WHAT TO EXPECT FROM YOUR PROPERTY MANAGER AS A NEW LANDLORD

A Guide by DownSouth Realty – Your Local Experts in Property Management

Devin@downsouthgroup.com.au

Call Us Today: 0402 849 938

www.downsouthrealty.com.au

CHAPTER 1: THE RENTAL PROCESS – FROM START TO FINISH

1.1 Preparing Your Property for Rent

Before listing your property for rent, ensuring it is in its best possible condition is crucial to attract quality tenants and secure a strong return on investment. Here are key steps for preparing your property:

- Thorough Cleaning & Decluttering – Ensure your property is spotless, including carpets, windows, and all living areas. Remove unnecessary clutter to enhance appeal.
- Essential Repairs & Maintenance – Fix leaky taps, ensure appliances function properly, and refresh interiors with a coat of paint if needed. Regular maintenance helps retain property value.
- Curb Appeal – The first impression matters. Keep the front yard tidy, add some greenery, and ensure pathways are clear and welcoming.
- Safety Compliance – In Western Australia, landlords must install and maintain working smoke alarms and RCD safety switches. Ensure all safety measures comply with WA tenancy laws.
- Furnishing Considerations – Decide whether to offer the property furnished or unfurnished, depending on your target market.

Understanding local Residential Tenancies Act 1987 (WA) regulations is essential. Compliance with WA rental property standards ensures a smooth leasing experience and protects both landlords and tenants.

CHAPTER 1: THE RENTAL PROCESS – FROM START TO FINISH

1.2 Advertising & Marketing Your Rental Property

A well-marketed property attracts the right tenants quickly. Here's how you can maximise exposure:

- Identify Your Ideal Tenant – Are you targeting professionals, families, or retirees? Tailor your marketing approach accordingly.
- Professional Photography & Descriptions – High-quality images and engaging descriptions help make your listing stand out.
- Leverage Digital Platforms – Use websites like realestate.com.au and domain.com.au, as well as social media platforms such as Facebook and Instagram, to reach a wider audience.
- Highlight Location Benefits – Emphasise proximity to schools, parks, transport, and amenities in your listing.

Partnering with DownSouth Realty ensures your property is marketed effectively across multiple channels, giving you the best chance of securing quality tenants.

CHAPTER 1: THE RENTAL PROCESS – FROM START TO FINISH

1.3 Diligent Tenant Screening

Selecting reliable tenants is key to a stress-free rental experience. Our screening process includes:

- Identity & Income Verification – Confirming tenants have stable employment and the financial ability to meet rent obligations.
- Rental History & References – Contacting previous landlords to assess reliability and property care habits.
- Credit & Background Checks – Checking rental databases to identify any history of late payments or breaches.

By conducting a thorough screening, DownSouth Realty ensures you secure tenants who will respect and maintain your property.

1.4 Lease Agreements & Legal Compliance

A well-structured lease agreement protects both the landlord and tenant. Key elements include:

- Lease Term & Rent Details – Clearly define rental amounts, payment schedules, and bond requirements.
- Maintenance Responsibilities – Outline who is responsible for different types of repairs.
- Termination & Notice Periods – Ensure compliance with WA tenancy laws regarding lease terminations and notice requirements.

Our property managers ensure all agreements comply with WA's Residential Tenancies Act, safeguarding your investment.

CHAPTER 1: THE RENTAL PROCESS – FROM START TO FINISH

1.5 Routine Inspections & Property Maintenance

Regular property inspections help maintain the value of your investment. DownSouth Realty conducts scheduled inspections to:

- Identify maintenance needs before they become major issues.
- Ensure tenants comply with lease obligations.
- Provide landlords with detailed condition reports.

We also coordinate prompt and cost-effective maintenance services, working with trusted local tradespeople.

1.6 Building Positive Tenant Relationships

Maintaining good tenant relationships encourages lease renewals and reduces vacancies. Strategies include:

- Open Communication – Providing multiple contact options for tenants.
- Prompt Resolution of Issues – Addressing maintenance and tenancy concerns quickly.
- Clear Expectations – Ensuring tenants understand their responsibilities from the start.

By fostering positive landlord-tenant relations, we help you achieve a stable and stress-free rental experience.

CHAPTER 2: FINANCIAL CONSIDERATIONS & FEE STRUCTURES

2.1 Understanding Property Management Fees

DownSouth Realty offers competitive property management fees tailored to your investment needs. Common fee structures include:

- Management Fees – A percentage of the rental income covering ongoing property management services.
- Letting Fees – A one-time fee for advertising, tenant selection, and lease preparation.
- Inspection & Maintenance Fees – Covering routine inspections and coordination of repairs.

We provide transparent pricing with no hidden costs so you can budget effectively.

2.2 Budgeting for Maintenance & Unexpected Costs

A well-maintained property retains its value and attracts long-term tenants. We recommend:

- Setting Aside a Maintenance Fund – A percentage of rental income to cover repairs and upkeep.
- Planning for Capital Improvements – Budgeting for future renovations, such as repainting or appliance upgrades.
- Landlord Insurance – Protecting against tenant-related damages and rent loss.

With DownSouth Realty, you'll receive expert financial guidance to keep your investment profitable.

CHAPTER 3: WHAT TO EXPECT FROM YOUR PROPERTY MANAGER

A professional property manager should provide clear communication, financial transparency, and proactive maintenance. With DownSouth Realty, you can expect:

- Regular Updates – Timely communication about your property.
- Detailed Financial Reports – Tracking income and expenses for easy tax reporting.
- Proactive Property Maintenance – Preventative strategies to minimise costly repairs.
- Market Analysis & Rent Reviews – Ensuring your rental pricing remains competitive.

Our goal is to help you achieve maximum returns with minimal stress

CHAPTER 4: TENANT MANAGEMENT & LEASE AGREEMENTS

Effective tenant management ensures a smooth rental experience. Our services include:

- Clear Lease Agreements – Ensuring compliance with WA tenancy laws.
- Efficient Rent Collection & Arrears Management – Monitoring payments and addressing late rent promptly.
- Conflict Resolution – Handling disputes professionally to maintain a positive tenancy environment.

With DownSouth Realty, you can rest assured that your tenants and property are in safe hands.

CHAPTER 5: MAXIMISING YOUR INVESTMENT

We help investors stay ahead of market trends by:

- Conducting Rental Market Analyses – Adjusting rental rates based on demand and local conditions.
- Advising on Property Enhancements – Recommending upgrades that boost rental appeal.
- Ensuring Legal Compliance – Keeping you informed about changes in WA rental laws.

Partner with DownSouth Realty

With our expert local knowledge and commitment to superior service, DownSouth Realty is your trusted partner in property management.

Contact us today to discuss how we can help you maximise your rental property's potential.

📍 Covering The Southwest Region Of WA |
🌐 www.downsouthrealty.com.au |
📞 Call Us Today: 0402 849 938