



End of Financial Year 2014



### Rental Market Update

Rents across the greater Fremantle area continue to fall with the latest data from the Real Estate Institute of WA showing rents across the region have fallen by 9.8 per cent over the past twelve months. The overall median rent throughout Fremantle's municipal area (includes East Fremantle) is at \$550 per week, higher than Perth's metropolitan median of \$450 per week. The vacancy rate for the residential rental market is at 4 per cent, about 25 per cent higher than the long term average. Supply of rental property is up too with around 5000 properties available to lease throughout the Perth area, a figure in sharp contrast to this time last year when rental availability was at just below 3000 properties.

We predict these poor conditions will prevail for the short term with some improvement predicted after the end of 2014. The tightening of first home buyer stamp duty concessions along with improved rental affordability should begin to impact on demand for rental properties.

### Benefits of Technology

The rental marketing is experiencing a difficult period with high supply and less demand. To assist with the change in the market, dethridgeGROVES are undertaking a number of changes in order lease your property to a suitable tenant as quickly as possible.

We have implemented a new automated system called Inspect Real Estate. Inspect Real Estate is a customized booking system that allows prospective tenants to book inspections online 24/7. It is a simple, efficient and user friendly tool that not only enables tenants to book inspections across a variety of websites, but also provides confirmation of the viewing times/ property details and sends a reminder to the prospective tenant to ensure they are able to make

the viewing or reschedule. The program ensures no leads are missed which means more opportunity to source the right tenant.

The dethridgeGROVES Property Management Team have also introduced after hours and Saturday viewings.

Tenants have flexibility to book viewings 24/7, day or night, weekends and after hours. Refer to sample screen

**Registration process**

- Step 1 Fill in your details
- Step 2 Click a day below
- Step 3 Choose a time
- Step 4 Click 'Register Inspection Time'
- Step 5 Receive immediate confirmation Email/SMS

**Fill in your details**

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_

Mobile Number: \* \_\_\_\_\_ \*Please provide your mobile number so we can communicate via SMS

Email Address: \_\_\_\_\_

Comments: \_\_\_\_\_

**REGISTER AN INSPECTION TIME**

**\$390 weekly**  
43/34 Arundel Street, Fremantle  
Available: **Now**  
[View On Map](#)

**Select your own day and time**

Select Day:   
 Wednesday, 25 Jun  
 Thursday, 26 Jun  
 Friday, 27 Jun  
 Saturday, 28 Jun  
 Monday, 30 Jun  
 Tuesday, 1 Jul

Select Time:   
 11:00 AM - 11:10 AM  
 11:30 AM - 11:40 AM  
 12:00 PM - 12:10 PM  
 12:30 PM - 12:40 PM

To ensure your inspection of this property, you must register. If you do not register, the inspection may not be confirmed. By registering you will automatically be advised of any changes, updates or future inspections.

### Competing in a Competitive Market

In a perfect world when a tenant vacates we generally have another knocking down the doors to move in. Unfortunately, current market conditions make it necessary for rental properties to make a statement. Properties need to stand out amongst their competition. It is no longer enough to have a well worded text description and be listed on multiple websites. Instead, it is a combination of these two elements and presentation. How does the property present in photos and most importantly how does the property feel and look at a viewing? Here are a few tips that you can do to ensure the first impression results in an application.

You certainly don't need a stylist to present your investment property, just a little TLC and attention to detail.

See overleaf for **Tips for your Rental.**

## Tips for Your Rental

1. Mow and edge lawns.
2. If time permits wash all windows, ensure window finishings are clean and opened.
3. Ensure all outside lights are working, especially for late afternoon/ evening viewings. Lights and lamps should always be turned on at viewings to create ambience.
4. Tidy up/ remove any general clutter on shelves, tables/ bench tops. Surfaces should be clutter free to create the perception of space.
5. Add finishing touches such as cushions and/or candles to create a home.

## Properties Recently Rented by dG

Keeping you up to date on the local rental market.

1. 509/23 Adelaide Terrace, Fremantle - \$315p/w
2. 55 Swanbourne Street, Fremantle - \$780p/w
3. 2/61-63 High Street, Fremantle - \$1 300p/w
4. 6 OHara Street, Beaconsfield - \$650p/w
5. 16 Hiller Cres, Hamilton Hill - \$475p/w

## Properties Recently Sold by dG

Keeping you up to date on the local sales market.

1. 9 Joslin Street, Hilton - \$515, 000
2. 34 - 36 Cliff Street, Fremantle - \$2,350,000
3. 18 Yalgoo Avenue, White Gum Valley - \$950,000
4. 26 Clayton Street, East Fremantle - \$980,000
5. 167 Edmund Street, Beaconsfield - \$825,000
6. 2 Thornett Street, Hilton - \$750,000



### Are you looking to Buy or Sell?

For an obligation free appraisal or a friendly chat about what you are looking for, please don't hesitate to contact our Sales Team on 9336 0739.

Please like or join us on FaceBook, we would love to connect with you.



1 in 4

people in Fremantle selling homes will choose Dethridge Groves\*

\* Source: REIWA Agency Market Share 2011

**Please Note:** The information outlined in this newsletter is not advice. Items herein are general comments only. Clients should seek their own independent professional advice before making any decision or taking action.

## Curtain & Blind Cord SAFETY

According to the Australian Competition and Consumer Commission (the ACCC), between one and two Australian children die each year after becoming entangled in blind cords. The ACCC has issued mandatory standards known as The Trade Practices (Consumer Product Safety Standard – Corded Internal Window Coverings) Regulations 2010 (the mandatory standard) which address the risk of strangulation from blind cords.

All suppliers must comply with the mandatory standard in relation to the supply of any corded internal window covering.

The ACCC will work with businesses and peak bodies this year to help them to understand and comply with the new requirements. Hefty fines may be issued if blinds are not supplied in accordance with the mandatory standard.

Lessors have a duty of care to tenants as well as anyone the tenant invites into the property, and must ensure the property is safe to live in. While it is not essential to replace all existing blinds, to avoid the serious risk of strangulation that corded window coverings pose to children, lessors should minimise the hazards posed by older blinds before they are replaced. This includes checking blind and curtain cords are out of reach of children and securing loose cords out of reach by using cleats or tensioning devices from a hardware or curtain and blind shop. The bottom of any blind or curtain cord should be at least 160cm above the floor.

As a matter of best practice, dG's Property Manager will check that all internal window coverings are as safe as possible for children.

For more information, download the Safety alert: blind and curtain cords publication or visit the Product Safety Australia website.\* \*[http://www.commerce.wa.gov.au/sites/default/files/atoms/files/realestatenews\\_0009.pdf](http://www.commerce.wa.gov.au/sites/default/files/atoms/files/realestatenews_0009.pdf)

## Meet The Team:

### Sharon Buckley, dG's Trust Accountant

With over 30 years real estate experience, Sharon joined dG's 10 years ago as our one and only Property Manager. At the time Sharon single handedly managed 130 properties and now oversees the Trust Accounts for 400+ properties. Congratulations and thanks to Sharon for her contribution over the years.



Happy  
10th Anniversary!

phone: 9336 1166  
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**We know Freo.**

Managing properties in and around Fremantle and Cockburn

