

SUNSHINE BEACH
ACCOMMODATION

The perfect place to stay



discernibly different,
personal approach
to property management.



Aspire Property Management's purpose-built office at 10 Sunshine Beach Road, Noosa Junction, has ample undercover parking for guests to call in and pick up keys.

SUNSHINE BEACH PROPERTY MANAGEMENT SPECIALISTS

Are you looking for superior property management service from a company that puts you and your property first?

Sunshine Beach Accommodation offer a bespoke holiday letting and property management service to owners of holiday homes in and around Sunshine Beach and the Eastern Beaches.

We are realistic in the advice that we provide to our clients and have founded our company on always acting with integrity, being honest in our opinions, and being committed to sustainable development within the community in which we operate.

We appreciate that owning a valuable real estate asset comes with many responsibilities and decisions for the owner, for instance:

- How do I make sure my asset is achieving a **satisfactory return** on investment?
- **Who is actually looking after my investment** on a day-to-day basis and how do I know my asset is not deteriorating and losing value?
- **Who is helping my guests** and how do I know they are having the kind of service experience that I expect to be associated with my property?
- How do I know my **rates are competitive** in the market place?
- I know people are increasingly booking online – **how is my property being marketed** and is it listed on all the right holiday and travel portals?
- What kind of **reports and communication** will I receive in terms of my property's financial performance and **how will any issues be managed** and communicated?

The list goes on.

Sunshine Beach Accommodation provides a **premium management** service to owners of Sunshine Beach and Eastern Beaches holiday accommodation properties at very competitive rates.

Our aspiration is to ensure our clients have the **highest level of confidence** in our services and therefore **none of the pressure and worry** that can be associated with owning an important and valuable asset such as yours.

We are **property management specialists**, not caught up in selling properties. Our undivided attention is therefore on **understanding the idiosyncratic requirements of our owners** and providing a service that exceeds your expectations.

We are also property investors as well as property managers, and **we know what owners deserve** in terms of a quality management service, particularly in the Sunshine Beach and Eastern Beaches accommodation market.

Contact us today

Please contact Michal Svoboda, Manager Holidays, today for a free no-obligation rental appraisal or a discussion about your property investment goals and management needs.

0419 825 956

holidays@sunshinebeachaccommodation.com.au
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We aspire to do things differently, we go above and beyond, we go that extra mile and our people are without a doubt our best asset.

After all, it's the little things that make all the difference between ok service and truly memorable service.

QUALITY MANAGEMENT YOU DESERVE

Our goal is to provide a highly individualised and genuine service, with attention to detail, value for money and more bookings.

HIGHER RETURNS

Proactive marketing and low fees result in regular returns in excess of the industry standard



BETTER SERVICE

Each agent manages only 20 properties, which is low compared to most agents, resulting in a more personalised booking management service and better owner and guest communication



HIGH PERFORMING WEBSITES

Our suite of Aspire websites receive 14,000 unique visitors a month, which is exceptional when compared to Noosa's tourism portal Visit Noosa, which receives around 40,000 each month



DIGITAL MARKETING SPECIALISTS

Our digital marketing expertise means your property will be found by more prospective guests — through our own websites and leading holiday portals



EXTENSIVE GUEST DATABASE

Our database of more than 12,500 previous guests allows us to directly market your property to interested customers for maximum exposure



COMMUNICATION WITH YOU

Unsurpassed with detailed and user-friendly reports covering your financial and property management performance



We encourage guests to book directly with us, instead of booking through online booking portals. This saves our owners money by avoiding paying a duplicate commission to a booking portal.



YOUR MANAGEMENT TEAM

Aspire Property Management, of which Sunshine Beach Accommodation is a part of, belongs to a broader management group that has held management rights for a number of popular, waterfront resorts in Noosa for over a decade.

We have recently relocated to a high profile, purpose-built location in Noosa's CBD. The Aspire team are true locals and all live locally, so can assist guests and owners promptly and knowledgeably when required.

As a company we value the constructive feedback of our valued clients and you are invited to contact us at any time. If for any reason our services do not meet expectations, you are welcome to discuss any matter directly with our shareholders.

Your personal management team

We want your guests to have the kind of holiday that creates precious memories, where families can relax and reconnect, in one of the most beautiful places in Australia, and to want to come back again and again.

No-one knows the Sunshine Beach and Eastern Beaches property market better than our Sunshine Beach Accommodation management team, Michal and Zuzana Svoboda. Both go above and beyond to provide guests and owners alike with a level of service that they themselves would expect to receive.

We don't expect our clients to know which local electrician to call when there's a problem, or how to find a local gardener – we have our own team of approved service suppliers who we manage on your behalf.

We don't expect our guests to know where to get help for a sick child in the middle of the night. They can contact us personally, not a contracted security firm – it's all just part of the service, and another example of why we're different.



Michal Svoboda has spent his working life in the tourism, real estate and hospitality industries in Australia and worldwide.

He has more than 20 years' experience that he brings to his role with Aspire Property Management, of which he is a part owner.

When it comes to servicing the needs of both our holiday property owners and guests, Michal is the man for the job.

At the moment, we are attracting new properties all the time, based on our reputation,' says Michal.

'There's so much competition in the real estate market on the coast, we need to be better and do things differently. Our focus is on good communication with owners and guests and the care and attention to detail in the services we provide.'



From working on cruise ships to supervising a busy tourist bar in Dublin, **Zuzana Svoboda** has had a colourful, international career in hospitality and tourism that has honed a diverse and valuable range of skills that she now employs at Aspire.

Originally from Slovakia, Zuzi has been part of our team since 2011 in a number of roles including front office and housekeeping. She is now a dedicated property consultant looking after our Sunshine Beach Accommodation properties.

Working as a housekeeper and supervisor in the cruise industry has given Zuzi a particularly solid grounding in understanding and managing service standards.

'Humans are only human and there will always be room for improvement, but I am very particular about how each property should be cleaned so that they are presented perfectly for each guest and owner stay.'



David Langdon is Noosa's authority voice in holiday property management. From managing one resort more than 12 years ago, David has, with a solid team of co-investors and quality personnel, developed a boutique property management portfolio that now employs 35 people.

It has never been David's intention to be the biggest, rather it has always been his aspiration to be the best.

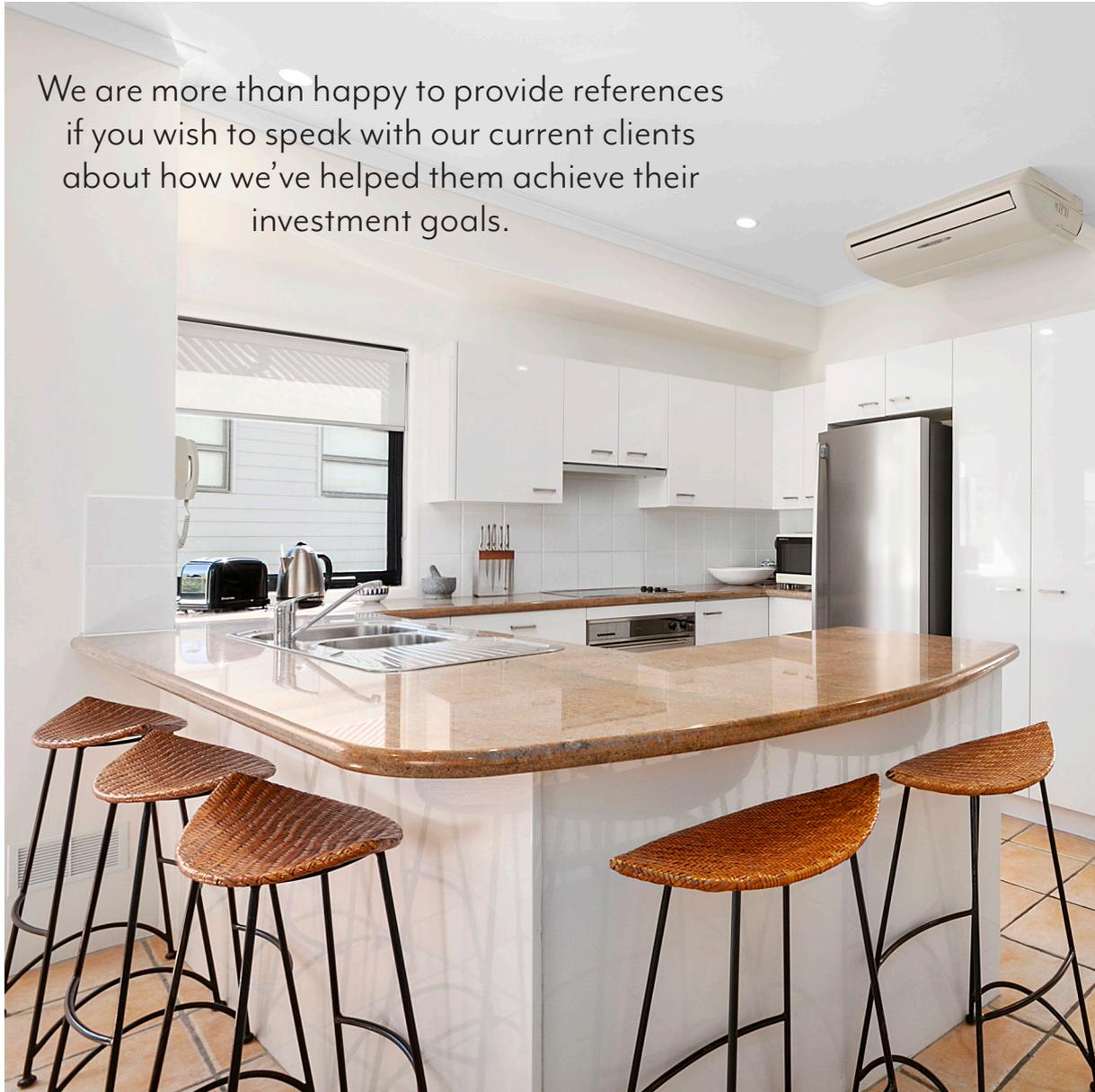
'I like to think of us as being in the business of real estate, not being real estate agents,' he says.

For David, doing things differently that result in a better service has been his modus operandi and key to success.

'If we employ housekeepers rather than hire a contracting firm – our owners get a better service. If we meet guests with their keys at their property – our owners get a better service. If we invest in software and training to better market our properties online – our owners get a better service.

'It's all about putting our customers and their properties first, not putting our real estate agency and our brand first,' he says.

We are more than happy to provide references
if you wish to speak with our current clients
about how we've helped them achieve their
investment goals.



ASPIRING TO BE DIFFERENT

We pride ourselves on providing distinctive points of service difference in the relatively overcrowded Noosa holiday rentals management sector.

Complimentary advice on maximizing your investment potential

We offer a free no-obligation appraisal to property owners. We will meet you at your property, determine what your investment goals are, and then provide you with a Holiday Let Opinion that outlines proposed tariffs and associated fees.

Management of third-party services

Included in our commission is the management on your behalf of all third-party approved service providers. We can contract gardeners, pool cleaners, handymen, and other trade services. We can manage refurbishments on your behalf and we can even recommend architectural and building services should you require them.

Owner reports

Our owners are our valued clients and their satisfaction with our services is paramount. On a monthly basis we provide owner reports that detail the financial and operational achievements of their property. This is in addition to relevant updates and news either relating to a property, our company, or Noosa in general.

Guest Rewards Program

Our Guest Rewards Program is unique in Noosa and has created partnerships with local businesses to offer our guests, and owners, VIP treatments and special offers on a range of attractions, activities and experiences across the region.



Photography & interior styling

To help create that extra wow factor for your property we offer an interior decoration appraisal and photography service, in partnership with local businesses.

We will coordinate the styling, recruit talent to appear in any shots, and manage the photoshoot. You will then have the option to purchase all or some of those items.

Professional memberships

We are active members of Tourism Noosa, the destination marketing agency for the region. Our support assists them to market our beautiful region to key national and international markets, which in turn helps to maintain Noosa's high market-share of visitor numbers to the benefit of owners.

MOVING FORWARD WITH A BETTER SERVICE

Sunshine Beach Accommodation strives to give property owners a higher level of confidence that they are receiving genuine management advice and service that is second to none.

Our promise to our owners is that we will manage your property with a level of **commitment and attention to detail** as though it were our own.

Our commitment to our guests is one of **dedication to quality service** and a holiday experience that creates special memories and encourages repeat visits year after year.

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10 Sunshine Beach Road

Noosa Heads Qld 4567

