

## PB & A NEWS + MARKET UPDATE



We are happy to announce that our team recently attended the reiwa.com awards night and very proudly received fourth place for Top Office by lowest median number of days on market for 2010/2020. This is a really great achievement for our team and shows that hard work does pay off.

Did you know that Perth is experiencing a rental property shortage? There are currently 4000 less properties available in the rental market compared to this time last year. That means, it is a great time to rent out your property.

We have also noticed an increase in rental prices for new rentals coming on and have more good, quality tenants looking for properties.

If you would like an appraisal or know someone that may be interested in finding out how much rent they could achieve for their property, please phone 9308 8999 or email [anita@peterbruhn.com.au](mailto:anita@peterbruhn.com.au) to arrange a complimentary appraisal with Anita or Rebecca.

We would love to assist and warmly welcome referrals.

## COVID-19 UPDATE

As you may be aware the WA Government announced an extension to the Emergency Period until 28 March 2021, meaning that the Residential Tenancies (COVID-19 Response) Act 2020 continues to apply to all tenancies regardless whether the tenant is financially impacted by the COVID-19 pandemic or not. The following are the key points regarding how the extension of emergency legislation may impact you:

- Rents cannot be increased at all, for an existing tenancy, even if a lease is being renewed and the Tenant agrees to an increase, until after the emergency period.
- All fixed term leases will roll onto a periodical lease agreement if the Tenant chooses not to accept a fixed term agreement when their existing agreement comes to an end.
- Tenancies can only be terminated by mutual agreement or through a conciliation process with a government conciliation officer.
- If you are selling your property, there are restrictions on vacant possession at the time of settlement.

At Peter Bruhn & Associates, we have contacted DMIRS, Consumer Protection and attended legislation training to ensure we are right on top of the situation and legal requirements to keep everyone protected during the tenancy period. We have been advised that if after the COVID-19 Residential Tenancies Mandatory Conciliation Service, you are found to be in breach of the Act, for each individual breach regarding increasing of rent during this period, the fine can be up to \$5,000. Other breaches can incur a fine of up to \$4000 or up to \$20,000 depending on which section is breached.

### **What we have done at Peter Bruhn and Associates, to support our Client Landlords:**

"As Director and Licensee, I have contacted DMIRS, Consumer Protection and am working with our Industry body REIWA. I have personally contacted all the local members of parliament, where our client's properties are located, to express my concerns, and provide feedback about the extension of the emergency legislation." - Anita Walker, Peter Bruhn & Associates . We will continue to support our clients throughout this period

### **What you can do:**

If you feel strongly or are impacted, then you can join the real estate industry's campaign calling for a fair go for landlords in Western Australia during the COVID-19 pandemic. The WA Government has made their decision despite approximately only one percent of tenancies being impacted by COVID-19. We believe as a landlord, you should have the right to determine what is best for your investment property and the government should not be able to use the pandemic as a political tool to limit your rights as an investor. We believe a one size fits all approach is not in the best interests of all the stakeholders, including tenants. W

If you want to join the campaign. You can download the letter template, found at the link below and email it to your local member of parliament. You may wish to also email your concerns to the Premier Mark McGowan, the Minister for Commerce John Quigley and the Treasurer Ben Wyatt.

The templates and relevant contact details can be found here: <https://reiwa.com.au/a-fair-go-for-landlords-during-covid-19/>

# CONTRACTORS CORNER + EXCLUSIVE SPECIALS

## AIR CONDITIONING SUMMER START UPS:

### **West Oz Trades**

Probably the most over worked appliance in any home over the summer period is the air conditioning system. Some units that are evaporative systems will require a summer start up service whilst others may benefit from a service prior to tenants running the systems.

In order to be proactive we recommend having a service and clean done of the air conditioning systems in order to minimise any issues that may arise over the peak season when contractors are at their busiest. Please also keep in mind that many parts are sourced from overseas and there are delays with sourcing and receiving parts and being proactive could avoid more costly delays.

West Oz are offering the below summer start up special: Split System service -\$130 which includes a full system check over, Return filter clean and coil deodorized with Clean air, outdoor coil cleaned and cleared of debris, drains checked for blockages, all motors and compressors checked and a full detailed report with photos.

Refrigerated Ducted service -\$170 which includes a full system checkover, return filter clean and indoor coil deodorized with Cleanair, outdoor coil cleaned and cleared of debris, drain checked for blockages, all motors and compressor checked, zone motors checked, full ductwork inspection and a fully detailed report with photos.

Evaporative ducted service- \$150 Pads cleaned and deodorise, water pan cleaned of calcium, full component check over, water level set correct, dropper and duct inspection. A full detailed report including photos and unit information. Please contact our office today to advise if you would like to utilize this offer and we will send a work order to contractor.

### **West Oz Trades**

**P:0417 984 234**

**E: westoztrades@gmail.com**

## RETICULATION:

### **Simon's Gardening Services**

To ensure tenants maintain lawns and gardens we have already advised them to switch on the reticulation systems from the 1st of September. They have been asked to check sprinklers are free from sand and grass to ensure they are in good working order.

For any reticulation systems that may require attention we have a great contractor Simon, from Simon's Gardening Services who is offering a servicing of your reticulation system for \$90 for the first hour plus GST and then \$80 per hour after.

If you would like to utilise this offer for your investment property please email your property manager and we can send a work order to Simon. If you want to utilise this service on your own home please contact Simon direct.

### **Simon's Garden Services**

**P:0477 361 417**

**E: simonsgardenservices@iinet.net.au**

## Did you Know...

Once a month we invite different contractors to come into our office and show our team some trouble shooting relating to their field of work.

This helps our team become more educated in different areas of maintenance allowing us to educate tenants which in turn minimises issues that arise around the property.

Last month we had Steve Bonner from Get Connected Electrical come in and speak to our team about smoke alarms, electrical circuits and RCDs. This provided the team with some valuable insights and as a result we created a how to video for our tenants to view for instructions on how to properly change a smoke alarm battery.

[https://www.youtube.com/watch?v=476rAx8tv5Q&feature=youtu.be&fbclid=IwAR3O0kHw8CKW9Vq7dzAFvkjF59\\_DWIJjalBqNcPT3F8FHHn7U79HfibPPc](https://www.youtube.com/watch?v=476rAx8tv5Q&feature=youtu.be&fbclid=IwAR3O0kHw8CKW9Vq7dzAFvkjF59_DWIJjalBqNcPT3F8FHHn7U79HfibPPc)