



One call and we organise it all!

COMPLETE PROPERTY CARE.
— TOTAL PEACE OF MIND. —

Premium property care and maintenance
for homes on the **Mornington Peninsula.**



INSPECTIONS



MAINTENANCE



SPECIALIST
COORDINATION



CARPENTRY
& REPAIRS



PEACE OF
MIND



WELCOME TO COASTAL PRO PROPERTY CARE

YOUR TRUSTED PROPERTY CARE PARTNER ON THE MORNINGTON PENINSULA.

Coastal Pro Property Care was created to make owning a property on the Peninsula simple, stress free and enjoyable.

Whether you're local, interstate or overseas, we become your single point of contact for all your property care needs.

From routine inspections and preventative maintenance to coordinating trusted trades and specialist services, we take care of the details so you don't have to.

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WHY WE EXIST

We know how important your property is to you. Our mission is to protect your investment, maintain its value and give you complete peace of mind.



PROTECT YOUR INVESTMENT

Preventative maintenance and regular inspections help avoid costly surprises.



SAVE YOU TIME

We coordinate trades, inspections and maintenance so you don't have to.



GIVE YOU PEACE OF MIND

Know your property is safe, secure and well looked after.



MAINTAIN & ENHANCE VALUE

Well maintained properties hold their value and perform better long term.

PROUDLY SERVICING THE MORNINGTON PENINSULA



We service all suburbs across the Peninsula and surrounding areas, including:

- ✓ Mornington
- ✓ Red Hill
- ✓ Balnarring
- ✓ Somers
- ✓ Shoreham
- ✓ Flinders
- ✓ Cape Schanck
- ✓ Rosebud
- ✓ And surrounding areas



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MEMBERSHIP PACKAGES

Choose The Level Of Care That's Right For Your Property

At Coastal Pro Property Care, we understand that every property owner has different needs.

Whether you're looking for routine peace of mind or complete property oversight, we have a membership package designed to protect your investment.

MEMBERSHIP BENEFITS



ONE POINT OF CONTACT
One trusted local professional who knows your property.



PREVENTATIVE APPROACH
Regular inspections and maintenance prevent costly surprises.



DETAILED REPORTING
Digital reports with photos after every visit.



PRIORITY SERVICE
Members receive priority booking and response.



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ESSENTIAL

\$179

PER MONTH
\$2,148 PER YEAR

Professional Monthly Property Oversight

Perfect for owners who want a trusted local professional regularly checking on their property.

INCLUDED:

- ✓ One scheduled comprehensive property inspection each month
- ✓ External building condition check
- ✓ Visual roofline, gutter and downpipe inspection (ground level)
- ✓ Windows and external doors checked
- ✓ Gates, fences and boundary condition checked
- ✓ Decking, stairs and balustrades visually inspected
- ✓ Visible signs of water ingress or storm damage checked
- ✓ Outdoor taps and obvious plumbing concerns noted
- ✓ General security inspection
- ✓ Garden and outdoor area visual check
- ✓ Pool and spa area visual inspection (where applicable)
- ✓ Digital photographic Property Care Report after every visit
- ✓ Maintenance recommendations
- ✓ Access to Coastal Pro maintenance services



MEMBER BENEFITS

5% Discount on Coastal Pro Carpentry & Maintenance Services

SIGNATURE

MOST POPULAR PACKAGE

\$299

PER MONTH
\$3,588 PER YEAR

Active Property Care & Maintenance Oversight

For owners who want their Peninsula property actively cared for, monitored and maintained.

EVERYTHING IN ESSENTIAL, PLUS:

- ✓ Two scheduled property visits per month
- ✓ Priority booking for Coastal Pro maintenance services
- ✓ Detailed preventative maintenance monitoring
- ✓ Timber and deck condition monitoring
- ✓ Doors, locks, hinges and gates checked
- ✓ Visual moisture and mould concerns identified
- ✓ Property checked following extended vacancy periods
- ✓ Storm-related condition monitoring during scheduled visits
- ✓ Pre-arrival property inspection (when substituted for a scheduled visit)
- ✓ Tradesperson access coordination
- ✓ Contractor coordination and communication
- ✓ Property maintenance history maintained
- ✓ Annual Property Health Assessment
- ✓ 12-Month Maintenance Recommendations Report



MEMBER BENEFITS

10% Discount on Coastal Pro Carpentry & Maintenance Services

PREMIUM

LIMITED TO 5 PROPERTIES ONLY

\$499

PER MONTH
\$5,988 PER YEAR

Private Property Care For Premium Peninsula Homes

For owners who expect their property to be ready whenever they arrive.

EVERYTHING IN SIGNATURE, PLUS:

- ✓ Weekly scheduled property attendance
- ✓ Priority response to property issues
- ✓ Comprehensive property condition monitoring
- ✓ Pre-arrival property preparation and inspection
- ✓ Post-storm inspections when reasonably required
- ✓ Contractor access, supervision and coordination
- ✓ Deliveries accepted by prior arrangement
- ✓ Utility and appliance visual checks
- ✓ Outdoor furniture and property presentation checks
- ✓ Detailed maintenance planning
- ✓ Seasonal property preparation
- ✓ Quarterly Comprehensive Property Reports
- ✓ Annual Timber, Deck and Fence Assessment
- ✓ Annual Preventative Maintenance Plan
- ✓ Dedicated Coastal Pro Contact
- ✓ Priority access to Coastal Pro maintenance services



MEMBER BENEFITS

15% Discount on Coastal Pro Carpentry & Maintenance Services



Highest Priority Service Response



Dedicated Property Care Relationship



ALL PACKAGES INCLUDE RAPID RESPONSE, ACCESS MANAGEMENT AND PROFESSIONAL REPORTING.



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PROPERTY CARE SERVICES

Our Property Care Services are designed to give you complete peace of mind.

From regular inspections and security checks to pre-arrival preparation and storm monitoring, we make sure your property is safe, secure and always ready for you.

We act as your eyes and ears on the Peninsula, looking after the details so you don't have to.



WE LOOK AFTER YOUR PROPERTY LIKE IT'S OUR OWN.



ROUTINE PROPERTY INSPECTIONS

Regular scheduled inspections to ensure your property is secure and well maintained.



PRE-ARRIVAL PREPARATION

We get your property ready for your arrival so you can relax from the moment you walk in.



DEPARTURE CHECKS

We ensure everything is secure, clean and set for when you leave.



STORM & WEATHER MONITORING

We monitor conditions and inspect your property after severe weather.



SECURITY CHECKS

Lock, alarm, gate and perimeter checks for complete peace of mind.



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MAINTENANCE & CARPENTRY SERVICES

Reliable Repairs. Professional Workmanship.

At Coastal Pro Property Care, we provide quality maintenance and carpentry solutions to keep your property safe, functional and looking its best.

Whether it's a minor repair, preventative maintenance, or an improvement project, we deliver dependable workmanship and attention to detail on every job.



GENERAL PROPERTY MAINTENANCE

Routine repairs and maintenance to keep your property in excellent condition year-round.



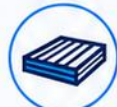
CARPENTRY REPAIRS

Timber repairs, weatherboards, architraves, skirting boards, gates and outdoor structures.



DOOR & WINDOW REPAIRS

Adjustment and repair of sticking doors, locks, handles, hinges and window hardware.



DECKING & PERGOLA MAINTENANCE

Deck repairs, board replacement, timber restoration and structural maintenance.



FENCING & GATE REPAIRS

Fence repairs, gate adjustments and general boundary maintenance.



PRE-SALE & PRE-LEASE IMPROVEMENTS

Helping homeowners prepare properties for sale, lease or holiday occupancy.

WHY CHOOSE COASTAL PRO?

- ✓ Qualified Carpentry Experience
- ✓ Reliable and Professional Service
- ✓ Honest Advice and Clear Communication
- ✓ Fully Insured
- ✓ One Point of Contact for All Property Needs
- ✓ Local Knowledge of the Mornington Peninsula

"We treat every property as if it were our own."

— One call and we organise it all! —

MAINTENANCE • REPAIRS • IMPROVEMENTS • PEACE OF MIND.



WE LOOK AFTER YOUR PROPERTY LIKE IT'S OUR OWN.

SPECIALIST INSPECTION COORDINATION

We Organise the Right Professionals for the Job.

Not every issue requires a handyman. Some situations require licensed trades, qualified inspectors, or specialist contractors.

At Coastal Pro Property Care, we coordinate trusted local professionals on your behalf, saving you the time and hassle of sourcing multiple contractors.

Our role is to identify concerns, organise appropriate specialists, coordinate access where required, and keep you informed throughout the process.

SERVICES WE CAN COORDINATE



BUILDING & PROPERTY INSPECTIONS

- Structural concerns
- Building defects
- Water ingress investigations
- Property condition reports
- Pre-purchase inspections



ELECTRICAL SERVICES

- Safety inspections
- Fault investigations
- Lighting and power issues
- Switchboard assessments
- Compliance requirements



PLUMBING SERVICES

- Leak detection
- Drainage concerns
- Hot water systems
- Roof plumbing inspections
- Maintenance assessments



POOL & SPA SERVICES

- Equipment inspections
- Compliance checks
- Water quality assessments
- Maintenance recommendations



LANDSCAPING & ARBORIST SERVICES

- Tree assessments
- Storm damage inspections
- Irrigation reviews
- Landscape maintenance planning



INSURANCE & DAMAGE ASSESSMENTS

- Storm damage inspections
- Insurance reporting support
- Emergency make-safe coordination
- Repair quotations

COORDINATION FEES

Coastal Pro Property Care charges a coordination and management fee for organising specialist inspections and contractors.

Our service may include:

- ✓ Liaising with contractors
- ✓ Scheduling appointments
- ✓ Organising property access
- ✓ Obtaining quotations
- ✓ Progress updates and communication
- ✓ Follow-up coordination where required

Fees are tailored to the scope and complexity of each project.

"We coordinate the right people, so you don't have to."

! IMPORTANT INFORMATION

Coastal Pro Property Care does not undertake licensed electrical, plumbing, gas fitting, structural engineering or other regulated trade services.

Where specialist or licensed work is required, we coordinate suitably qualified and licensed professionals on behalf of our clients.

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COORDINATION • TRUSTED SPECIALISTS • PEACE OF MIND



WE LOOK AFTER YOUR PROPERTY LIKE IT'S OUR OWN.

ANNUAL PROPERTY HEALTH ASSESSMENT

Protect Your Investment Before Problems Become Expensive Repairs.

Just like a regular health check-up, your property benefits from a comprehensive annual assessment to identify maintenance concerns before they become costly issues.

Our Annual Property Health Assessment provides homeowners, holiday home owners, and investors with a detailed overview of their property's condition, helping them plan future maintenance and protect their investment.

WHAT WE ASSESS



BUILDING & STRUCTURAL ELEMENTS

- External cladding and weatherboards
- Decks, pergolas and outdoor structures
- Doors and windows
- Signs of movement or deterioration
- Visible moisture concerns



GROUNDS & LANDSCAPING

- Garden condition
- Irrigation systems
- Tree and vegetation management
- Drainage concerns
- Stormwater flow



MAINTENANCE REQUIREMENTS

- General wear and tear
- Timber maintenance requirements
- Painting requirements
- Minor repairs required
- Safety concerns



COASTAL ENVIRONMENT IMPACTS

Living near the coast creates unique maintenance challenges.

We assess:

- Salt exposure impacts
- Corrosion risks
- Timber weathering
- External surface deterioration
- Preventative maintenance requirements

IDEAL FOR



Holiday Home Owners



Coastal Properties



Permanent Residences



Investment Properties



Families Living Interstate

YOUR PROPERTY HEALTH REPORT

Following the inspection, you'll receive:



Detailed property condition summary



Photo documentation



Identified maintenance issues



Priority repair recommendations



Preventative maintenance suggestions



Estimated maintenance timeline



Budget planning recommendations

WHY AN ANNUAL ASSESSMENT?



SAVE MONEY

Identify issues before they become major repairs.



PROTECT PROPERTY VALUE

Maintain presentation and long-term value.



PLAN AHEAD

Budget for future maintenance with confidence.



PEACE OF MIND

Know your property is being monitored by a local professional.



COASTAL PRO RECOMMENDATION

For maximum peace of mind, combine your Annual Property Health Assessment with one of our Membership Packages for year-round monitoring and support.

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LOCAL SERVICE
TRUSTED PEOPLE
PEACE OF MIND

WHY CHOOSE COASTAL PRO?

More Than Maintenance. Complete Property Care.

At Coastal Pro Property Care, we take the hassle out of property maintenance by providing a reliable, professional and personal service. Whether you're a homeowner, holiday home owner or property investor, we make it easy to keep your property safe, functional and looking its best.



RELIABLE & TRUSTED

We turn up when we say we will, communicate clearly and take pride in doing the job right.



LOCAL KNOWLEDGE

We live and work on the Mornington Peninsula, so we understand the local conditions and coastal challenges.



WIDE RANGE OF SERVICES

From carpentry and maintenance to gardening, property checks and specialist coordination – we've got you covered.



TAILORED SOLUTIONS

We understand every property is different. Our services and membership packages are flexible and tailored to your needs.



QUALITY WORKMANSHIP

We take pride in our work and always aim for a high standard of finish, with attention to detail on every job.



SUSTAINABLE APPROACH

We use responsible practices and long-lasting solutions to help protect your property and the environment.



TRANSPARENT PRICING

No hidden costs. We provide clear quotes and honest advice so you know exactly what to expect.



TRUSTED SPECIALISTS

When licensed or specialist work is required, we coordinate qualified local professionals on your behalf.

"One call and we organise it all!"

A simpler way to care for your property.

SUPPORTING OUR LOCAL COMMUNITY

We're proud to be a local Mornington Peninsula business, supporting local suppliers, trades and the community we live in.



MORNINGTON
PENINSULA



OUR COMMITMENT

To provide a professional, honest and reliable service that gives you more time to enjoy what matters most.

IDEAL FOR



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Investment
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Families Living
Interstate

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