

property investor newsletter

Spring | 2025

Properties Recently Rented

HOUSES

Broadview

3 bedroom + 2 bathroom home
\$660 per week

West Lakes

3 bedroom home with lake view
\$820 per week

Woodforde

Brand new home - great location
\$750 per week

New Port

Modern 2 bedroom home
\$640 per week

Brompton

Attractive double storey home
\$750 per week

Gumeracha

Lovely 3 bedroom family home
\$540 per week

APARTMENTS / UNITS

Glenelg North

2 bedroom fully renovated unit
\$735 per week

Prospect

2 bedroom upstairs unit
\$570 per week

Glenelg

2 bedroom unit - close to Jetty Rd
\$475 per week

Tenancy reforms coming from Consumer & Business Services



Residential landlords and agents must use South Australia's new standard rental application (Form A1) to consider future tenants from **1st January 2026**.

A separate application will need to be filled out by each prospective tenant to be listed on the resulting lease, and they can now indicate a preferred duration of any tenancy.

It follows further updates to South Australia's rental laws since the last major changes on 1st July 2024 to meet the needs of today's rental housing market, improve protections for renters and ensure landlords can continue to manage properties effectively.

Other changes from **1st September 2025** include:

- a new reason for terminating tenancies if a landlord enters a sales agency agreement, signed with a registered agent, to sell the premises requiring vacant possession
- a new reason to end fixed term tenancies for purpose-built student accommodation providers, if a student hasn't responded to a lease renewal offer within 30 days
- more reasons to end a rooming house agreement, based on those that apply for residential tenancies
- minor administrative wording changes to some prescribed forms.

A summary of tenancy reforms can be found on the Consumer and Business Services website (www.cbs.sa.gov.au/landlordsandagents).

meet the team ...



Jo Cullinan
Rentals & Sales



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Rentals



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Spring is here, and after a long and cold winter both homes and humans are ready for some rejuvenation!

To prepare for the seasonal shift, the best time to arrange air conditioning maintenance is early Spring. Any damage or stress caused by winter can be treated and reversed with some spring time "T.L.C".

By scheduling a professional service before the temperature starts to rise, you'll know the unit is ready to perform reliably through the summer months and any necessary repairs can be dealt with minimal discomfort (or inconvenience) to your tenants.

Don't wait until the air conditioning system breaks down on a hot and muggy day. Instead, take the preventative route and contact us to assist with scheduling for your air conditioning system to be serviced in early Spring.



SPRING CLEANING CHECKLIST ...

Morning:

- Strip all beds & start washing sheets, pillowcases and comforters. Maybe vacuum / flip mattresses while the bedding is off the beds also.
- Empty all garbage bins, take them outside and hose & scrub them down. Leave them to dry in the sun.
- Clean oven interior, hotplates & griller.
- Scrub showers & bath and clean the bathroom.

Afternoon:

- Spot clean upholstery and rugs.
- Dust the rooms you've decided to do today starting at the top. This could include bookshelves, tops of cabinets, light fixtures, light bulbs, furniture, door frames, etc. The idea is that you're dusting every inch of dust down to the skirtings.
- Polish any wooden furniture.
- Clean doors. You've already dusted the door frames, so take a damp cloth to the doors and handles.
- Continue changing bedding loads as needed in your washing machine
- Clean your windows & window tracks. Remove & clean screens (if possible). Clean glass sliding doors and screen doors (don't forget the tracks).

Evening:

- Replace bedding.
- Return garbage bins to their rooms.
- Vacuum under furniture and under rugs. Vacuum all the floors throughout the house now that the dust you stirred up from dusting has had time to settle.
- Clean your phone, ipad/computer & keyboard.
- Choose one small area to declutter. You don't need the sunshine to help you see what to declutter (like you would with spot cleaning your lounge walls, for instance) and ending with a de-cluttering session sets you up for a very visual win and with any luck, the urge to do more when you can!
- Make a list of tasks you wish you'd been able to do, and make a plan for finishing them up during your regular cleaning routine.



reminder

Do you have landlord insurance?

Don't leave it until it is too late. Your tenant's circumstances can change (ie; job loss, relationship breakdown, etc). For peace of mind, we recommend that all landlords have landlord insurance to protect against unexpected rent loss or property damage.

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



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Inspector



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AUSTRALIA'S LARGEST
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CONNECT**
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terri scheer

Australia's Leading Landlord Insurance Specialists

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.



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