

AQUA LETTINGS



What Should a Property Manager Handle?

Managing a rental property involves much more than collecting rent. A good property manager oversees the day-to-day details that keep a property running smoothly, while helping landlords and tenants have a positive experience.

From coordinating maintenance to keeping communication organised, here are some of the key areas a good property manager should handle.

1. Day-to-Day Property Oversight

A property manager should keep an eye on the overall condition of the property and make sure routine matters are dealt with promptly.

This includes arranging inspections, following up on repairs and keeping track of important property-related tasks. Having someone manage these details helps prevent small issues from being overlooked.





2. Tenant Communication

Clear and timely communication is an important part of managing a successful tenancy. A property manager should be available to deal with tenant questions, concerns and requests while keeping the landlord informed when necessary. Having a clear point of contact can make the rental experience easier for everyone.



3. Maintenance Coordination

When something needs repairing, a good property manager should arrange the appropriate contractor and follow up to make sure the work is completed properly. They should also keep landlords informed about significant repairs or costs. Prompt maintenance helps protect the property while reducing disruption for tenants.

4. Property Inspections

Regular inspections help property managers monitor the condition of a rental and identify issues that may need attention. They can also provide an opportunity to check that previous maintenance work has been completed. Keeping clear inspection records gives landlords a better understanding of how their property is being maintained.





5. Keeping Important Information Organised

Property management involves a lot of paperwork and important dates. A good manager should keep tenancy documents, inspection reports, maintenance records and other relevant information organised and accessible. Good organisation makes it easier to respond quickly when information is needed.

6. Supporting a Smooth Tenancy

A good property manager should help keep the tenancy running smoothly from start to finish. This means coordinating the different tasks involved, communicating with both parties and making sure important matters are not overlooked. The goal is to provide landlords with peace of mind while giving tenants a reliable and professional point of contact.



Final Thoughts

Good property management is about staying on top of the details. From communication and maintenance to inspections and organisation, having the right systems in place can make a significant difference to the rental experience.

If you would like professional support managing your property, **Aqua Lettings** is here to help. Our team can take care of the day-to-day responsibilities while helping landlords protect their properties and provide a positive experience for their tenants.

**Warm Regards,
The Aqua Lettings Team**