

property investor newsletter

Spring | 2024

Properties Recently Rented

HOUSES

Modbury Heights

Modern & spacious home
\$700 per week

Seaton

3 bedroom home - lovely location
\$500 per week

Stepney

Stunning 4 bedroom home
\$875 per week

Glenelg North

Immaculate courtyard home
\$600 per week

Torrensville

Generous size 4 bedroom home
\$680 per week

APARTMENTS / UNITS

Glenelg

Furnished 1 bedroom apartment
\$550 per week

Queenstown

2 bedroom unit - small group
\$495 per week

Kensington

Furnished 2 bedroom townhouse
\$700 per week

Adelaide

2 bedroom apartment - city living
\$700 per week

SA Rental Reform Update ... What's Changed?

The 1st July 2024 changes include:

- requiring a **prescribed ground for landlords to terminate or not renew a tenancy**
- **extending the notice period** for landlords not renewing a fixed tenancy from 28 days to 60 days
- allowing tenants to have **pets in rental homes, subject to approval and reasonable conditions**
- requiring compliance with **minimum housing standards**
- new options **supporting tenants experiencing domestic abuse**
- new requirements around **drug contamination and drug related conduct**
- **routine inspections capped** to 4 per year
- allowing **minor alterations or safety modifications** to premises (to be removed at end of tenancy)
- ensuring **energy and water efficiency standards** apply to replacement or installed fixtures, fittings and appliances
- **tenants can directly lodge bonds** online
- introducing a new **registration scheme for designated rooming house proprietors**
- providing **more protections** for rooming house residents
- clarity that residential tenancy agreements may apply to **granny flats**
- new protections for **water and electricity billing**

Earlier changes included:

- **more affordable rental bonds**, with the bond threshold raised to \$800
- **soliciting of rent bidding banned**
- landlords prohibited from requesting certain **information from prospective tenants**
- protections relating to the **storage of tenant information**
- the frequency of rent increases **limited to once in a 12 month period**
- **no unreasonable refusal of sub-letting** and at no extra cost to a tenant
- **new and tougher penalties** under the Residential Tenancies Act 1995 and the Residential Parks Act 2007



Government of South Australia
Consumer and Business Services

Further information

More details on these initiatives can be found on the Consumer & Business Services website, or feel free to contact us for clarification.

www.cbs.sa.gov.au/rentalreforms

Simply great property
management from fully
certified property managers



Jo Cullinan



Mick Cullinan



Anna Mignone



Kathy Dodd

hello SPRING

Spring is a time of renewal, and taking a good look at your property around this time of year provides opportunities to ensure that any maintenance or safety

issues caused by winter weather are identified and addressed early to avoid further problems down the track.

It's a tenant's responsibility to maintain the general upkeep and cleanliness of a property and also advise us of any maintenance issues as they arise. As your agent, we will monitor for issues outside of the tenant's responsibility, many of which may be age related, general wear and tear, or possible weather-related issues, and also includes general fixtures and fittings.

Here are some of the key areas to note:

1. Doors and windows

Ensure doors and windows open, close and lock properly and operate smoothly ready for tenants wanting ventilation during warmer months.

2. Roof and gutters

Winter weather can take its toll on roofs and gutters, leading to issues including leaks, water damage and clogged gutters. Spring is a common time to identify if gutters are filled with debris.

3. Exterior cleaning and repairs

External repairs and/or a fresh coat of paint where necessary can help maintain the property's appearance and may avoid costly remediation works.

4. Air-conditioning inspection and maintenance

We recommend that landlords arrange an air-conditioning inspection and any necessary maintenance before the warmer weather arrives. This may include changing air filters and ensuring the unit is in good working order following a period going unused.

MAINTENANCE MATTERS

It is important that landlords undertake required maintenance to help ensure their investment property remains in good condition, attract the best tenants and returns, and maintains their value over time. We appreciate your prompt response to maintenance requests.

LANDLORD INSURANCE

Regardless of a rental property's age and condition, we always recommend taking out a comprehensive landlord insurance. Specialised landlord insurance can provide a safety net should the property suffer damage, or if the tenant stops paying rent. An insurance policy that covers these specific risks can assist landlords to protect their investments and ensure they continue to receive a steady flow of rental income.

At Cullinan Property Management we recommend [Terri Scheer Landlord Insurance](#). They are Australia's Leading Landlord Insurance Specialist and can assist you with any questions you may have with regard to insuring your investment property.



Spring Salad with Peas & Asparagus

Description

Spring salad with Asparagus and Peas is made with fresh and crisp spring vegetables and tossed with a fragrant lemon thyme vinaigrette. It's the perfect side dish for a springtime brunch or lunch, or you can add your choice of protein and make it a meal!

For the vinaigrette:

- 1/3 cup extra virgin olive oil
- 1 tablespoon white wine vinegar
- 1 tablespoon honey
- 1 tablespoon fresh thyme
- 1 small lemon, juiced and zested
- 2 cloves garlic
- salt and pepper to taste

For the salad:

- 16 spears fresh asparagus, ends trimmed and halved
- 2 cups fresh peas
- 5 cups spring mix, packed
- 1 cup sliced radishes
- 1/2 cup cilantro, packed and stems mostly removed
- 1/2 cup raw almonds
- 1/2 cup crumbled goat cheese

Instructions

1. **Prepare the vinaigrette:** Add all of the ingredients to a blender and blend until emulsified.
2. **Blanch the asparagus and peas:** Bring a large pot of water to a boil and prepare an ice bath by filling a large bowl with cold water and lots of ice. Add the asparagus and peas to the boiling water and cook for 2-3 minutes, or until they start to get tender. Drain and quickly plunge into the ice bath. When the asparagus and peas have fully cooled, drain the water and gently pat them dry with a paper towel.
3. **Assemble the salad:** In a large bowl or on 6 small plates, add the spring mix, radishes, cilantro, almonds and goat cheese. Top with the asparagus and peas. Drizzle on the vinaigrette and serve.

CULLINAN PROPERTY MANAGEMENT ARE PROUD TO BE ASSOCIATED WITH THE FOLLOWING COMPANIES:



Have a question? Our expert consultants are ready to help.

1800 804 016

OUR REFERRAL OFFER

We will give you a \$100 gift voucher (OR CASH!) should you refer someone to us and the property is signed for full management.



IMPORTANT: Clients should not act solely on the basis of the material contained in this newsletter. Every effort is made to ensure the content is accurate at the time of publication. Clients should seek their own independent professional advice before making any decision or taking action. We take no responsibility for any subsequent action that may arise from the use of this newsletter.