

alba®

AUCKLAND & QUEENSTOWN

A little more about Alba,

the homes we work with
and the way we approach property.



PAKURANGA, AUCKLAND

Property should still feel personal.

We are an independent, family-owned property company working across Auckland and Queenstown.

We lease, manage and care for homes, with an approach shaped by the property and the people involved. Some owners want a settled long-term tenancy. Others need flexibility around travel, family or their own use of the home.

We take time to understand those plans. Owners know who is looking after their property, tenants know who to call, and our team stays involved when something needs attention.



Mission Bay, Auckland / From the Alba portfolio

A name that means everything to us.

Alba Property began with the two of us, a longstanding love of property, and a belief that property management could be done with more care, more thought and a more personal approach.

The name Alba honours our daughter, whom we devastatingly lost during pregnancy in 2023.

When we sat down one evening to talk about what to call our company, it didn't take long to arrive at Alba Property. We wanted to be able to say her name every day, in the way we had always imagined we would.

Naming the business after her felt like a quiet and meaningful way to keep Alba close, and for her to remain part of our family's story and something we were building together.

Her name is part of every day here. We hope the way we build this business, the way we treat people and the care we put into our work is something she would be proud of.

Outside of Alba, we are Mum and Dad to Romy and Ted. They keep life busy and grounded, and remind us constantly of what really matters.

For us, this has always been about building something meaningful, doing work we are proud of and looking after people properly. Alba is deeply personal to us, and always will be.

All our love,
Max and Emily

We start with the home. And your plans for it.

Not every property needs the same approach. We work out what makes sense before deciding how to lease, manage or care for it.

01 Understand

We talk through the home, your plans, the timing and what a good outcome looks like. That gives us a clear starting point.

02 Prepare & lease

We work through presentation and rental strategy, then marketing, private introductions, viewings, tenant due diligence and lease terms.

03 Stay involved

Once the tenancy begins, we manage rent, inspections, reporting, maintenance, communication and renewals. You know who is responsible.



FINDING THE RIGHT ARRANGEMENT

A lease that fits.

Mid-term

For a defined chapter.

Usually around three to twelve months, mid-term leasing can suit a relocation, renovation, work project or time between homes.

Dates, furniture, utilities, pets and owner use all need to work together. We help both sides settle the detail from the beginning.

Long-term

For somewhere to settle.

A long-term tenancy often makes sense when owners want stability and tenants want a home they can settle into.

We focus on getting the tenancy right at the start, then looking after it through clear communication, inspections, maintenance and renewals.

Tell us once. We'll keep looking.

The right home isn't always available
on the day you start looking.

Our AI-assisted matching technology helps compare a tenant's brief
with homes that are available now, coming up or being handled privately.
As new properties arrive, the brief can remain part of the search.

01 The brief

Location, budget, dates, lease length and the details that matter.

02 The connection

Technology helps our team identify a potential fit across the portfolio.

03 The people

We review the fit, speak with both sides and work through the details.

Looked after. Even when you're away.

A home still needs care when it isn't tenanted. We look after properties that are vacant, owner-occupied or used seasonally, as well as maintenance in tenanted homes.



A plan for the property

We assess what needs attention now, what to monitor and what to plan for. Regular checks and preventative maintenance help keep the home ready for you.

Practical help, locally

Our maintenance team and specialist trades coordinate repairs, gardens, pools, cleaning and arrival preparation, with one team keeping track of the work.

Different homes. The same care.



Milford

Four bedrooms / Four bathrooms



Ponsonby

Five bedrooms / Two bathrooms



Pakuranga

Six bedrooms / Five bathrooms

Room to take a different pace.



Crown Terrace

Four bedrooms / Three bathrooms

A home in the landscape, with open living spaces and mountain views. Part of Alba's portfolio in Queenstown.

The work behind a good outcome.

HERNE BAY

Preparation to tenancy

Before marketing, the home needed practical attention. We coordinated repairs, cleaning and specialist trades, then managed viewings, due diligence and lease discussions. The same team continued with ongoing management once the tenancy was in place.

TAKAPUNA

Finding the right home

A family needed the right location and lease term for their time in Auckland. We searched current and upcoming homes and our private network, arranged viewings and worked through the lease with owners.

QUEENSTOWN

Care while the owner is away

For a home that wasn't permanently occupied, we coordinated checks, maintenance, repairs and cleaning. Longer periods of availability also allowed suitable furnished or mid-term leasing to be explored around the owner's plans.

Read the case studies at albaproperty.co.nz/case-studies

Still a family business. In every sense.

What began with Max and Emily has grown slowly and organically into a team of nine, with family woven through the business.

We are hands-on by choice. Clients deal with real people who know the home and take responsibility for what happens next.

Being available, communicating clearly and doing what we say we will do are the everyday things that matter to us.

Everyone at Alba shares the same values: trust, integrity and genuine care.

We want to keep doing work we are proud of, looking after people properly and building relationships that last. Growth should never come at the expense of that.

“The Alba team made everything easy.
We wouldn’t hesitate to recommend them.”

TENANT / EXCERPT FROM ALBA’S PUBLISHED TESTIMONIAL



Let's talk about your home.

Whether you have a property to lease or care for,
or you're looking for somewhere to live,
tell us what matters to you.

Auckland & Queenstown

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