

# PROPERTY MANAGEMENT UPDATE

Official client newsletter of Doyle Spillane Real Estate



Welcome to our September Property Management Update:

In this month's edition we will cover off on creating a good rental history, reporting maintenance, care of appliances and a reminder about the Covid-19 support package

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Doyle Spillane Real Estate

## MARKET SNAPSHOT

### IN THE LAST 30 DAYS

Number of Tenant Enquiries: 1483

Total Inspections Scheduled: 154

Tenants Registered to Inspect:  
617

Applications Received: 107

Properties Leased: 30

Average Days on Market: 14

Average Rent of Properties  
Leased: \$681.80

## ARE YOU CREATING A GOOD RENTAL HISTORY?

### How to give yourself the best chance in a tight rental market:

Unless you've been living under a rock, you will be aware that the current rental market is very tight. In fact, the vacancy rate for Outer Sydney which includes the Northern Beaches has been around 1% since the middle of 2020. Prospective tenants are telling us how difficult it is to find suitable properties in their price range and many are getting desperate. If you are happily settled in a property, fortunately you don't have to worry about this. However, you don't know when you may need to move.

The Northern Beaches area has always been a very popular area of NSW and there are always an abundance of people re-locating here for work from other states and more recently many property owners that have been living abroad have been moving back into their properties, others are taking advantage of the higher market and selling their properties.

### If you had to move at the end of your current lease, how easily do you think you would be able to find another property?

When you are competing with other tenants for properties, it's important to know that agents/owners are looking for stable tenants who will look after the property and pay their rent. This is where your rental history becomes vital. When doing checks, agents obtain rental references and an important part is your payment history. Agents are able to see from your rental ledger if you were ever behind in rent at any stage of your tenancy. In a normal market where there is a good supply of rental properties and less tenants looking, owners are likely to lower their expectations in order to secure tenants.

However, at the moment owners have the luxury of being picky with their choice of tenants and are approving the tenants with the most favourable rental histories.

### How good is your payment history?

Have you ever received a breach notice? Are you receiving text messages stating you are 3-4 days late? Don't ignore these messages because these are warning signs that you are creating a substandard rental ledger which could limit your ability to find another rental property. Stay ahead in your rent and give yourself the best opportunity to secure your next property.



## REPORTING MAINTENANCE

As part of your tenancy agreement, you are required to report maintenance at your property. Many tenants are choosing to wait until the next inspection to report the problem.

However, this is not advisable because if the issue becomes worse you may be made responsible for any extra damage that may be caused (for example a water leak).

To ensure full enjoyment of your property, we urge you to report maintenance as soon as you notice the problem. Maintenance must be reported in writing, preferably via our website – click on link:

[\*Report Maintenance Here\*](#)

## CARE OF APPLIANCES

To ensure appliances continue to work at their optimal level, remember it is your responsibility to keep them clean. Appliances such as dishwashers and air-conditioners will malfunction if their filters are not cleaned regularly - and if a service technician is called, you may be responsible for the call-out fee.



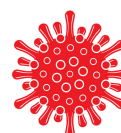
### **Reminder: COVID-19 residential tenancy support package extended**

The NSW Government has extended support for tenants financially impacted by COVID-19.

If your household income has reduced by 25% or more your Landlord may be eligible to apply for a rebate which in turn must be passed onto you.

If you are unsure, please contact your Property Manager or our Director of Property Management Joe lemma who will be able to assist.

Also you can Visit the [NSW Fair Trading website](#) for eligibility information.



**COVID-19**  
CORONAVIRUS