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Lease your property for commercial strata management by [Chris Whelan](#)

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Today it is a big challenge for strata community at Sydney to use vacant space for leasing and for an investment property. The experienced and specialist commercial strata management are in great demand for handling strata management Sydney vacant properties. They are very well aware of utilizing and optimizing the local enquiry from local strata community business.

Commercial strata management is different from residential management schemes. It needs special skills to popularize among the buyers and sellers for leasing and for investment purpose. An expertise professional can handle commercial properties on investment by minimizing the risk factors. Because the people will first ensure about the impact of long vacant and the attached risk with the strata property Sydney. Here we are discussing the number of methods to minimize the risk factor while dealing with commercial factors.

When you have decided for leasing the strata management Sydney for commercial utilization then sit with the landlord and the tenant to ensure about the detail information regarding the property, whether there is any existing lease is available prior to your notice, if it is available then check the expiry date and if still you want that property then sit for renegotiation with all of them.

When you are dealing with multiple tenants in the buildings, ensure that tenants must achieve more or same comfort levels from the landlord while dealing the property for leases and occupancy matters regarding commercial strata management business. It will be easy for all experts if the landlord will cooperate and become flexible during lease occupancy matters and negotiation. You can offer some concessions on behalf of the flexibility maintained by the landlord and the tenants.

Always try to merge the upcoming vacancy with any tenants expansion needs. Because there are some tenants who need expansion space for their occupancy, so deal with them and understand their points at first before proceeding to match your commercial strata management requirements. If possible create a tenant retention plan to help every needed tenant and update the plan within each quarter to upgrade yourself.

Be active always to have a track on the tenants from various properties to attract them towards your one. Make your commercial strata management more lucrative to compel the tenant to come to you. To attract them you have to be more flexible in rental negotiation and lease incentives.

Keep the detail information regarding comparable lease transactions in local strata community and the property market. In the information you have to ensure all the lease categories such as rental type, rental levels and incentives. You have to do a proper planning on how you are going to package your vacancy to gain maximum in competitive strata property market. Be in touch with local market for conjunction arrangements with vacant space.

Working in advance for the commercial strata management vacancy and occupancy issues, you will be able to meet all professional requirements for your strata management services. Must enroll the vacant property in to some packages or plans to impact on lease terms, rental types and incentives according to various offers. These are few ideas which can help you to set your commercial strata management business to bring more benefits and opportunities.

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Chris Whelan is Licensed Strata & Community Manager at Whelan Property Group Pvt, Ltd, has years of experience in the marketing and trading a [strata management sydney](#) industries. His online and offline knowledge regarding a [commercial strata management](#) makes him a great resource for strata property Sydney dealings.

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