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## MANAGING YOUR OWN RENTAL? KNOW THE RISKS

A recent case involving a Jane Brook private landlord is a timely reminder that managing an investment property yourself comes with significant legal responsibilities.

In July, a Jane Brook landlord was convicted in the Perth Magistrates Court after failing to lodge a tenant's \$2,200 security bond with the Bond Administrator within the required 14-day period. The tenant had paid the landlord \$3,300 in December 2023, comprising a \$2,200 bond and \$1,100 rent in advance.

More than 900 days later, the bond had still not been lodged.

The Result? The landlord was ordered to pay:

**\$3,300 fine**

**\$2,606 court costs**

**Total: \$5,906**

All stemming from the failure to correctly lodge a \$2,200 bond.

Consumer Protection Commissioner Trish Blake used the case to remind private landlords that bond money must be properly protected and cannot simply be treated as the landlord's own funds.

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# MANAGING YOUR OWN RENTAL? KNOW THE RISKS

## **PROPERTY MANAGEMENT IS MORE THAN COLLECTING RENT**

Many owners understandably consider managing their investment property themselves to save on management fees.

However, being a private landlord means taking responsibility for complying with WA's residential tenancy legislation throughout the entire tenancy. This can include:

1. Correctly collecting and lodging bonds
2. Preparing tenancy agreements and required documentation
3. Completing property condition reports
4. Managing rent payments and increases
5. Issuing the correct notices within required timeframes
6. Handling maintenance and repairs
7. Managing pets and minor modifications
8. Conducting routine inspections correctly
9. Managing breaches and disputes
10. Keeping up with changes to WA tenancy legislation
11. Correctly handling the end of a tenancy and bond disposal

WA's tenancy laws have undergone significant changes in recent years, and REIWA has warned that further reforms are expected, making compliance an increasingly important part of owning an investment property.

## **WHY USE A PROFESSIONAL PROPERTY MANAGER?**

At Peter Kuhne Real Estate, our role isn't simply to find a tenant and collect the rent. We take care of the day-to-day management of your investment while helping ensure the property is managed in accordance with current WA tenancy requirements.

From tenant selection, leases and bond administration through to inspections, maintenance, rent reviews and tenancy matters, our team can manage the process from beginning to end. For many landlords, professional management isn't simply about convenience – it's about protecting their property, their income and their investment.

## **THINKING ABOUT RENTING OUT YOUR PROPERTY?**

Whether you're an experienced investor, have recently purchased an investment property or are currently managing a rental yourself, we're happy to discuss how we can help.

**Shannon Walker:** 0407 381 121

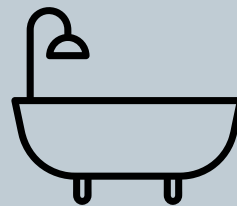
**Hazel MacDonald:** 0428 662 020

*Coming Soon*

**FOR SALE**



1 Bed



1 Bath



Maylands

Enquire Now:

**Peter Kuhne:** 0428 758 822

**Jackson Slater:** 0411 311 201

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# PERTH WEEKLY MARKET UPDATE

Sales transactions in Perth last week were up 6.1% on the previous week, with REIWA reporting **630 transactions**. A closer look shows house sales were down 3.8% compared to the week prior, while unit sales were up 36.6% and land sales were up 100%.

## Top Performing Suburbs – Sales

1. Burswood – 18
2. Alkimos – 10
3. Perth – 10
4. South Perth – 10
5. Balga – 9

**Perth's highest sale price:** Roleystone – \$2,400,000

**Perth's lowest sale price:** Furnissdale – \$240,000

There were **7,204 properties for sale** in Perth at the end of last week, which is 1.8% higher than the previous week. This can be attributed to house listings increasing 2.0% compared to the week prior, unit listings decreasing 0.1% and listings for vacant land increasing 5.7%.

Last week's total figure of **properties available for sale** is 6.3% higher than four weeks ago and 129.1% higher than levels seen a year ago.

In Perth's rental market, REIWA reported there were **2,083 properties for rent** in Perth at the end of last week, which is 1.6% down on the week prior. Last week's rental listings figure is 6.6% lower than four weeks ago and 6.8% lower than a year ago.

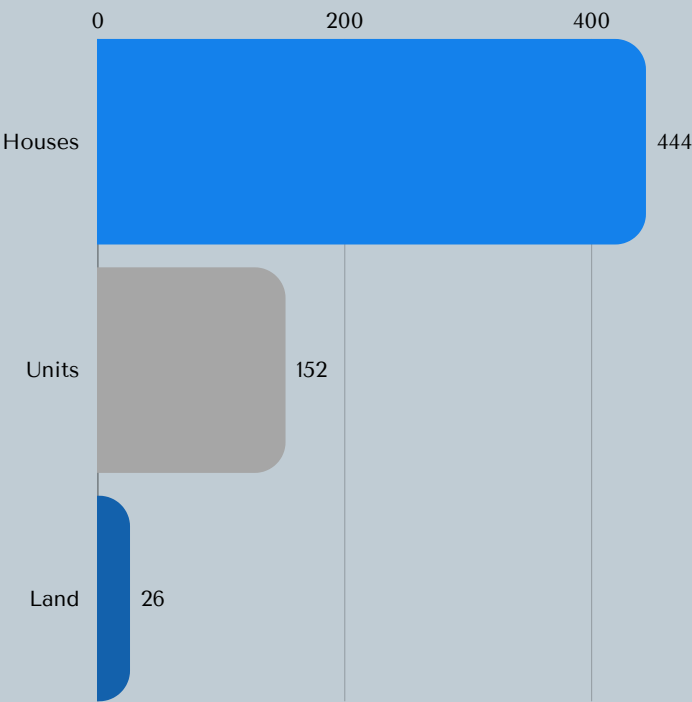
## Top Performing Suburbs – Rentals

1. Baldivis – 24
2. Perth – 16
3. East Perth – 15
4. Rivervale – 14
5. Belmont – 13

REIWA reported **656 properties leased** last week, which is 11.4% lower than the previous week, 18.8% higher than four weeks ago and 9.8% lower than a year ago.

# MARKET INSIGHTS

## Property Sales



## Top Selling Suburbs

|              |    |
|--------------|----|
| Burswood:    | 18 |
| Alkimos:     | 10 |
| South Perth: | 10 |
| Perth:       | 10 |
| Balga:       | 9  |
| Byford:      | 9  |
| Dianella:    | 8  |

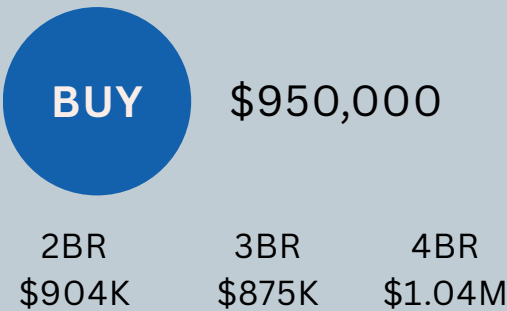
## Comparison

This week: 630

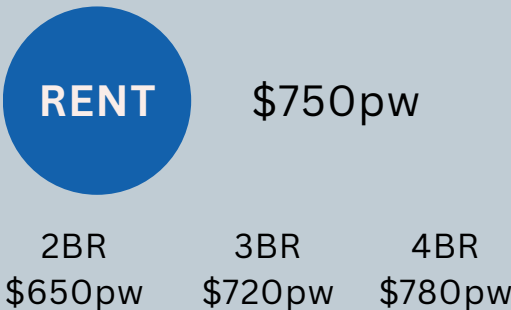
Four Weeks Ago: 631

Same Week Last Year: 793

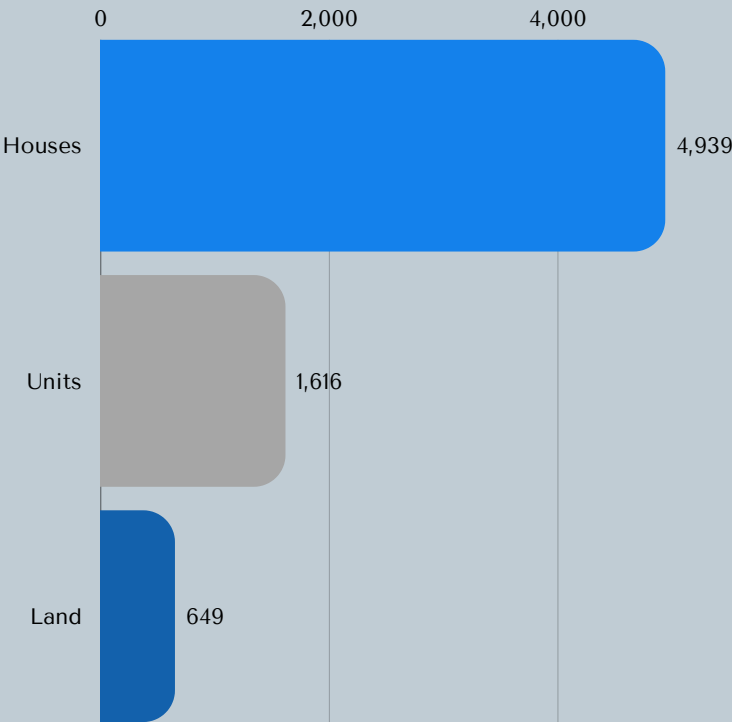
## Median House Sales Prices



## Median House Rental Prices



## Properties Listed for Sale



## Comparison

This week: 7,204

Four Weeks Ago: 6,777

Same Week Last Year: 3,145

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## QUOTE OF THE WEEK

"If you see someone without a smile, give them one of yours!"  
Dolly Parton

