

A word from the Director.

Since 1985, the Landlords Advisory Service (LAS) has been helping private landlords navigate the complexities of the Residential Tenancies Act 1985 (RTA).

This advisory service is a subscription-based support service that provides private landlords with all the required documentation that they need to comply with their obligations as a landlord, as well as unlimited phone support for when they need additional advice with problem tenancies.

The LAS is part of the Salt Property Group and as such, we are asked by the media from time to time to comment about matters affecting landlords.

I recently fielded a call from a journalist asking me to comment about an independent politician in WA going to the next election on a platform of establishing No Cause Eviction laws (NCE) here in WA.

The WA government paraded the idea of introducing the NCE laws but then rejected it the last review of the act. And rightly so...

I can't think of another scenario where someone makes a commitment to rent something of yours for 1 year, and by accepting their commitment, there's this law that says you are now committed to that particular tenant for as long as you own the property!

With housing and cost of living being the big issues in the next state and federal elections, you can see the minor parties and independents trolling for cheap votes from the renters. Landlords are not lords at all. They're just regular mums and dads aspiring to create some wealth through property investment and at the same time, they do all the heavy lifting when it comes to contributing to this nation's housing stock. Not enough has been said and done to recognise the struggle of landlords, which is why we have an alarming trend away from property investment. Figures just released show a sharp decline in new invest loans. We need to be careful not to disincentivise the very people that provide the bulk of our housing for renters to be able to live.

Glen O'Brien

Principal & Founder - Salt Property Group



salt
property group

Reception

9316 3911 | reception@saltproperty.com.au

08 9316 3911 | www.saltproperty.com.au

Salt Property Group
Newsletter

February

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Company News

Happy Birthday Olivia & Tonia!

We are excited to celebrate another year of excellence and dedication from two of our standout team members in Commercial Management & Strata Management!

Olivia & Tonia have been an integral part of our team, contributing and ensuring seamless operations across all facets of management. Their tireless efforts have played a significant role in helping us create long-lasting partnerships and elevating our standard of service.

Here's to another fantastic year ahead, full of growth, accomplishments, and continued success. Wishing you both a very happy birthday! We are proud to have you as part of our team and look forward to many more years of collaboration and success.



Perth Property Market

Industry Wrap Up



House Prices to grow up to 10 per cent in 2025

Both Perth's house and unit median sale prices ended 2024 at record highs. The median house price was 36.7 per cent higher than the previous peak of \$545,000 set in 2014. The median unit price surpassed its previous peak of \$450,000 set in 2014 in July and finished the year 11.1 per cent higher than that figure.

Ms Hart said while moderate growth was forecast for 2025, there were a couple of factors that could impact market activity in the first half of the year, including the state and federal elections and interest rates.

Ms Hart said there had been a lot of talk about falling prices and buyer's markets on the east coast, but conditions in Perth still favoured sellers and further price growth.

Sourced from REIWA



For Sale - Contact Dane McKnight on 0435 377 647



For Rent - Contact Lauren Hyde-Cooling on 0426 157 187



For Sale - Contact Glen O'Brien on 0418 923 123

43/570 William Street, Mount Lawley Your Perfect Sanctuary Awaits!

- 2 bedrooms x 2 bathrooms
- Incl. fridge, washing machine, dryer & dishwasher
- Intercom with electronic lobby entry
- Secure car bay + visitor parking
- Private balcony with BBQ facilities

Mount Pleasant Exquisite Top-Floor Executive Apartment with Breathtaking Views (New construction)

- 3x2 (2 ensuited bedrooms)
- Resort style amenities
- Designer kitchen with full size V-Zug appliances
- Large balcony, perfect for entertaining

40 & 40A Kintail Rd, Applecross Double Up - Highly Valued Investment Properties!

- Two rented homes
- Two titles
- 1026 sqm
- 25.6m frontage
- Located in the highly sought after northeast corner of Applecross

Client Testimonials

Shanelle Tennekoon ★★★★★

I've had a wonderful experience renting through Salt Property, and I would like to specifically recommend Lindsay McKenna, our property manager. She has been exceptional throughout the entire process. Lindsay is incredibly responsive, attentive, and always goes the extra mile to ensure everything runs smoothly. It's clear she truly cares about the tenants and the property. I greatly appreciate her professionalism and dedication to providing a great experience. I highly recommend both Salt Property and Lindsay McKenna to anyone looking for a well-managed rental property

Al Field ★★★★★

Lauren, Onyi and the team at Salt were fantastic to work with, always great help & the communication was always brilliant. Highly recommend them.