



GREAT OCEAN ROAD  
ESCAPES

# HOMEOWNER GUIDE

# TABLE OF CONTENTS

WELCOME TO OUR FAMILY

PRESENTATION OF YOUR HOME

PREPARING YOUR HOLIDAY HOME

SECURING YOUR PROPERTY

ONCE LIVE AND BOOKED

FINANCIAL TRANSPARENCY

# Welcome To Great Ocean Road Escapes



Welcome to our Great Ocean Road Escapes Family!

We offer a personal approach to property management, caring for your home as if it were our own! Your holiday home is one of the biggest assets you'll ever own & we recognise the role that peace of mind plays in having the confidence your home is looked after. All, whilst maximising your income earning potential.

With a 4.9 / 5 Google rating with over 70 reviews & Airbnb superhost status with more than 4,500 Reviews, our consistent results speak for themselves

We Offer a complete service, end to end guiding you each step of the way. We partner with you to unlock your income potential to ensure you get the most out of your asset. All whilst maintaining our meticulously high standards of care at all times We believe you can't manage a holiday home from behind a desk & therefore we personally inspect & monitor all aspects of your home. With over 10 years of experience in property management in Apollo Bay, we know expertise counts in achieving your property goals.

In Partnership together with you, we discover your goals & reverse engineer a plan to ensure we reach the optimum outcome you desire in unlocking your properties potential.

Partner with us today, as we discover your goals & help you to maximise your profit. Have peace of mind knowing that your home is being personally cared for by your own dedicated property manager. We're just a phone call or email away. Email Us: [info@greatoceanroadescapes.com.au](mailto:info@greatoceanroadescapes.com.au) Call Us: +61 417 054 169

Partner with a company you can Trust ~ We have a big heart for your Success.  
When you partner with us you will have the confidence that your home is in the best hands. We know peace of mind is paramount in any business arrangement along with trust & rapport. These are qualities we are known for within our industry with over 7 years of consistent local results.

Our service extends itself to all aspects of property management, from vetting your potential guests & booking management, pre & post inspections performed by your own dedicated property manager, cleaning & property preparation, including property condition reports through to your own strategic property marketing plan.

### **YOUR OWN DEDICATED CLEANER**

We employ our own personalised cleaners & you will have your own dedicated cleaner, meaning they get to know your home really well & care for it as if it were their own. Giving you peace of mind that your property is always presented in the best light possible, ensuring your & guest ultimate satisfaction.

### **MAINTENANCE**

We have a trusted team of local tradespeople available to assist in maintaining your property. From garden maintenance to lawn mowing, electrical repairs & plumbing, we have you covered. We work with our trades based on reliability, quality of workmanship & cost efficiency. Giving you confidence when you are not able to attend to your property. We have a local experienced maintenance contractor on hand to assist with any little maintenance jobs that may pop up in a timely manner.

This allows us to provide a seamless experience to property owners & guests as required, as we are able to attend directly & efficiently to any little items that can arise during your guests stay. If you prefer to maintain & perform your own gardening, we actively encourage this. We are available to do as much or as little as you would like in keeping your home maintained & presented optimally

### **GUEST CONCIERGE SERVICE**

Great Ocean Road Escapes goes the extra mile to offer guests a personal concierge service to arrange the perfect holiday. Whether it's in-house massage, flowers for a special occasion, a tour of the Great Ocean Road or an in-house dinner we have you covered.

### **ACCOMMODATION**

With a variety of homes on offer to suit any travelers needs, we hand pick properties that we know we have a market for & deliberately non competing homes. Great Ocean Road Escapes have options for every kind of traveler from the solo traveler, to couples, families, corporate, travelling tradespeople & cater to include people of all abilities. All homes managed by Great Ocean Road Escapes are advertised across the major Booking channels & websites to maximise online exposure and Provide the highest occupancy rates compared to other agencies. We are able to achieve this through our unique selling proposition & strategy which ensures we minimise your overheads & maximise your profit in pocket

### **RETREATS**

We have homes that are unique & suit for yoga / business group retreats & weekends away. We are always looking for new homes that showcase our beautiful coastline to meet our every increasing market of travellers to our region & differing guest demographics



GREAT OCEAN ROAD  
ESCAPES

**PRESENTATION OF YOUR HOME**

**First Impressions Count! This is why presenting your property in its best light is Essential when it comes to attracting the right kind of guests to stay in your home.**

## **PRESENTATION OF YOUR HOME**

Optimal Presentation of your home is key in attracting guests.

With over 1000 holiday homes listed here in Apollo Bay & surrounds there is lots of competition. Standing out is key to Achieving your desired results & we are here to guide you along the way to achieve your goals.

With over 10 years experience in Holiday rental in Apollo Bay we are best equipped to guide you along the way as to how to style & present your home to attract guests to maximise your earning income or your occupancy goals.

Great Ocean Road Escapes is known for its attention to detail in making guests feel welcome & have them returning as repeat guests. We do this through our personal approach in building rapport with your guest & getting to know the style of home they desire & in our preparation of your property to feel homely & styled to present the best.



## **PROFESSIONAL ONLINE PRESCENCE**

Everyone can take a good photo of anything, but when it comes to a property, a professional photographer is a must! We are very lucky to have a local photographer partner with us, who has a keen eye for detail, best angles and great pricing. This ensures we showcase & accentuate the uniqueness along with the best features of your home. We accompany the photographer & assist with styling to deliver the best results to optimise your online performance & enhanced bookings. We also offer floorplans & videographer services if you so desire

## **WORDSMITH**

To ensure your home is offered to market in the best possible light, we have access to our own inhouse wordsmith on our web team. They are able to take your potential guest on a journey through your home by drawing attention to your properties uniqueness & create an enticing narrative.



## MARKETING



Great Ocean Road Escapes markets your home across all of the latest popular holiday accommodation websites to ensure that your Holiday home reaches all potential travelers & maximises booking conversions.

We list your property on the following websites:

[Greatoceanroadescapes.com.au](http://Greatoceanroadescapes.com.au)

[airbnb.com.au](http://airbnb.com.au)

[visitgreatoceanroad.org.au](http://visitgreatoceanroad.org.au)

[visitvictoria.com](http://visitvictoria.com)

and [visitapollobay.com](http://visitapollobay.com)



With our Superhost status of over 4,500 reviews, this increases your bookings, as the majority of guests now search for properties using the superhost only filter.

We also have the option to market your property on many other platforms such as [booking.com](http://booking.com), [expedia.com](http://expedia.com), [homraway](http://homraway) (formerly stayz) [tripadvisor.com](http://tripadvisor.com), [flipkey.com](http://flipkey.com)

We also market your property to our own large database of business organisations & industry travelers who travel to the Great Ocean Road regularly.

We market your property to potential guests in a way that showcases your homes uniqueness, for example 'this is Mary & Johns house & this is how they live along the coast. This personalised touch, ensures our guests treat your home with the utmost respect & care during their stay.

Using this approach has also increased return guests to your personal property as they get a sense of how you live when holidaying in your home. Our focus & business success is based around a wonderful guest experience this results in guests returning to your holiday home. Our guests often comment that it's their home away from home.

Our industry is ever changing with new marketing platforms becoming available. We always have our finger on the pulse to bring you the newest in marketing trends. Ensuring we maximise your marketing exposure to achieve your individual desired results for your property.



GREAT OCEAN ROAD  
REGIONAL TOURISM LIMITED

*Hostaway*

GREAT OCEAN ROAD  
ESCAPES



GREAT OCEAN ROAD  
ESCAPES

**PREPARING YOUR HOLIDAY  
HOME**

This information has been offered to help you plan for guests. Great Ocean Road Escapes will work with you to guide you through this process .

-----



## HOME APPLIANCES

We take safety seriously & your & guest experience is of the utmost importance to us in providing a wonderful experience. We ask that all appliances in your home be in perfect working order, so that we may uphold this & have guests returning again & again to your home. We ask that you assist us in providing clear instructions with our Instruction Template that we offer to guests in the Compendium we prepare for your home. We have found that our guests tell us a major contributor to their great experience is feeling confident in using appliances that may not be familiar to them. We work together with you to ensure that guests have clear easy instructions to help them ease into your home & begin their relaxing holiday by having a seamless experience.

## LINEN

Guests love a great night sleep! Just like us, getting a fabulous nights sleep is part of a restful stay, we suggest that all bedding and mattresses in your home are of high quality to ensure your guests have a comfortable stay.

We ask you to provide pillows and doonas for each bed as well as pillow and mattress protectors. A spare quilt cover for each bed will aid us in changing these when we come through & prepare your property in readiness for your next guests. Extra blankets are appreciated by guests during the colder months to ensure comfort of their stay.

We source & supply all bath linens, bed sheets & pillow cases & tea towels from a high quality commercial linen service. This ensures the health & hygiene of your guests & adds that luxe touch. Great Ocean Road Escapes & most companies in the area will not launder linen supplied by owners as it is not cost or time effective to do so.

This is our way of ensuring we minimise an expenses to you & maximise your profits & ensure that we adhere to our Covid safe practices to ensure guests peace of mind also.

Guests have told us since inception of our business that they want to arrive to a home with beds made up so they can simply relax from the moment of arrival.

## BINS & WASTE

We encourage guests to place the bins out for collection if they are staying during a bin collection cycle. Great Ocean Road Escapes will also assist in managing the bin collection between guests and often ensure bins are either put out for collection and brought back in. During the summer months their can be excess waste especially over Christmas, we will arrange extra collection if bins are overflowing during that time.

## OUTDOORS AND BBQ TIME

Guests love a great BBQ to set the tone of their holiday, there's nothing worse than running out of gas halfway through cooking a snag on the barbie. We suggest that you provide 2 BBQ gas bottles to aid the guests experience. That way guests can swap it over if one runs out whilst cooking.

We will collect & return at no cost to you any empty bottles. We use Apollo Bay Gas & Electrical to refill gas bottles if required as they are the most cost effective locally. Having some tools to clean the BBQ with will assist the guests to clean it after use, this is what we encourage. An outdoor setting is a great asset to your holiday space for families to connect & enjoy time together.

We suggest that having a good quality setting that will withstand the elements here in the bay is a great addition to your home. Having an outdoor broom is appreciated so we may sweep the area prior to guest arrival to present the space in the best light.



## CLEANING

Prior to any guest's arrival your property is thoroughly cleaned throughout to a Professional Standard so as to present it in its best light. Great Ocean Road Escapes will offer you a estimate of cleaning cost prior to cleaning. We offer the most competitive rates in Apollo Bay to ensure we minimise your expenses, to maximise your profit. Our cleaning service by our inhouse housekeeping team ensures that our high standards are met and homes are presented in accordance with our guest expectations. Presentation and overall cleanliness are imperative particularly in areas such as the kitchen, bathroom and toilets.

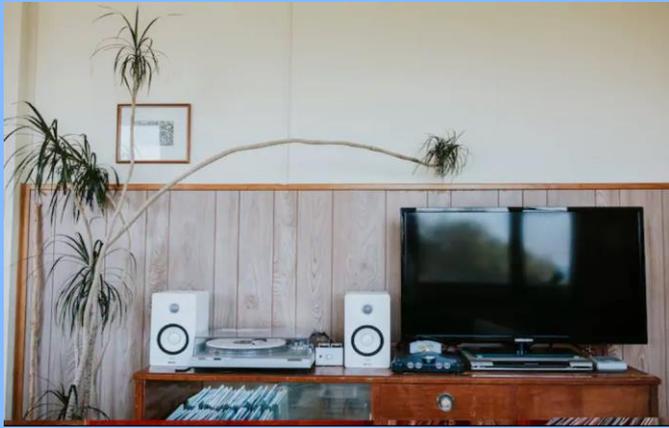
Guests are required to leave your property tidy after their stay however a full clean is always undertaken prior to any new guest arrival. This is to ensure we adhere to new Covid safe practices & maintain our Superhost status.

We personally inspect your property prior to & after guests departure to ensure your home has been well cared for during the booking. This is an important step in minimising damage, wear and tear and any repair and maintenance items are picked up promptly.

We supply your Guests with detergent, dish cloths, dishwashing tablets, toilet paper, washing powder, handwash, shampoo, conditioner, body wash, coffee, tea, sugar, milk, cooking oil, salt & pepper. We ask that you provide a basic amount of general cleaning products for use during their stays such as, spray & wipe & your preferred cleaning products to encourage your guests to clean as they use your home. We find this approach encourages care of your home by your guests.

We encourage you to establish a lockable cupboard somewhere inside your home, so that you may store extra doona covers, any extra supplies that you would like placed in your home so that our Housekeeping team can top up & change doona covers as required. You might like to also store your own items & linen for your stays in this cupboard





## ENTERTAINMENT

As Apollo Bay is seasonal in it's weather, we find that by providing a variety of games / books etc can assist in enhancing the guest experience during wetter weather. Some suggestions we encourage you to think of providing are board games, playing cards, a variety of dvd's, games tables if your home space permits, such as table tennis, ping pong, darts, children's toys or video game consoles.

Along with these a great addition as we evolve into the world of technology are supplying WIFI, Google Chromecast, Foxtel, Netflix, Wii.

A lot of guests also enjoy the outdoors during the summer months, some items we encourage to supply to entertain guests during these times are; frisbees, bikes, body boards, kayaks, fishing rods, totem tennis, balls for use at the beach or outdoor games.

We often find that one of the reasons guests chose a home to continue to return to is due to the games & extra amenities you provide. A simple rule of thumb we encourage, is that if you or your family would like it, so too will your guests. It's great to set your home up to suit your lifestyle needs for when you visit.

## GUEST COMPENDIUM

It is always helpful to include an information folder for guests to view upon their arrival which should outline any vital information that is relevant to your Home.

This will enhance your guest comfort & ease of settling into a new environment for their holiday.

The information folder should include appliance instruction manuals (washing machine, heaters, ac units, tv, dvd players, stereo, pool/spa etc) and any other important information that is specific to your home that guests need to be aware of.

We recommend that you write a short 3 steps for each appliance to assist the guests in making ease of use. Often we have international travellers & cross-cultural guests, so pictures & diagrams are useful.

As part of our management service Great Ocean Road Escapes will arrange a Guest Compendium on your behalf along with any appropriate signage to be displayed within the home such as reminders/instructions etc. We will offer a template for you to add your specific instructions for your appliances.

The guest compendium also provides guests with specific information pertaining to general house rules, troubleshooting information, check out procedures as well as the details of local services

## PHONE & INTERNET

It is optional for phone and Internet to be supplied to guests however if mobile phone reception is poor in your area it is recommended that a home phone is supplied to allow local calls and incoming calls. We also find that offering wifi is hugely advantageous in attracting corporate clients along with your everyday traveller to your home.

Many guests these days will not stay if wifi is not provided. If you provide Wifi, we find that netflix, google chromecast or apple TV are attractive and cost effective additions. There are a great variety of providers & plans available now in Apollo Bay, we encourage you to choose an unlimited plan to keep your costs to a minimum



## GAS BOTTLES

Many homes in Apollo bay & surrounds are run by bottled gas, normally your home will have 2 if you have gas appliances. We monitor & check the levels of your gas & will order replacement gas cylinders as required on your behalf. These will be paid on your behalf & reflected in your monthly statement.

We provide guests with instructions on how to check and manage the change of gas cylinders if they need switching to a new bottle during their stay. We monitor the levels when cleaning your home to ensure that we minimise any instances where guests run out during their stay, we always ensure one is always full.

## HEATING

One of the most common questions we are asked is what kind of heating the home provides, particularly over winter and the colder months when guests are often concerned they will not be warm enough during their stay.

We find that it is beneficial to offer small heaters to each bedroom such as oil column heaters or electric wall panel heaters for guest comfort. Some homes provide electric blankets as well & we ask you to provide ample spare blankets for guest use.

This has been in the top 10 of comforts that guests appreciate in our post stay feedback surveys

## HOT WATER SERVICE

We ensure hot water services are always on, this aids in guest comfort & longevity of the hot water system. We ask if your property has any quirks to re-igniting the pilot light if a gas hot water system that you provide these for ease of use.



## FIREWOOD

If your home includes a fireplace or coonara an appropriate amount of firewood will need to be supplied to last through Winter. Great Ocean Road Escapes can assist in arranging firewood delivery as required. However we find that sourcing wood locally can often be costly, we encourage you to bring with you when you visit your home & top up the supply.

Having a handy basket for your firewood to be kept next to the fire & one for us to carry wood in from your storage area is appreciated & adds to guest satisfaction.

We find that most homes will require at least 3 square meters annually.



## KITCHEN

We ask that you supply the kitchen with a variety of Quality cooking pots, dishes, utensils, crockery for cooking to ensure that guests are able to cook and prepare their own meals in your home. We will monitor these & inform you if any of these need updating to add to guest satisfaction of their experience cooking in your home. Quite often we find guests staying with their families like to cook together & enjoy time around the kitchen.

## PERSONAL ITEMS

We ask you to remove all personal items from your home prior to hosting guests. Some of these things may include but not limited to valuables, personal photographs, clothing from wardrobes, personal linen, any valuables.

We find the general rule of thumb is, if it is sentimental do not pop it in just in. Cleaning out your bathroom drawers to only have hairdryers available & or a canister for cotton buds is encouraged. You may choose to lock away your things in the locked cupboard so as you may enjoy your home when you come & visit

## KEYS & REMOTES

We require that a minimum of 3 full working sets of keys are provided. One we will provide access to your guests, as spare in case guests lock themselves out & a master we keep onsite in our office security box. We also ask you to provide a key safe box at the entry point of your home. This is operated by a code at your property so that we provide guests with accessibility if arriving late.

A photograph of a modern interior space, likely a home. The scene is dominated by a wooden staircase with a black metal railing. In the background, there is a balcony with a wooden railing and a string of warm-toned pendant lights hanging from the ceiling. The walls are light-colored, and there are framed pictures on the wall. The overall atmosphere is bright and contemporary.

GREAT OCEAN ROAD  
ESCAPES

**SECURING YOUR PROPERTY**

## **PROTECTING YOU AND YOUR PROPERTY**

We take the utmost care when being gifted with the opportunity to manage your home. We look out for any little things that could cause any risk to you or your guest when hosting them. We will guide you & offer any suggestions where we feel there is anything that may be able to aid in ensuring you & your guests are protected.

## **CONTRACTORS**

We ask that any Contractors engaged by you to hold adequate insurance, qualifications when working on your home. All contractors engaged by Great Ocean Road Escapes on your behalf or recommended to you will hold appropriate Insurances.

We ask that if you are having any any trades people work on your home during our management partnership that you let us know so that we can give them access & manage bookings around this time & ensure your homes security is maintained

## **LANDLORD INSURANCE**

We recommend you consider taking out adequate Landlord Insurance policy that covers you for holiday leasing your home. We have found Terri Scheer offer holiday home policies that may be worth exploring. It is important to check that your policy covers commercial holiday leasing. The benefits of these can assist in replacing carpets or curtains in your home which get high traffic with holiday leasing.

## **PUBLIC LIABILITY INSURANCE**

We require that you have adequate cover for public liability insurance both inside and outside the property which will protect you against potential injury to guests. Please check with your building insurer to ensure you are protected prior to offering your home to guests. If your home is an apartment with a strata title you will need to ensure you have public liability insurance that covers you for "inside" the property. Usually the insurances held through the strata only cover public liability on common areas.

## **SMOKE ALARMS**

We require you to have working smoke alarms installed throughout your home as it is a legal requirement. Please ensure that your smoke alarms contain working batteries, we change batteries annually when day light savings commences just prior to winter as part of service & record this in your annual property report. We take the protection of you & your guests & your home very seriously & want you to have peace of mind.

## PROTECTING YOU & YOUR PROPERTY (Cont.)

### SWIMMING POOLS

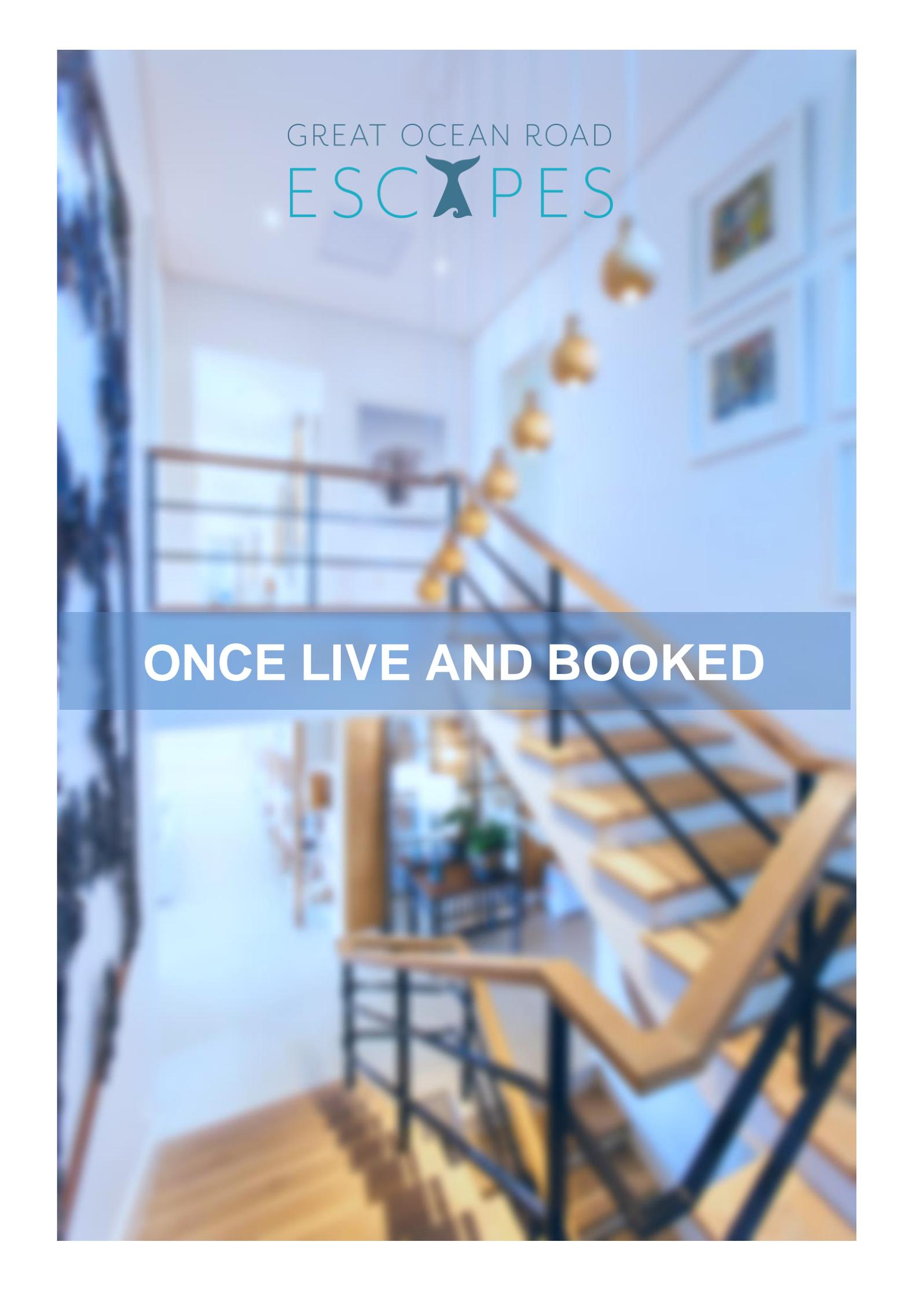
If your home includes a swimming pool or spa, it is a requirement that it complies with the appropriate safety regulations. If you are unsure if your pool or spa meets safety regulations, please arrange to have a check undertaken by your local pool service contractor or council. Fencing should be secure, gates operational, and there should be no items leaning up against the fence that may allow small children to climb up and inside the pool area.

### INITIAL INVENTORY

For each home under management we ask that you undertake completing an initial inventory list of all items within your home. We will then undertake an initial property report, which will include the information about the overall condition of the property and makes note of any pre-existing damages evident. We take detailed photographs and provide a written report that encompasses the entire home as well as all of the furnishings and items included within the house for guest use.

### PROPERTY REPORTS

We provide you with an annual report of your property which will provide details as to the condition of all aspects within your home & any suggestions that may improve your home or keep it well maintained. We understand that your home is one of the biggest assets you will ever own & it's important to us that we keep a close eye on your home & condition to assist you to reach your goals & ensure it's always in great condition



GREAT OCEAN ROAD  
ESCAPES

**ONCE LIVE AND BOOKED**

We are committed to providing ongoing service, advice and recommendations in relation to your home. Our role is to ensure that you are always kept informed with matters concerning the performance of your home.

## BOOKING PRICING

With access to daily data & statistics on the latest pricing trends we are able to ensure that your properties earning is always maximised. We review this regularly on an ongoing basis. Our aim is to ensure your proper with current market conditions.

Our booking rates are usually split up into categories as follows:

High Peak Times: December 23rd – January 26th

Peak Times: December 16th – January 26th and Easterweekend

Mid Season Times: March 1st – April 30th (excluding Easterweekend), October 1st to November 30th (not including long weekends)

Low Season Times: 1st May to 30th September (not including long weekends)

Long Weekends: Anzac Day, Labor Day, Queens, Bday, Melbourne Cup, AFL Grand Final, GOR MarathonWeekend



## GUEST DEPARTURES

Following the departure of the guest it is required that cleaners are engaged to undertake a thorough clean and inspection of your home. The Great Ocean Road Escapes housekeeping team always endeavour to undertake cleaning after guest bookings promptly within the day to maximise booking potential.

In offering this in house service this enables us to ensure that the quality of our cleaning is always undertaken to the highest of standards and we are able to personally check the property to ensure it is left in the condition it was found. This results in us being able to ensure your property is maintained to the highest of standards during our management and any damages/missing items are promptly noted and Rectified. This ensures that we are able to maintain our Superhost status in partnership managing your property which results in enhanced bookings.

## **GARDENING**

As part of our management service we will introduce you to our lawn mowing & gardening man. If required you may utilise his services, he will quote so that you are always aware upfront of any cost to expect so that there are never any surprises. You may also wish to undertake caring for your own garden & lawns to save on expenses. It's important to have the outside of your property presented in it's best light, as first impressions count for guests

## **MAINTENANCE**

There will be times when maintenance is required and we always recommend that any request for maintenance is responded to promptly. Great Ocean Road Escapes will always give recommendations on what action should be taken and who is responsible for undertaking any repair requests. It is important to note that there are some items which are considered as "urgent repairs" and generally these types of repairs pose a risk or loss to either the property appliance or the guest & must be acted upon within 24 hours in most instances.

As part of our management service we have an in house maintenance contractor who is contactable at all times should guests have any issues or concerns during their stay. With this in house service we can quickly assess any repairs reported by guests by providing property owners with an initial call out and assessment to check what is required before a third party contractor is engaged. These callouts often resolve the issues and save property owners costly call out fees when all that is needed is a simple repair.

## **SPRING CLEANING**

We will provide you a bi-annual spring clean report, which will outline items that we feel require

## **SPRING CLEANING (CONT.)**

attention along with our Spring Cleaning Checklist. These items generally consist of things that we don't undertake as part of our regular cleaning in between guests. Some of the things that will be included will be things such as Cleaning ovens & Rangehoods, Window cleaning, carpet steam cleaning, replacing any pots / pans / re-staining decking & timber tables as required. Reviewing shower & bathroom grout to ensure they are in the most hygienic state for guest use. We will also offer any other suggestions we feel would accentuate & update your home to boost your results. we also review items such as the bedding/linen and cookware & suggest if anything should be replaced.

It is recommended that you perform the additional cleaning on a bi-annual basis to maintain the quality & presentation of your home & upkeep. We find that after summer, when your home has been well utilised & prior to Easter be one of these times & again prior to the September School Holidays in preparation for the busy season.

## **OWNER BOOKINGS**

You will be able to monitor guest bookings via looking at your calendar live on our website. When you wish to visit your property, you simply send us an email & we will book you in. We ask that you contact us via email to confirm dates before arriving as there may be a booking in place. We can take last minute bookings as your property is listed & live to take bookings anytime of day. You will have access to our online calendars to check availability, however we recommend that you always check that we haven't secured a last-minute booking. If you plan on coming down at short notice



GREAT OCEAN ROAD  
ESCAPES

**FINANCIAL TRANSPARENCY**

We take financial accountability seriously and understand that this is one of the most important aspects of a successful management partnership arrangement for many property owners. With a background in business management, We are committed to transparency of & prompt payment to ensure seamless transactions so that we can assist you to achieve your financial goals.

## MONTHLY STATEMENTS

Booking income is transferred electronically into your nominated bank account on the first business day of each month for the previous months bookings. Less any management expenses such as management fees, cleaning costs, linen costs etc.

## STATEMENTS

We provide a you a statement itemising rental collected and deductions of any authorised expenditure including relevant invoices. Authorised expenditure are items such as managing fees, cleaning, linen, supplies, gardening and general repairs.

## INVOICE PAYMENTS

Great Ocean Road Escapes will pay invoices on your behalf for items relating to the management of your home so everything appears on your statements for ease of accounting at the end of the year. We also are committed to maintaining strong supplier relationships within the town. We can pay items such as general repairs, property updates such as replacement furnishing items, gas bottle replacements etc.

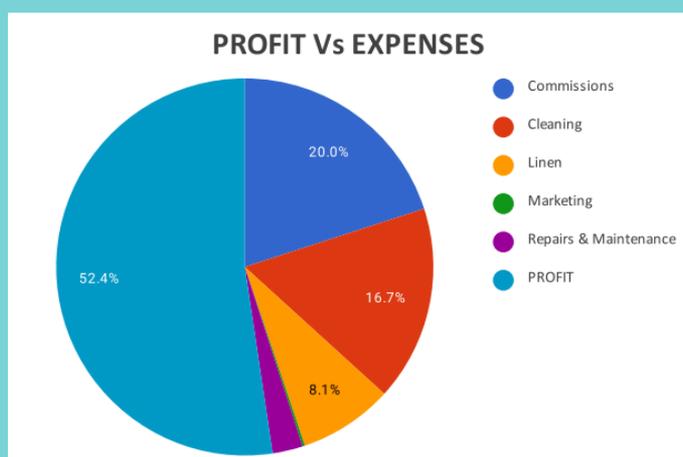
## TAX DEPRECIATION

We recommend each owner explores whether a depreciation schedule would be beneficial to them. These schedules can ensure depreciation claims can be fully maximised – your accountant will be able to provide further details and guidance relevant to your individual situation.

## END OF FINANCIAL YEAR REPORTING

We provide owners with an end of financial year report and summary in July / August of each year which outlines the total income and expenses recorded for you to provide to your tax accountant.

Prior to the end of financial year, we may may recommended suggestions of some things you may wish to update in your home to maximise your taxable allowable deductions for your holiday home.



With Great  
Ocean Road  
Escapes, You  
Can Trust Your  
Holiday Home Is  
In Good Hands.

