

ABOUT US

Our Goal

Our aim is to cater for those property owners that seek a higher level of individual professional service, with a boutique experienced operator.

- Attention to detail
- Quick response and services
- Latest technology
- Managing tenancies and property with initiative

Accredited Professionals

We are members of the Real Estate Institute of New Zealand (REINZ) and licensed realty agents with the Real Estate Authority (REA) of New Zealand. Our years of experience are illuminated by the Real Estate Institute of NZ by the acronyms Auckland Property Managers (APM). We are in constant attendance of new legislation and industry best practice seminars.

Experience

Our experience and knowledge of residential property management is our greatest asset. Our professional services and affiliations are virtuous and valuable to our clients.

Managing investment property requires many skills to diligently ensure things run smoothly.

Legal suits from disgruntled tenants are a common occurrence with severe penalties that can be awarded against the Landlord and or agent in a very informal court hearing.

Employing Cobb Property Management also entitles you to an exclusive Landlord cover that professional compliance ensures you have the ultimate representation over your investment.

We ensure only capable experienced staff are managing your property.



DARIN COBB
DIRECTOR

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PROPERTY MANAGEMENT SERVICES

Communication

We will communicate with you regularly monthly via our electronic monthly statements, during the letting and tenant selection period, maintenance projects, arrears issues, bond refunds, lease renewals or tenant complaints. We can customise and reduce our communication to suit your requirements.

Online access for owners

As a client of Cobb Property Management you can have access to a unique website that contains all your historical financial records with us, photographic property reports, tenants details and relevant communication between us. You are issued a password which allows you access to your information anytime.

Professional conduct

The highest standards of honesty, professional practice and integrity are applied throughout our dealings in compliance with the code of ethics of the Real Estate Institute of New Zealand.

Accountability & Guardianship

Not often, but sometimes unexpected incidences happen out of our control or human error. We are comprehensively insured to cover the unexpected and also meet financial liability if we make a mistake. Our associate membership with the REINZ requires our trust accounts are audited every 26 weeks. We have landlord relationships spanning over 20 years and being a family business have a good reputation to keep.

Tenant screening

Your tenant is personally interviewed and screened via a comprehensive application and credit check process. We are a member of Tenancy Information New Zealand & Tenancy.co.nz, New Zealand's leading legal experts in property management. Your tenants details are screened over multiple national and international databases.

Bond management

We collect a minimum of four weeks rental bond, and will only release monies after the premises meet stringent detailed vacating criteria.



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Property inspections

We inspect your property every 3-5 months. The inspection is uploaded to your unique CPM website account. Thorough photographic inspections also take place at the beginning & end of each tenancy.

Lease renewal

We endeavor to sign tenancies with a minimum six month term, renewing at the anniversary or extending to a periodic term. We negotiate the best term and rent possible that the market will bare.

Maintenance

All serious and expensive maintenance issues are brought to your attention immediately. If you are not contactable we will phone your emergency contacts. When applicable we involve the body corporate secretary and or building manager for their assistance and assessment of the maintenance involved. We economically contain the fault and seek your approval for the next course of action.

Finding a tenant

Our properties are featured on Auckland's most prominent Property websites. We have strong relationships with companies placing their executives and relocating companies. Your property is electronically transferred to three plus premium websites 21 days prior to the end of tenancy. The property is advertised at our discretion and is promoted daily. We short list regularly to specific tenant data bases and do have unique alliances with other property management companies where we help each other rent out properties.

Rent monies

Are forwarded to you twice per month, on the 1st & 15th of each month, An electronic statement is automatically emailed to you.

Rent arrears

We have a zero tolerance towards rental arrears, and if necessary apply a select system of debt control. Failing this, we seek remedy via Tenancy Services. New Zealands governing body legal judiciary.



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