

property investor newsletter

Winter | 2025

Properties Recently Rented

HOUSES

Highbury

Spacious 4 bedroom home
\$760 per week

Kilburn

Large 5 bedroom home
\$875 per week

Prospect

3 bedroom home with granny flat
\$700 per week

Dover Gardens

Modern 3 bedroom home
\$650 per week

Collinswood

Charming renovated bungalow
\$850 per week

St Georges

3 bedroom home - great location
\$850 per week

APARTMENTS / UNITS

Kensington Gardens

1 bedroom unit in a small group
\$410 per week

Modbury

Well presented 2 bedroom unit
\$480 per week

Edwardstown

Refurbished 2 bedroom unit
\$490 per week

Recent update for landlords from Consumer & Business Services



With electricity, gas & water costs taking up a large portion of household budgets, it's timely to remind landlords of the new rules for energy and water charges.

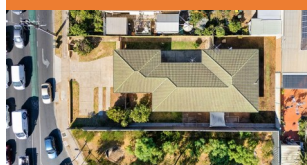
Landlords are responsible for statutory rates and charges that aren't based on the level of consumption (eg; sewerage charges). If the property is separately metered, the landlord and tenant may agree on how rates and charges (other than statutory charges) are borne between them. **Tenants aren't required to pay rates and charges if the landlord hasn't provided a copy of the invoice within 30 days.**

Landlords are responsible for excess water use costs due to a fault in water infrastructure, equipment or other appliances, fittings or fixtures at the property (if the tenant has notified the landlord of the fault as soon as practicable).

Landlords aren't responsible for costs associated with a fault that SA Water is responsible for.

Landlords must also ensure appliances, fittings or fixtures that are installed or replaced comply with minimum energy and water efficiency standards.

FOR SALE



203 Regency Rd, Croydon Park
Two home units - offering
huge potential income

FOR SALE



30 Maldon Ave, Mitchell Park
Spacious 3 bedroom home
positioned opposite reserve

RECENTLY SOLD



29A Wainhouse St, Torrensvile
Attractive 4 bedroom home
in tree lined street

meet the team ...



Jo Cullinan
Rentals & Sales



Mick Cullinan
Rentals



Anelise Cullinan
Rentals



Anna Mignone
Rentals



Kathy Dodd
Rentals



Stephanie Thorpe
Sales



Why landlords need to prepare for tax time

Landlords can come under scrutiny from the ATO when lodging tax returns, so it's important that claims are completed accurately.

We recommend you consult your accountant to confirm what can and cannot be claimed as a tax deductible expense. This ensures all claims are legitimate and your tax return amount is maximised.

Seeking advice from a tax specialist can help make this time of the year much easier.

Property Management

Not only are property managers an invaluable asset to landlords, the cost may create a potential tax benefit as well as assisting with organisation and saving you time.

We help reduce the burden at tax time by providing you an END OF YEAR SUMMARY of the income and expenses relating to your investment property.

How much bond can a tenant be charged?



Tenants are required to pay a bond when entering into a Residential Tenancy Agreement. This is paid by the tenant prior to the lease commencing. The bond is calculated in accordance with the amount of weekly rent. **Where the rent does not exceed \$800 per week, the maximum bond is equivalent to 4 weeks rent, however, where the weekly rent is more than \$800, the maximum bond is equivalent to 6 weeks rent.**

Bond monies paid in relation to rental properties are lodged with (and are held by) Consumer & Business Services (CBS). It is the responsibility of the landlord (via the agent) to lodge the security bond with CBS within 30 days. When the bond is lodged with CBS, a confirmation email (which includes the bond number) is sent to the tenant.

How is the bond refunded at the end of a tenancy?

At the end of a tenancy there are certain steps taken prior to the bond being released.

- **Final inspection**

Once the tenant has vacated, cleaned the property and returned keys/remotes that were issued at the start of the tenancy, a final inspection is conducted. This is done using the ingoing inspection to compare the state of the premises at the end of tenancy with the state of the premises at the start of the tenancy.

- **Outstanding rent & water**

Tenants are requested to pay any outstanding rent & water up to and including the final date of tenancy (should a tenant choose not to pay, this is claimed from their bond).

- **What happens if there is additional cleaning/repairs?**

Any cleaning or repairs required (not considered "fair wear & tear" and therefore tenant's responsibility), is completed prior to any bond monies being released.

Can I charge a pet bond?

The short answer to this is no. While the SA Government is considering making pet bonds legal, they cannot be charged currently.

At Cullinan Property Management, all bond lodgements, refunds and changes are completed online and within the required timeframes.



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 changes, 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:



realestate.com.au
Australia's No.1 property site*

domain.com.au
The easiest way to find property



rentfind
Inspector



REISA
REAL ESTATE INSTITUTE
OF SOUTH AUSTRALIA



ATICA
AUSTRALIA'S LARGEST
NATIONAL TENANT DATABASE



DIRECT
CONNECT
MAKES MOVING EASY



Tenant
Options



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.



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.