



## SERVICE OFFERING



# OUR DIRECTORS

Bedica 194 CC trading as RentalProp was founded in 2010 by prominent industry experts, Pieter van der Walt and Christo Booysen. Peter Noctor joined the group in 2021 as Managing Director and brought a wealth of industry experience to further enhance our systems and overall service delivery. Collectively we bring 50 plus years of relevant industry expertise for the benefit of our clients.

RentalProp offers a full range of property rental management services and together with the wider Bedica 194 CC Group of companies, which includes House of Realtors and Integrabond, we offer a complete Sales, Rental and Financing service.



**Peter Noctor**

Managing Director

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Peter is property professional at heart. Having moved to Cape Town from the UK in 2006 he has over 20 years' experience working in corporate and private real estate and has a wealth of knowledge in both Residential and Commercial sectors, particularly Property Management and Sales.



**Christo Booysen**

Director

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Christo is a real estate and business enthusiast with a banking background of more than 30 years, fulfilling various leadership roles in the Absa Group, Western Cape. He has been highly successful in his banking career achieving several accolades in Leadership, Sales and Service fields.



**Pieter van der Walt**

Director & Principal  
MPRE

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Pieter is a visionary and is passionate about property, people, business and technology. He has almost 20 years experience in real estate and co-founded several companies and conducted national seminars on strategic property investment in the residential property market.

# OUR APPROACH & PRICING

Rental Prop manage a substantial Rental Book across Cape Town with a particular focus on the Northern Suburbs and Helderberg region.

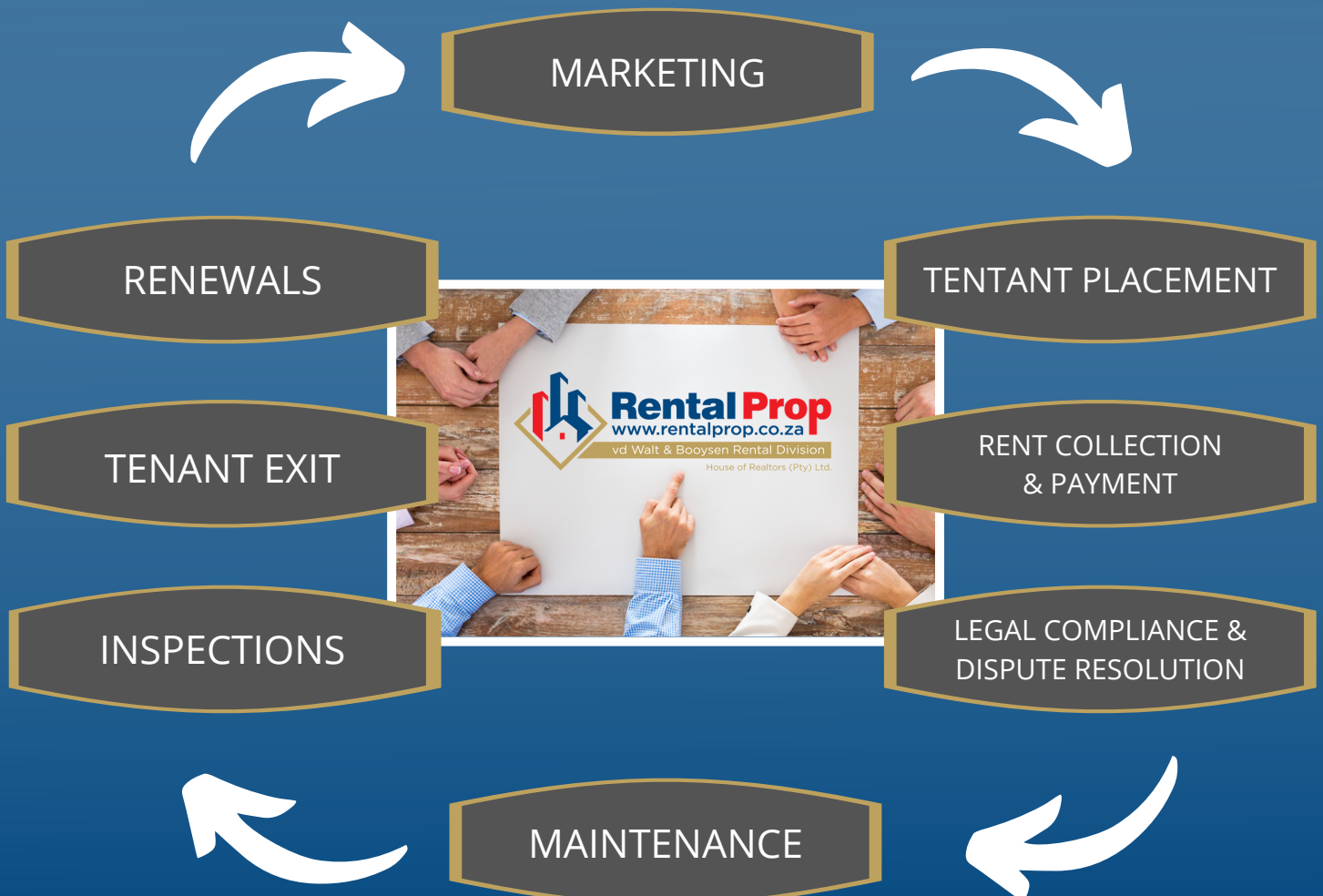
We pride ourselves in providing a hands-on approach to Property Management and always put our Landlords first. We will be available for you when you need us most.

We are an innovative company and use a number of industry leading technologies to provide Landlords with the best possible service at competitive rates.

We are a highly analytical business and believe this keeps us ahead of our competitors. We have many long-term clients and believe in building lasting relationships.

There are no hidden costs. We only charge a % of rent as a management fee.

## OUR RENTAL MANAGEMENT APPROACH

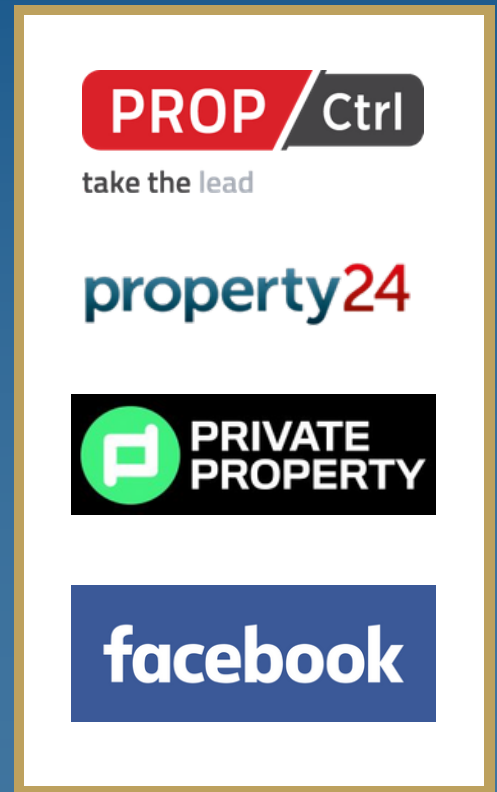


# MARKETING

Rental Prop will assess your property and use our expert knowledge and analytics tools to accurately assess the market related rental your property can achieve.

We will advertise your property on all major online platforms including Property 24, Private Property. We also utilise Social Media channels and specialist platforms to maximise the exposure of your property.

We will also reach out to our extensive database of Tenants to fill your property with minimum fuss and in the quickest time possible.



## Our offering includes:

- Signage
- High quality photos of your property
- Quality controlled wording
- Open days/ad hoc viewings



# TENANT PLACEMENT

Our Rental Agents undertake viewings on your behalf and verify the suitability of all tenants. We will liaise with home owner and Body Corporates where necessary to obtain access.

We offer a fully automated online Application process for Tenants.

Our team of experts will stringently collect the relevant information and assess each application to ensure only fully vetted and approved applicants are considered.

## OUR VETTING PROCESS INCLUDES

- TPN Credit Checks
- Reference checks – Previous Landlords and personal
- Financial analysis – including bank statements and spending habits
- Identification confirmation

## LEASES

Once the application is approved we complete our Lease Agreement, which is fully compliant with the Rental Housing Act and the Consumer Protection Act.



# RENT COLLECTION & PAYMENTS

Our Finance department collects all payments from Tenants and disperses the same day they are received.

We will alert you if there are any problems with collections and work closely with you and the Tenant to keep the rent flowing.

- We have an average collection rate of over 95%
- Payments of rates and levies from rent (optional)
- All deposits are held in separate Trust accounts
- Our PayProp Trust Account is audited by KPMG annually and we have had clean audit results since inception.



# MAINTENANCE

Rental Prop have partnered with Get Tod to provide the very best maintenance offering available on the market. Making use of this industry leading service our clients have access to an army of qualified and vetted contractors, with an amazing user experience and great rates. You can be rest assured that your property will be maintained to the highest standard.

Our offering includes:

- Automated bookings - Tenants request call-outs online
- Bespoke Rental Prop maintenance APP for Landlords & Tenants
- No call-out fees
- Benchmarked rates
- Rapid call outs – contractors respond within 5 mins (on average) to arrange an appointment
- Single Managing Contractor – Only accredited contractors used
- All works underwritten by Get Tod



get tod.



# INSPECTIONS

- Whilst Landlords are responsible for maintaining the structure of the property your Tenant has ongoing maintenance responsibilities throughout the term of their occupation.
- To ensure we protect our Landlords interests we will undertake Ingoing and Outgoing inspections so that your Tenant is held responsible for their maintenance responsibilities. Where required we can also undertake interim inspections.
- We use industry leading software Red Rabbit for all of our inspections.
- Both the Landlord and Tenant will receive a detailed photographic and written condition report, vital for assessing the move-in condition and assessing subsequent damage and fair wear and tear at the end of the agreement.
- This is also essential in assessing any subsequent deductions from the Tenant's deposit upon move-out.





# LEGAL COMPLIANCE & DISPUTE RESOLUTION

Renting a property creates a business relationship between a Landlord and Tenant which is governed by various laws and regulations as well as the Lease Agreement.

We have you covered and can ensure you that we follow best practices to avoid any future legal battles with your Tenant.

We will always liaise with you should any problems arise and will not take any actions without your expressed permission.

Whilst a rare occurrence Tenants may default from time to time. We ensure that all breaches are dealt with timeously and the relevant notices will be served.

In the case of evictions/dispute resolutions we will guide you through the process in conjunction with your appointed attorney, and can represent you in any subsequent legal proceedings.

Our priority is always to ensure your property is managed to the highest possible standards.



**tpn**

**Rental Prop**  
www.rentalprop.co.za  
vd Walt & Booysen Rental Division  
House of Realtors (Pty) Ltd.



# TENANT EXIT

Should your Tenant decide not to renew their Agreement we will we will manage their exit and find you a new Tenant.

We will undertake an exit inspection, identify any maintenance works required and liaise with the Tenant and our maintenance contractor to get your property ready for its next Tenant.

Any necessary deductions required from the deposit will be made before dispersement to the Tenant.

We will then begin our management cycle again and ensure your next Tenant is in place whilst minimising any period without an active lease.



# OUR GROUP

