, we have seen considerable growth in both the residential and commercial sectors of the market. Development, population and tourism have boomed. I've seen full cycles of the market over the course of living and working in the area. With this substantial growth comes a high demand for quality tradespeople, and, a flood of new tradespeople to the coast with a range of specialist skills. This is where a knowledgeable, experienced Property Manager can take the stress out of your property projects to ensure you are meeting your goals on budget and on time. There's a catch though, the tradespeople a Property Manager chooses might meet their standards, however, will they meet yours? These are often worlds apart particularly if you have the time to invest in projects and maintenance for your investment property, but they don't.

Recommendations sourced from the internet or social media for tradespeople can be very helpful, however, a recommendation will only ever be as good as the expectations of the person suggesting the trade. How do you know that your expectations of quality and workmanship, cost and timeline match the level of expectation to that of a stranger referring the trade? There are key questions to ask your trade that an experienced Property Manager can assist you with to avoid disappointment.

For many years good quality, skilled and reasonably priced tradespeople in the area can 'pick and choose' who they work for as a result of the demand. They are so incredibly busy that not even the current pandemic has slowed down their workloads. Having a solid rapport with your tradespeople is important – they are just as an integral part of your property management team as the employees working within a real estate agency. After all, the tradespeople willing to work on your investment properties have a major impact on your bottom line. Choosing a professional Property Manager with high standards and an in-depth knowledge of repairs and maintenance will compliment the trades to match. It's a win win for the long-term preservation of your investment property along with the quality of tenants your property will attract as a result of these choices.

KC engages in trades who are; highly skilled, reasonably priced, responsive, communicate well with tenants and local where possible. I've used the same; garage door company, blind cleaning company, Electrician, Handyman, Communications Specialist, pool company and carpet cleaner for the last 13yrs +.

Property Managers and tradespeople are very similar. Sometimes you'll find the perfect trade who is a sole trader with a relatively small boutique customer base, or, they will form part of a larger company where you are borderline just another 'number'. When you do find that one good person that ticks every box for your investment property - stick with them.

KC