

the beaches,  
the river,  
the lakes,  
the lifestyle,  
stunning hinterland...  
and  
**solid investment opportunities**  
for professional investors.

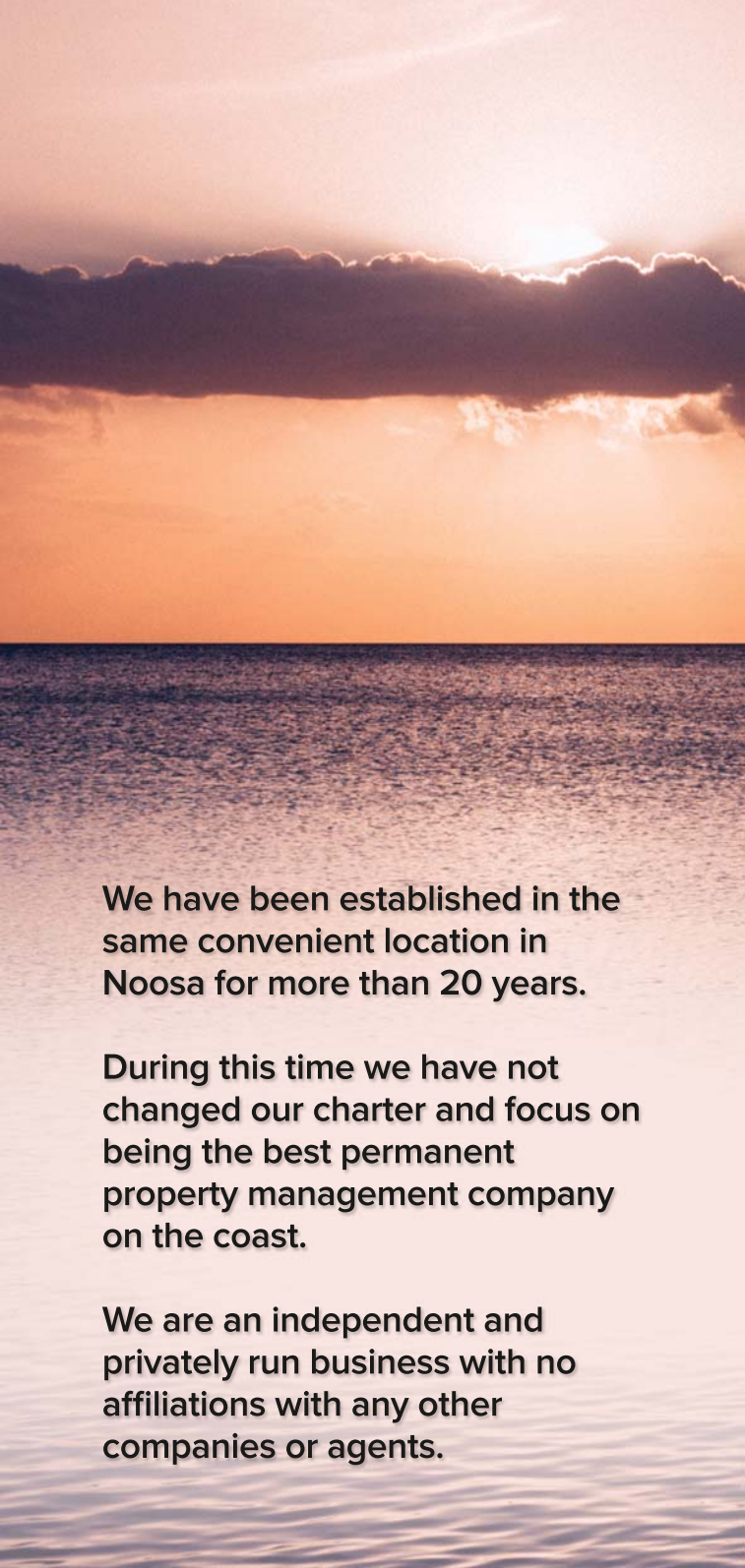


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# Welcome to Utopia Rentals


From humble beginnings in the early 90's Utopia Rentals started life as "*Noosa Destinations*" then changed its name in 2004 to give it more relevance to the market and has grown to become the largest, most professional and respected Property Management company in the area.

A vertical photograph of a sunset over the ocean. The sun is partially obscured by a thick, dark bank of clouds just above the horizon. The sky is a mix of orange and yellow, and the water below is dark blue with some whitecaps. The text is overlaid on the lower half of the image.

**We have been established in the same convenient location in Noosa for more than 20 years.**

**During this time we have not changed our charter and focus on being the best permanent property management company on the coast.**

**We are an independent and privately run business with no affiliations with any other companies or agents.**

A vertical photograph of a sunset over the ocean. The sky is a gradient of orange and pink, with a thick, dark, silhouetted layer of clouds in the middle. The water in the foreground is dark blue with gentle ripples.

**We are professional property managers, we do not sell real estate nor do we manage holiday rentals.**

**We are a specialist property letting and management company.**

**We have a team of highly trained property managers, most of whom have been working for Utopia Rentals for 10 years or more.**

## U•to•pi•a

noun: *“an imagined place or state of things in which everything is perfect.”*

The word was first used in the book *Utopia* (1516) by Sir Thomas More.

Our team understand that they are caring for our client's asset and fully appreciate the responsibility that holds.

You will be appointed with a property manager who will always provide you with an exceptional level of service.

Utopia Rentals will give an experience that is world class and one you will recommend to your friends.

# Utopia Property Management will deliver

- **Security of return on investment**

We give you the confidence of an up-to-date market appraisal derived from true market examples and our vast market experience.

- **Maximum return on investment**

For new houses we work with builders and others to ensure the property is let as soon as possible.

For existing properties, we ensure the minimum of downtime between tenants.

We will charge all water usage to the tenant,

We will arrange annual depreciation schedules,

We offer free handover inspection and warranty service,

We offer Ultra-competitive and lower than market rates for management services.

- **Ensure appreciation of asset value**

We stringently test potential tenants on their ability to pay the rent and look after the property before recommending them to you.

We conduct the maximum property inspections permitted by law to ensure your property is being well cared for and maintained.

- **Reporting**

We email or send a monthly statement noting your income transferred to your bank account.

We email or send an end of financial year statement for submission to your accountant.

You have real time access to your account with us using a unique log-in system.

Call us on 07 5449 2999

email: [bdm@utopiarentals.com.au](mailto:bdm@utopiarentals.com.au)

Permanent property  
managers since 1993.

We would love to welcome  
you to the Sunshine Coast.



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