

PROPERTY SERVICES

BAYLEYS

ALTOGETHER BETTER

Residential / Commercial / Rural / **Property Services**

Our Story

Bayleys began in 1973, when Pam, Graham and John Bayley began working from their family home in Pakuranga. Graham and his son John worked as full-time salespeople, while Pam supported them as financial controller, receptionist and office manager.

Today we have 100 offices up and down New Zealand and three in Fiji. In total we have more than 2,000 staff, including over 1,000 sales and leasing agents, property and facilities managers, valuers, researchers, auctioneering specialists, marketers and consultants.

Our people - He tangata

As we've grown, our core values of commitment to service and a passion for delivering the best results, have attracted and united the like-minded people who make up the company today.

By concentrating on the fundamentals of knowledge, commitment, service, transparency and best practice operations, we deliver the type of experience that has clients coming back to Bayleys for decades.

Bayleys Property Services team represent property investors, developers and occupiers in local and global markets, working together across geographic locations and market sectors to achieve successful outcomes for our clients.

Bayleys Leadership



Mike Bayley
Managing Director



David Bayley
Executive Director



John Bayley
Chairman

Bayleys Property Services



Michael Thornton
General Manager
Property Services



Stuart Bent
National Director
Property Management Services



Andrea Wong
National Portfolio Manager



Tiana Warren
Head of Corporate &
Occupier Services



Craig Kerr
Regional Manager



Ashleigh Thomas
Head of Property Finance

**Bayleys is proud to be
New Zealand's largest full
service real estate agency.**

With a presence in all major cities, provincial towns and regions, we have an unmatched buying power with key media, and a vast referral network - both of which help to optimise a suite of opportunities for our clients.

The Bayleys Group

\$13.5 billion
of property sold or leased

11,400
sales and leasing transactions completed

1,190
sales and leasing agents

2,135
employees

100
offices throughout New Zealand and the Pacific Islands

Bayleys Property Services

\$6 billion
capital value of commercial portfolio managed

325
properties managed

\$300 million
annual rental income managed

60
number of property and facilities staff

*For the period 1st April 2022 - 31st March 2023



GLOBALLY CONNECTED

BAYLEYS

IN ASSOCIATION WITH
**Knight
Frank**

All over the globe

Since the 1980s, Bayleys has built connections and generated exposure overseas to open up a world of opportunities for our clients.

Through our partnership with Knight Frank, Bayleys reaps the benefits of a globally-connected network spanning 53 markets. Our closest connections are to the Knight Frank Asia Pacific Group with 9,359 people in more than 150 offices all working collaboratively to find the right buyer for your property.

Knight Frank is a heritage brand that stands out because of its ability to provide thought leadership, a personalised service and innovative property solutions for its clients. Knight Frank's commitment to building long lasting relationships with its clients is in perfect synergy with our own.

Our teams have the ability to derive insights and expertise from the Knight Frank pool of market-leading research and resources across global markets. Bayleys and Knight Frank are intricately connected on a personal level to ensure our clients receive the best experience possible.

Operating in locations where our clients need us to be, we provide a worldwide service that's locally expert and globally connected.

20,000+
people

487 offices in
53 markets

128 years
of experience

OUR FOCUS ALLOWS YOU TO FOCUS ELSEWHERE

Bayleys Property Services offer a comprehensive management service providing both landlords and tenants with round-the-clock assistance, state-of-the-art financial and information systems, peace of mind from building safety and access to some of the markets leading property professionals.



Property & Asset Management

- Portfolio strategy
- Business planning
- Value-add engineering
- Stakeholder relationships
- Critical event management & validation
- Lease compliance
- Tenant engagement and retention
- Vacancy management



Facilities & Risk Management

- Service contract procurement & management
- Sustainability processes
- Lifecycle and capital expenditure planning
- Identification of site specific health and safety risks and the implementation of measures to eliminate or control



Financial Management & Information Systems

- Accounts payable/receivable
- Debt management
- Income and operating expense budget preparation/forecasting
- Multi-level reporting
- Access to "live" data 24/7 through sophisticated app and web-based platforms



OUR RESPONSIBILITY

At Bayleys, we recognise the crucial role that businesses can play in creating a more sustainable future by reducing the overall impact on the environment and supporting people.

Our Environmental, Social and Governance (ESG) strategy outlines how we can cultivate a more proactive approach to the important social and environmental issues facing our business, the wider real estate industry, and the world today.

It reflects our commitment to operating with integrity and transparency, and our belief that a responsible and sustainable business model is essential for both long-term corporate success and leaving a lighter global footprint.

Through our ESG initiatives, we aim to create value for all our stakeholders - our employees, clients, shareholders, business partners, and the communities we operate in.

We believe that by embedding sustainability into our business model and operational decision-making, and by working together, we can create a better, more sustainable Aotearoa for future generations.



Our Environmental, Social and Governance platform (ESG), sets the framework for the future sustainability of our business.

As individuals and an organisation interacting with our clients, supply partners, building occupiers and the community, we strive to be professional, responsible and at all times hold a practical balance between our economic and social goals. For the built environment, we are proud to be market leaders in reducing our own carbon footprint while working closely with our clients to also mitigate their environmental impact.



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 **Knight
Frank**

REINZ

**Large Commercial & Industrial Office
of the Year 2022, 2021, 2020, 2019 & 2018**

**Medium Agency of the Year
All Disciplines 2023 & 2022**

**Small Agency of the Year
All Disciplines 2022**

As awarded by the Real Estate
Institute of New Zealand Awards
for Excellence



Agency Team of the Year NZ 2020

**Industrial Agency Team
of the Year NZ 2018**

As awarded by the Royal Institute
of Chartered Surveyors (RICS)
at the Sales Awards

0800 BAYLEYS
[bayleys.co.nz/property-services](https://www.bayleys.co.nz/property-services)

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