



Beat the Heat: Smart Strategies for Summer Property Management

What a busy month November has been! From the REIWA Excellence Awards to our Client and Contractor Christmas Party and all the serious stuff in between.

The investor market in Perth is hot, hot, hot with several new interstate and local clients joining the PPCo community this month, welcome to all of our new clients, great to have you with us.

At Pearl Property Co, we're here to help you stay ahead of seasonal challenges and keep your investment performing at its best.

Last month many of you took up the a/c servicing specials that were on offer which was great to see and this will hopefully prevent any of those urgent repairs in the middle of Christmas and summer.

Some key maintenance items to be aware of as we head into December and Jan are:

- Pool and safety compliance and servicing.
- Pest control
- Reticulation checks and servicing.

In Western Australia, pool compliance is a legal requirement for landlords and is primarily focused on safety and preventing accidental drownings, especially for children.

Mandatory Safety Barriers: All pools and spas must have a compliant safety barrier that meets Australian Standards. This includes fences, gates, and latches designed to restrict unsupervised access by young children.

Responsibility of Owners: Landlords are legally responsible for maintaining pool barriers in good working order throughout a tenancy. This includes ensuring gates are self-closing and latches are functional.

The team at Pearl Property Co is here to make sure everything runs smoothly so you can enjoy peace of mind over Christmas and beyond. Wishing you a wonderful start to summer—thank you for being part of the PPCo community!

Anita Walker



Market Update

As we head into the summer season in Western Australia, the rental market remains steady with strong demand for well-presented properties. Vacancy rates are still low, and tenants are prioritizing homes that are comfortable and well-maintained—especially during the hotter months.

November 2025 Perth Rental Market Statistics



2,169
RENTAL LISTINGS



696
PROPERTIES LEASED



TOP RENTAL
SUBURBS

Baldivis
East Perth
Perth



MEDIAN WEEKLY
RENT

\$700 Houses
\$650 Units