

Welcome to the PB&A Newsletter where you will be provided with relevant and practical content. We are passionate about making sure you are getting the most out of your property investment experience and understand you don't have a lot of spare time to read long detailed articles. You will find succinct summaries in this newsletter that keep you up to date with only a small investment of time.

PERTH'S VACANCY RATE CONTINUES TO DROP

October's/November residential vacancy rate in Perth has slightly lowered compared to the previous month and now sits at 0.95 per cent, which is close to the 40 year low of 0.8 per cent reached in 2007.

OCTOBER RENTAL ACTIVITY

According to reiwa.com data, at the end of October not only were there 2,786 properties listed for rent on reiwa.com, which is 53 per cent less than the year prior. Perth's median rent increased \$25 to \$375 per week when compared to 2019.

LANDLORD INSURANCE

One thing this year has taught us all is that life is very unpredictable and highlighted the importance of having a quality Landlord Protection Insurance policy in place. There is large variations and coverage between different insurance companies and it is important to ensure that you are well informed when it comes to your policy. You want to ensure you are getting the most efficient coverage possible to protect you if the unexpected does happen. Our team has been assisting many Landlords with building and insurance quotes this year and have saved many of our Landlords hundreds of dollars at a minimum which is fantastic. The feedback has been really positive from the Landlords who have made changes for the better.

As a result of COVID and other factors there have been many changes to the legislation that impact Landlords this year including domestic violence laws in WA.

The key changes include the following for Tenants experiencing family domestic violence (FDV):

- a process to terminate a tenancy quickly and legally, directly with a landlord / lessor or property manager by providing a termination notice and evidence (see 'How to end a tenancy' below). the ability to remove an alleged perpetrator from a tenancy agreement and stay in the rental home if they choose, through an application to the Magistrates Court (using a Residential Tenancies Form 12);
- ways to deal with disputes around property damage, unpaid rent and bond disbursement to ease the financial burden when leaving a tenancy;
- to be able to change locks without a landlord's permission, to prevent a perpetrator regaining access, as long as a copy of the keys are given to the landlord within seven (7) days;
- the right to improve security at the rental home at their own cost, for example installing CCTV, external lights window locks, security screens or shutters and pruning of shrubs and trees;
- a pathway to have their name removed from a tenancy database if the reason for the listing was caused by FDV (involves applying to courts).

As you can see from the above new changes this can have a significant impact on a tenancy and could potentially result in the Landlord being out of pocket if the tenant needs to terminate their lease agreement as a result of FDV. Does your insurance policy cover loss of rent in the case of an FDV termination?

At Peter Bruhn and Associates we believe in educating our clients so they are fully informed in areas that may affect them. Insurance is one area that is so important in this day and age. If you would like some more information regarding insurance please do not hesitate to contact our office for more information, we are happy to provide you with specific obligation free quotes from specialized providers such as EBM, Property Insurance Plus and AON to name a few.



COVID UPDATE

As you are now well aware the emergency period for the moratorium on rent increases and evictions was extended to the 28th of March 2021. This meant that we could not increase the rental amounts or terminate tenancies under certain circumstances. This has resulted in a shortage of properties in Perth and pushed up the weekly asking price of rental properties in Perth. It is predicted that this trend will continue into the new year.

At PB&A we have been building in rental increases into the leases that are being renewed with a clause stating that the increase will take effect once the moratorium finishes, this way we ensure security with good quality existing Tenants and also ensure that a fair market price is being implemented at the earliest opportunity.

CONTRACTOR CORNER

Did you know that once a month we invite different contractors to come in and run a small trouble shooting workshop with the team. Since our last newsletter we have had Trevor from Five Star Pool Services attend and discuss common issues that can occur with pools such as; why pools go green, basic maintenance of pool equipment and what can be expected if chlorinators or other parts of the pool aren't working properly. It is a complex area and there are many variations however the session was useful to give the team a good oversight on pool management.

With Summer now here we thought it would be helpful to share some information about swimming pool care and maintenance to our Tenants in the Tenants Newsletter which has been sent out to all tenants in the lead up to summer and Christmas. The more we can educate and support the Tenants the smoother the tenancies will run.

MERRY CHRISTMAS



We would like to take this opportunity to wish you all a safe and happy Christmas. Our heartfelt thoughts to those of you facing your first Christmas with your heavenly family members and sending lots of positive thoughts to those who are working through challenging times. Thank you to all our amazing Landlords new and old, we wouldn't be here without you and we hope that we have continued to meet your expectations this year.

Next year is looking bright, we are optimistic and looking forward to continuing to support you on your investment journey no matter how big or small.

