



**BARRINGTON**  
Our Knowledge Your Property

Property  
Management



**B**arrington is a property company with “value add” skills.

First and foremost, we offer our expertise and personalise techniques of managing your property. Our management concept is founded on professionalism, integrity, accountability and quality outcomes that are necessary to maximise the return from your investment, while maintaining your property at the highest standards.

**We are relationship focused, which benefits the building owner, tenants and property manager.**

The “value add” proposition. Barrington has property skills beyond property management. These include strategic asset management and development. This means we can advise you on when refurbishment is required, when a sale transaction is most opportune, or if an extension

or reconfiguration of your premises is possible, or a tenancy remix. We can manage and deliver these outcomes.

We understand individual building owners have specific needs. Our approach to business ensures you get all the professional assistance you require.

### **Your income and investment**

- Your rent is remitted to your nominated bank account monthly
- Your funds are secure via a bank trust account
- We offer annual calculation of total return on investment

### **Consulting**

- **Sale and purchase advisory**
- **Specialist retail valuer**
- **Development**

**BARRINGTON  
& CO PTY LTD**

Retail and Medical  
Centre Specialists



1300 076 046

admin@barco.com.au



300 Ann Street, Brisbane

## Facility management

- Routine repairs and maintenance
- Unexpected repair - response within one hour - and coordinate contractors
- Insurance claims
- Regular inspections
- Workplace health and safety
- Emergency call-out attendance 24/7

## Administration

### Monthly

- Rent and outgoings invoicing and collection
- Payment of contractor invoices
- Reporting to landlord

### Annually

- Annual report to landlord
- Preparation of annual income and outgoings budgets and cashflow forecast
- Preparation of outgoings reconciliation reports and audit statements
- Insurance renewals
- Government compliance fulfilment
- Implementation of annual rent review

### Generally

- Tenancy mix
- Marketing
- Approval of tenant alterations
- Lease administration
- Exercise of options in accordance with the lease
- Make good on lease termination

### Additionally

- New leases with existing tenants or new tenants
- Relocations
- Recovery procedures
- Dispute resolution
- Property development, including refurbishment and extension
- Market rent review negotiations
- Changes to leased area, terms or conditions
- Rental determinations
- Bookkeeping and BAS returns

### Past and present tenants

- Australia Post
- Primary Health Care
- VI.SA. Global Logistics
- Hastings Deering
- Cement Australia
- Linfox
- Smart Clinics
- Hardings Pharmacy
- Blockbuster
- Lifeline

## Our tenants



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### Barrington & Co Pty Ltd

PO Box 215, Ashgrove West  
Queensland 4060, Australia

+61 411 726 512  
+61 427 513 165  
www.barco.com.au  
admin@barco.com.au

ABN 37 600 185 270