



**Property X**

**Building Management Services**



**Relationship built. Outcome driven.**

As Melbourne expands, shifts and adapts, Property X see every change as an opportunity. If you find yourself at a crossroads, ask us for expert advice

## About Property X

Relationship built. Outcome driven.



For us it's not just real estate, it's the connection between people and place. It's peace of mind. Family. The lifelong memories. The achievement. A goal. It's generational. It's an evolution. Real estate has changed. We've changed with it.

For over 10 years, Property X have been committed entirely to the properties that carry our name. We begin by listening, working to understand your expectations, and delivering without compromise. We are a visionary real estate agency that evolves and adapts to the ever-changing Melbourne property market.



01 We begin by listening.

Committed to providing a service rivalled by no other, Property X aim to educate – offering clear, expert advice that outline the best options for you. With a heritage in property management and residential sales, it seemed fitting to establish a building management department to extend services beyond private lots and into common property.

We are end-to-end. No real estate nonsense. Just exceptional service.

## Property X Building Management Services (BMS)

Our business is built on relationships.  
We care deeply about everything we do.

Working closely with Melbourne's most renowned property developers, Property X Building Management Services (BMS) exists to offer a level of service rivalled by no other. Catered directly to small and midsize buildings, our team utilize decades of industry experience to create custom management packages best suited to your needs.

Presenting landlords with a cost-effective solution to either on-or-offsite building management, our services include 24-hour cleaning, maintenance, concierge and valet, security, as well as the implementation of OH&S procedures and policies. Our building management coordinators work side by side with body corporate, ensuring proper functioning of all common areas within your building.



02/03 107 Cambridge Street, Collingwood  
Property X Building Management.



## The Opportunity

We're not just cleaners. We're a complete building management experience.

With limited funds, most small to midsize buildings simply don't have the capacity to hire a fulltime building manager. Where this is the case, many owners corporation managers are left coordinating tasks that should be completed by trained maintenance professionals.

Property X BMS presents a unique and exciting opportunity for residential and commercial building landlords. Our carefully crafted strategy sees our team managing several buildings in the same area – meaning there is always a BMS coordinator on hand to deal with issues as they arise.

We attend to all common areas including but not limited to:

- Main entrance, lounge area and front foyer
- Car park and car stacker
- Common hot water systems
- Passenger lifts / elevators
- Corridors
- Public toilets

We clean outside of hours. We wait for and direct trades. We facilitate and coordinate repairs. We manage standards. We induct tenants. We change lightbulbs. We are a 24-hour service. A contact for all residents, landlords and owners corporation managers.



04 Foy & Gibson, 76 Oxford Street, Collingwood.  
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## Quality Assurance

Property maintenance is critical to upholding value.

At Property X, our strong connections with Melbourne's trade network act in the best interest of our landlords. Utilising relationships built over decades, several of our trades are exclusively contracted to us – meaning maintenance and repairs are actioned promptly and efficiently. Following strict guidelines on standards and quality of works, the Property X BMS team conduct several quality controls – with all findings detailed in management-approved reports..

## Reporting

The Property X Operations Manager conducts random weekly inspections to ensure all tasks have been achieved to the highest standards. Any ongoing maintenance, or new maintenance requests are details in a thorough report with accompanying imagery.

Monthly reports are drawn up to monitor the overall functionality of the buildings, and to assist with recognising any issues requiring further attention.

## **We don't complicate it.**

Our carefully crafted strategy sees our team managing several buildings in the same area – meaning there is always a Property X BMS coordinator on hand. We set the benchmark for the building management industry and continue to deliver without compromise. Contact us today.

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