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# PROPERTY MANAGEMENT NEWSLETTER

News, Trends & Developments  
in the World of Real Estate

## A Note From Karlie

While recent weeks have seen a slight easing in demand for rental properties, it's essential to note that this trend primarily applies to properties with a rental rate of \$600 or more per week. However, the market dynamics for properties priced at \$550 and below paint a different picture, with sustained high demand leading to quicker turnovers.

According to the latest PropTrack data, our city's vacancy rate, a crucial metric indicating the proportion of rental properties available for lease, now stands at 0.78%. This represents a notable decrease of 0.09 percentage points since January. Remarkably, Adelaide currently boasts the second lowest vacancy rate nationwide, trailing only behind Perth's 0.76%.

As we navigate through these evolving market conditions, it's clear that staying informed is key. Whether you're a tenant or a landlord, understanding these trends can empower you to make informed decisions.

If you would like to discuss your property or have any questions, please feel free to give me a call

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# Easy Solutions for Maintenance Challenges

Maintaining a rental property can often seem like navigating a minefield of potential issues. Yet, addressing common maintenance problems swiftly can significantly enhance Tenant satisfaction and preserve the value of your investment.

One frequent issue is leaking taps. A simple washer replacement can often fix this, preventing water waste and reducing utility bills. Blocked drains are another common complaint, typically resolved with chemical cleaners or a plumber's snake. For both, educating Tenants on preventing blockages can be invaluable.

Cracks in walls or ceilings may alarm Tenants, but they often result from natural settling. Fill small cracks with plaster and monitor for further movement. For electrical issues like a non-functioning outlet, checking the fuse box or circuit breaker can offer a quick fix. To maximise safety, your First National property manager always consults a professionally licensed electrician. Lastly, peeling paint can diminish a property's appeal and your Tenant's motivation to care for your property. A touch-up with matching paint can easily refresh the space, keeps Tenants happy, and also prevents minor problems from escalating into costly repairs. Establishing a routine maintenance schedule and educating Tenants on basic care can significantly reduce the frequency of these common issues.

## Navigating Tenant Evictions: Your Step-by-Step Legal

As your Property Manager, it's our responsibility to guide you through the intricacies of managing your rental properties, including the sensitive and often complex process of Tenant evictions. As undesirable as an eviction most certainly is, at some point too many Landlords are faced with no choice – most commonly for the failure to pay rent on time.

Understanding the legal framework and ensuring compliance every step of the way is crucial, both to protect your interests and to treat Tenants fairly. Here's a breakdown of the eviction process, keeping in mind the general legal principles applicable in both Australia and New Zealand.

### Step 1: Grounds for Eviction

Firstly, it's essential to establish clear, legal grounds for eviction. These can include non-payment of rent, significant property damage, or breach of lease terms. It's important to document all issues thoroughly, as this documentation will be critical if the eviction process progresses to a legal stage.

### Step 2: Communication with the Tenant

Before taking formal action, we always recommend a direct conversation with the Tenant. Sometimes, issues can be resolved amicably without needing to proceed with eviction. However, if these discussions don't lead to a resolution, the next step is to issue a formal notice.

### Step 3: Issuing a Formal Notice

A formal eviction notice must be issued in accordance with local laws, specifying the reason for eviction and the timeframe in which the Tenant is required to rectify the issue (if applicable) or vacate the property. This notice period varies by jurisdiction and the nature of the breach.

### Step 4: Application for Eviction Order

If the Tenant does not comply with the eviction notice, the next step is to apply to the relevant tribunal or court for an eviction order. This application will require providing all documentation of the breach and evidence of the notice served.

### Step 5: Tribunal or Court Hearing

A hearing date will be set, and it's critical that we prepare all relevant documentation and arguments to present our case. The Tenant will also have the opportunity to present their side. It's crucial to adhere to the principles of fairness and to follow legal protocols precisely during this phase.

### Step 6: Execution of Eviction Order

If the Tribunal or Court rules in favour of eviction, they will issue an eviction order. The execution of this order must be carried out by the appropriate authorities. As your Property Manager, we would coordinate with these authorities to ensure the eviction is conducted legally and with sensitivity to the Tenant's situation and due care of your property.

### Step 7: Post-Eviction Process

After eviction, it's important to inspect the property for damages and determine what repairs or maintenance may be necessary before re-letting the property. We then also assist you in the process of finding a new Tenant, ensuring thorough vetting and aiming to secure a reliable and long-term occupancy.

Evicting a Tenant is never an easy decision, but sometimes it's necessary to protect your property and financial interests. As your Property Manager, we're here to navigate this process with you should it ever be needed, ensuring that we adhere to all legal requirements and treat all parties with respect and fairness.

Our overarching goal is always to minimise the stress and impact on our Landlords, ensuring a swift resolution and a focus on the future letting of your investment.