

What is Airbnb real estate ?

We are a full service property management licensed Real Estate company taking care everything related to your home whilst giving you peace of mind stress free management.

Our full service extends beyond normal property management providing everything from cleaning , linen marketing , guest meet and greet key exchange , maintenance , pool and gardening to topping up your bbq gas bottle and servicing your fire extinguisher etc. We specialise in Airbnb host management servicing Cairns to Port Douglas.

Do you sell properties ?

Yes we also act as any other real estate agency and can support you with the selling of a property.

can you help me find a Airbnb property?

Yes we can take your investment criteria and act as your buyers agent sourcing out investment properties for you saving you time and money.

Can you help furnish my property ?

Yes we can help you source furniture and arrange deliveries including set up and connection of cable tv for you to save you time and stress.

Is buyers agent services tax deductible ?

Yes our services are 100% tax deductible if you are buying an investment property.

Is Airbnb Real estate a licensed company ?

Yes we are a fully licensed real estate company and are fully insured . License no 4362352

Do you provide linen hire?

Yes we can provide those services if you choose however we prefer owners to purchase their own linen which we wash as to save money and time for you which means more \$\$ for you !

Do you offer services for cleaning a room only in a share accommodation ?

No we only manage the whole house or unit, we do manage granny flats or rooms which are separate from the main property as to be able to maintain the cleaning level needed for guests as share houses can be difficult .

Do you provide cleaning services only?

No we are a full service property management company.

How much can i get for my property nightly ?

We will complete a property data market analysis by looking at the area where the property is , amenities and layout which you have and compare it to other similar properties. also understanding the seasonality of tourism low and high season and how long you will use the property for yearly all plays a roll in determining the write price .

What are your services?

Creating a listing on Airbnb or multiple booking channels for you.
Provide you with a prepared amenities checklist for your property
styling and furnishing support and pre cleaning of your property
professional photography , house manual for guests , maintenance pool and gardening
bbq gas refilling and fire extinguisher and smoke alarm testings and more...

How do we start the process ?

One of our team will come to your home to assess if your property is suitable for Airbnb.
We then will do an appraisal of your property and its maximum nightly rate rental potential .
Then if you decide you would like our support you sign an agreement with us and we begin the process of

A professional photo and or video shoot followed by a checklist which we will give you explaining all the amenities you will need to be Airbnb Ready.

We then design the listing for you including a guest house manual and work out furniture and styling support if needed and a pre clean of your property before commencement.

Pre clean ?

Per clean is the thorough clean including oven, fridge lights fans Air conditioners ,outside the property all the other areas which need to be prepared before the photo shoot and guests arrivals.This is charged to you as a one off.

Lock box and guest meet and greet ?

We always meet your guests to insure they feel welcomed and give them a tour of your home, it is also a safety measure to ensure the guests understand our rules and abide by them to protect your property. Lock boxes are installed at properties for late guest check ins.

Damage to property?

our cleaners and property hosts are always working in your best interest in ensuring the protection of your property and if they ever notice any damage they always let management know immediately so we can make a claim against the guest. We constantly take photos of your property for cross reference to protect us in a claim so we have proof to present to protect you .

Fire extinguishers?

Any property with gas stove or a bbq we require a fire extinguisher for the safety of your property

Smoke alarms?

All smoke alarms in your property are serviced by SATS knowing your property is in safe hands .

First aid kit and pool safety ?

All properties have a first aid kit and first aid signs on pool fences for guests safety .

Maintenance ?

All maintenance issues will be taken care of by us and with owners approvals. For repairs under \$500 , these will be undertaken immediately and owner notified . Repairs over \$500 the owner will be consulted on how they would like to proceed with the repair. All maintenance costs will be deducted from your rental revenue .

Property Listing turn around time ?

Your property can be listed within usually one to two weeks.

Property Occupancy rate?

Although We do not guarantee the property occupancy rate we are always striving to achieve 60 to 70% plus and achieve the highest possible nightly rate.

Cleaning fees?

All cleaning fees are charged on top of the nightly booking rate and are charged to guests not owners. Spring cleans which are twice a year are charged to owners.

Air conditioner cleaning ?

Air conditioners will need to be professionally cleaned at least once every 2 years

Payments to owners?

All profits will be paid to owners monthly from our trust account after our commissions or maintenance costs have been deducted.