

FEBRUARY 2022 | ISSUE NO. 13

# PROPERTY MANAGEMENT UPDATE

Official client newsletter of Doyle Spillane Real Estate



Welcome to our February  
Property Management  
update!

In this month's edition we cover the priorities of tenants, the importance of keeping paperwork and our advice for buying or investing.



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Doyle Spillane Real Estate

## MARKET SNAPSHOT

### IN THE LAST 30 DAYS

Number of Tenant Enquiries: 1392

Total Inspections Scheduled: 162

Tenants Registered to Inspect: 730

Applications Received: 123

Properties Leased: 39

## How Covid Has Shifted Tenants Priorities

With work from home arrangement set to continue through 2022, the rental market tide is turning in favor of houses, as tenants seek space rather than proximity to the office.

These newfound priorities are causing a shift in the rental market, with the demand, as well as prices for houses increasing, as opposed to units.

In the past year, Sydney has seen a rental price growth of 7.3% for detached properties, according to new data from PropTrack.

The Northern Beaches is among the most sought-after destinations for tenants, drawn to the coastal lifestyle and proximity to shops and transport.

## The Importance of Keeping Paperwork

At the beginning and conclusion of a tenancy, a tenant will be issued with a condition report and videos that detail the state of the property, relevant appliances, and fittings.

For a tenant, this paperwork is highly useful, acting to keep track of how the property is being cared for, and providing guidance for any repairs that may arise.

Your Property Manager keeps a copy of this paperwork should you require a copy.



## **Our Support Service – Free advice for Buying**

If you are thinking of purchasing a property & don't know where to start – we are here to help.

We have a support service for people that are looking to purchase a home to live in or an Investment Property on the Northern Beaches.

Whether you find a property of interest through Doyle Spillane or another real estate company, or a private seller – we can assist with the following:

- Give you an opinion of the likely market rent (if looking at an investment) to assist with your financial calculations prior to purchase & provide a written appraisal (this can help with the arranging of finance).
- We can inspect the property and advise of any improvements which could maximise the rental return or improve the number & quality of tenant applications.
- Provide you with a Rental Comparative Market Analysis of the property you are thinking of purchasing.
- Let you know the current trends that quality tenants are looking for when selecting a rental property.
- If you are looking for a property to move to we can also assist in the process - answer any queries you may have or anything you are unsure of.

This will allow you to make informed decisions when weighing up which property to purchase.

Contact: Joe lemma on 0411 224 129 or email [joe@doylespillane.com.au](mailto:joe@doylespillane.com.au)