



A Tenant's Guide **For First-Time Renters** **in Perth**

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Abstract

Embarking on the journey of renting your first home in Perth, Australia? This PDF offers essential insights that may be very helpful and informative for you when renting your first home in Perth. Explore the diverse neighbourhoods, understand the leasing process, and gain valuable tips on renting first homes in Perth. This resource equips you with the knowledge needed to secure and settle into your new home seamlessly in the vibrant city of Perth.

1. Introduction

Discover the ins and outs of renting your inaugural home in Perth, Australia, with this comprehensive guide. Whether you're drawn to the coastal charm of Cottesloe or the urban pulse of the CBD, this guide ensures a smooth transition into your first Perth rental experience, providing key insights for a successful tenancy.

2. What You Should Know About Renting Out Your Home

From local real estate laws to finding tenants in Perth, here's what you need to know about renting out your home.

Renting out your home in Perth to long-term or short-term tenants is not as simple as putting up a For Rent sign.

"Rental real estate comes in all shapes and sizes, and a prospective buyer needs to be thoughtful about what they want and what goals they have," says Daniel Close, a Redfin premier agent.

Homeowners considering becoming landlords need to consider various factors, including local laws in their area and the logistics of finding and maintaining happy tenants. Real estate experts offer tips on what to consider before taking the plunge.

What to Look for in a Rental Property

Renting out a home in Perth is a great way to make money, but the property you choose will affect your bottom line. Deciding whether to rent out your current home or purchase one that you'll use as a rental property is a major decision.

"If the property you own can easily be rented, this can be a wonderful source of additional income," says agent Steven Gottlieb of Coldwell Banker Warburg. "If this is a future priority while you are shopping for a house, it is important to understand the rental market of the area, as well as whether there are rules and regulations regarding renting."

An ideal rental home will have different features for different buyers.

"Are they looking for a project? A turnkey property? Something that needs a lot of work? Something that they want to live in first and then eventually rent?" Close asks. "There are all sorts of opportunities, and it isn't to say one type of rental real estate is better or worse than another, but instead it is all about the buyers thinking critically, understanding their priorities, and ensuring the home meets those standards."



One way to think about choosing the right rental property in Perth is to consider the same factors you might take into account when buying your own home.

Redfin premier agent Heather Mahmood-Corley suggests prioritizing locations and properties that are close to universities and colleges, public transportation, shopping, restaurants, and major highways.

Whatever you choose, Kate Wollman-Mahan, an agent with Coldwell Banker Warburg, suggests finding a home in an area where you know tenants are searching for rental homes. In other words, don't buy a home in an area you hope will be the next big neighborhood.

"Just be certain that it is an area that is desirable to rent right away so you can at least cover your costs while anticipating long-term appreciation," she says. "Buyers have gotten into trouble by assuming that an up-and-coming area will appreciate and are surprised when it doesn't happen—if it was completely predictable, everyone would do it!"

Next, you'll want to price your home based on the area.

"When deciding on an appropriate asking price for rent, it is important to understand the comps, as well as the recent history of similar properties nearby," Gottlieb says. "Be cognizant of your property's strengths and shortcomings, as compared with what else is on the market, as well as different times of the year, as renter activity often fluctuates seasonally."

Following the Rules

Unfortunately, deciding to rent out your home in Perth is just the first of many steps you'll face in becoming a landlord. You'll soon need to learn many rules and regulations to do everything by the book.

"Legal considerations vary widely based on municipality—in addition to any applicable state and county ordinances—so it is important an owner speaks to an expert, whether it is an attorney, a

licensed property manager, or a licensed real estate broker, to understand the unique restrictions and requirements their city may have,” Close says.

Close works in Chicago where homeowners can lease without licenses, but the city requires more permitting for short-term vacation rentals, he explains. Chances are your area also has different rules for different types of rentals.

“Depending if it’s a short-term rental, some cities and HOAs may require a license but most do not,” Mahmood-Corley says. “Some HOAs have rental restrictions so during due diligence, you want to verify all that info.”

Mahmood-Corley also suggests consulting with professionals about other regulations. Real estate agents and property management companies can be good resources.

“Really understand your local and state tenant laws, meet with multiple property management companies that fit best for what you are looking for,” she adds. “All PMs are not the same.”

Finding Tenants

Once you decide to rent out your home, the next step is finding tenants. To start, keep in mind you’ll have to follow the cardinal rule of housing.

“Homeowners should be aware that they don’t have complete discretion in selecting their tenants,” Wollman-Mahan says. “Fair Housing laws are taken very seriously by municipalities and can have serious consequences for a landlord who discriminates. Make sure you understand what federal and local protected classes apply to you before turning away any potential tenants and even when publishing any property descriptions so that you don’t unwittingly violate the law.”

Close says one thing you should do immediately is check the credit of potential tenants to ensure they can pay for the rental.

“You can also ask for the contact information of their current or most recent landlord and speak to them about their time renting, payment history, and any complaints or issues that may have arisen,” Close said.

When you find the right tenant, get everything down in writing with a rental agreement.

“Both the landlord and tenant are taking a leap of faith when they enter a rental agreement,” Gottlieb says. “The landlord hopes the tenants will take good care of the property, and the tenant hopes that the landlord will fix things that go wrong and allow their quiet enjoyment of the property. A lease contract delineating insurance requirements, as well as house rules, is a great first step in making sure that everybody will hold up their side of the agreement.”

Overwhelmed by the idea of finding the right tenant? You can always ask for professional help through a property management company.

Being a Responsible Landlord

Making money shouldn’t be your only goal when renting out your home. You’ll also want to be a good landlord to ensure the arrangement is fair and goes according to plan. To that end, learn the rules of what is expected of you as a landlord and follow them closely.



“It’s just not about having a great cash flow of a property but if a tenant requests anything to be repaired or fixed that the landlord has the reserves to cover it,” Mahmood-Corley says. “From a dishwasher, to AC, electrical issues, pool, landscaping, termites.”

Mahmood-Corley recommends using a property management company for this reason. Using a third-party company also allows you to rent out your home while living in another area or another state. It’s especially helpful in finding tenants and evicting tenants who break the rules.

In general, Close says you’ll want to stay up to date on your responsibilities by finding trusted experts to consult with. Don’t get your information from other homeowners or neighbors, he warns.

“Do not take to Facebook to find answers to your questions,” he says. “I belong to many local community pages, and I’ve lost count of the number of confused homeowners I’ve seen post questions, only to be given advice that is either terrible, inaccurate to their local municipality, or both.”

Short-Term vs. Long-Term Rentals

The biggest differences in local regulations usually come down to long-term vs. short-term rentals.

Differences

Long-term tenants rent your home for a year or so at a time, depending on your lease agreement. Short-term rentals are more like vacation rentals, where you could have multiple visitors in a given week or month, meaning more coordination, cleaning, repairs, and noise for the neighbors.

“A lot of time short-term rentals are much more work than long-term rentals,” Mahmood-Corley says. “You have to know if the short-term rental is in your local area or will you own a short-term rental out of the area, and who will handle the turnover of the property. Also if you do a short-term rental, what will make yours stand out? A lot of markets are saturated with short-term rentals.”

In parts of the country where short-term rentals are common, such as Scottsdale, Arizona, Mahmood-Corley says there are unique regulations. One requires landlords to have an owner representative who can be at the property within an hour if the police are called or a neighbor complains.

Financial Considerations

“With long-term rentals, if you are in a high-demand area, you can have constant cash flow and multiple offers to lease; in some areas with a lot of tech or colleges, tenants will pay for a whole year upfront in cash,” Mahmood-Corley adds.

Short-term rentals must be furnished, which is another consideration, Close says.

“Short-term tenants can ultimately create high cash flow for the property, but there is also more risk since there is no guarantee many back-to-back short-term tenants will book a given property, and vacancy may eat into the bottom line,” he adds. “Short-term tenants also create more turnover, which leads to higher operational costs such as cleaning, flipping the unit so it is move-in-ready for the next party, and higher overall maintenance costs.”

Both arrangements have ups and downs, so it comes down to what you’re willing to deal with as a landlord.

“Long-term tenants are a safer financial bet in most cases, with leases that are usually at least one year, which locks in the expected rent with zero vacancy,” Close says. “However, long-term tenants often do not offer the same financial upside as short-term cash flow might, and if you have issues with your tenants, being locked into a long-term lease may not be the best thing.

3. The Ultimate First Home Checklist

Fill your first apartment in Perth with all the essentials using this comprehensive checklist.

Shopping for a first apartment isn't easy, when you're searching through the seemingly endless variety of home furnishings, kitchen tools, and linens—and trying to furnish a new home on a pretty strict budget.

The good news is that this is your first apartment and your first time picking these items out for yourself—and it's practically guaranteed that it won't be your last time, so every decision doesn't have to mean a lifelong commitment to a mattress, a set of dishes, or bath towels.

As you work through our ultimate first apartment checklist, don't forget to set a little cash aside for the surprising things you'll need for your first apartment—these little luxuries will make your first adult living space a little homier.

The Ultimate First Apartment Checklist

Check out our printable, portable first apartment checklist in Perth; after that, you'll find a digital version that you can keep on your phone during those all-important shopping trips. With any luck, you'll have your apartment fully stocked before your first lease is up.

Bedroom Essentials

The good news: You may already have many of the bedroom essentials stocked, whether you grab the items from your current bedroom or your college dorm stash. Make sure that you have two sets of sheets, so you can have one in the wash while the fresh set is on your bed.



This Is How Often You Should Really Be Washing Your Sheets

Mattress

Bed frame

Mattress protector

Sheets

Spare sheet set

Pillows

Blanket

Quilt/Duvet

Nightstand

Alarm clock

Desk lamp

Dresser

Full-length mirror

Curtains

Wall/door hooks

Under-bed organizer

Hangers

Catch-all bin or basket

Desk fan

Laundry hamper

Kitchen Must-Haves

Stocking your kitchen well can be a big up-front expenditure, but it'll save you money when you make it easier to cook at home in Perth. You don't have to splurge on the highest end versions of any items—a basic set of glasses or plates can serve you well for years.

Medium pot

Large pot

Small skillet

Medium skillet

Large skillet

Chef's knife

Bread knife

Paring knife

Locking tongs

Rimmed baking sheet

Silicone spatula

Colander

Wooden spoons (slotted)

Measuring cups

Measuring spoons

Liquid measuring cup

Plates

Bowls

Glasses

Utensils

Toaster

Blender

Bottle, wine, and can openers

Mixing bowl

Cutting board

Mugs



Bathroom Essentials

Getting the right gear for your first apartment's bathroom can help make it a relaxing place for self-care. It's worth investing in plush bath towels—and organizers to help you store all of your products.

Bath towel set

Bath mat

Shower organizer

Drain cover

Soap dispenser

Shower curtain, liner, and curtain hooks

Toilet plunger and brush

Trash can

Living room Necessities

You may end up spending a bit more in your living room, where a lot of big-ticket items like sofas, TVs, and other furnishings live. If your budget is tight, many furnishings can be found second-hand to help you get your first apartment furnished in style.

Bookshelf

Couch/chair

Coffee table

Coasters

Curtains/shades

TV

TV stand

Streaming device

Floor lamp

Miscellaneous Must-Haves

These items need to find a home in your home—and you'll definitely want them to help keep your place (and your clothes) organized and neat.

Coat rack

Doormat

Key hook

Ironing board and iron (or steamer)

Clothing drying rack

Vacuum

Broom and dustpan

Dust rags or duster

First Apartment Shopping Tips

Before you ransack your local home goods store, consider these tips to ensure you're maximizing every penny.

Figure out your overall budget

Moving into your own apartment can be an expensive time, since you're likely on the hook for a security deposit and first and last month's rent—in addition to any moving costs and buying things for your apartment. Figure out how much you actually have to spend, and how you want to distribute that.

Leave yourself a little wiggle room

Set aside a small portion of your apartment budget for any last-minute must-haves that'll come up as you move in.

Coordinate with your roommates

If you're living with roommates, you don't each need to supply a toaster or couch. Have a meetup to discuss what items you each have and what items you're willing to buy .



Pro tip: While big-ticket items like couches may seem like a place where you can all chip in together, remember that it may only be a few years before someone's leaving the apartment. If you do need to combine forces to buy something expensive, have a plan for how you'll settle things when someone moves out.

Don't rush

Fight the urge to rush to get everything at once. It's true that sleeping on the floor in an empty apartment isn't fun, but it's better than spending money on items you don't actually like.

Think ahead

Your first apartment likely won't be your "forever home," but some of the pieces you buy while you're there could easily translate to a new space. A good-quality futon that's the focal point of your studio apartment living room/bedroom could eventually be a space saver in your future guest bedroom, while a splurge-y stand mixer could last you for decades.

Get creative to stretch your budget

The classic "wooden boards and milk crates" bookshelf has been a time-honored first apartment hack. But there are plenty of other ways to save money on furnishing your apartment. Look for items on sale, shop at budget-friendly stores; check out Buy Nothing groups, garage sales, and Freecycle options near you; or head to your local thrift shop for bargains.

4. Tenant guide renting a home in WA

If you are currently renting a home in Perth, Western Australia, or currently considering it, this guide will help you to avoid common renting pitfalls and enjoy a harmonious and lawful relationship with the lessor/property manager or agent.

This guide doesn't take the place of the Act, nor does it cover everything, but it will give you a good working knowledge of your rights and responsibilities as a lessor of a residential rental property. The term 'lessor' is used in this guide to describe the person who is renting out the property. This person is commonly known as the 'landlord'.

Please note: The laws referred to throughout this guide do not relate to the following:

boarders/lodgers;

holiday accommodation;

most long-stay caravan and park home residents (see 'Caravan and park home residents', page 3);

hotels/motels;

colleges;

educational institutions (unless a for-profit organisation prescribes the accommodation);

hospitals/nursing homes/clubs; or

certain homes for aged or disabled persons.

If you have any doubts about whether your rental situation is covered by the Act please contact the Consumer Protection Advice Line on 1300 30 40 54 for the cost of a local call.

5. How To Create An Ideal Landlord-Tenant Relationship



I once had a potential client come to me and complain that it was taking him 40 hours per week to manage his 40 rental properties in Perth. In response, I told him managing my 20 properties only took me six hours per month. Naturally, he wanted to know how I did it, and I told him he needed to be a bear first, then a bunny. What does that mean? Let me explain.

People naturally think that the way to be successful in sales is to be super sweet with the customer. In fact, they push it to the point of being almost saccharine. They want to come across as a bunny: showing the customer they care and that they will be there for them, no matter what the need. When there is a problem later, however, they tend to be a bear about making it right.

That was what my client did. He was a bunny to get tenants to sign the lease but would be a bear when a repair was needed. When a client called to say the AC had stopped working, he would question how they were using it. He would blame the breakdown on the tenant. What he didn't know was that he was creating problems for himself.

I explained to him that the opposite approach is the one that works when it comes to rentals. Any landlord who wants to establish the ideal landlord-tenant relationship needs to come across as a bear from the beginning. There is a time to be a bunny, but it is not before the lease is signed.

Be the bear to protect the property.

When you are a landlord in Perth, you don't want to attract just any tenant. You want to attract a tenant who will respect you, your property and the agreements that they made when they signed the lease. Unfortunately, not every tenant does that.

Some tenants are perpetually late with their rent. Others might damage your property and take no responsibility for it. Those types of tenants are looking for a rental because their last landlord kicked them out. Now, they are looking for a bunny landlord who won't make trouble for them. But if they encounter a landlord who is straightforward, matter-of-fact and professional—a bear of a landlord—they'll turn tail and run.

Be the bunny to retain good tenants.

When it comes to being a landlord in Perth, keep in mind that maximizing your profit requires that you maximize your tenant retention. Every time a tenant moves out, it costs you. Anything you can do to keep a tenant works in your favor. You might think that being a bear will work against you when it comes to tenant retention, but in actuality, the opposite is true.

Landlords who start out as bunnies will eventually need to play the part of the bear. There will come a time when they need to stand their ground, holding the tenant accountable to their side of the lease's terms. At that point, the tenant will say, "He came across as a nice guy but turned out to be just the opposite." Once that happens, they start keeping their eyes open for another place to rent.

Doing it the other way is much more likely to work in your favor. Start out by establishing yourself as a bear so the tenant knows they can always expect the bear. But if you can be the bunny when it is appropriate, the tenant will then say, "He came across as a real jerk at first but turned out to be a nice guy." That's a tenant who will stay.

I once got a call from a tenant who told me the AC in their rental had stopped working. I remembered that the renters were a married couple and the wife was pregnant. So, I told the man that he would hear from the AC repairman in ten minutes, and that if the problem could not be fixed, we would put a window unit in the bedroom to keep his wife cool. Do you think that tenant is ever gonna move out on me? Not in a million years.

Overall, you need to remember that a landlord-tenant relationship is a business relationship. It won't work well if you don't set boundaries and establish expectations. A tenant can expect that you will keep your end of the contract as long as they keep theirs, but they should always expect that you will do it like a bear first.

6. What Can A Landlord Deduct From A Security Deposit For Cleaning And Repairs?



A security deposit, also known as bond money, plays a pivotal role in rental agreements. It is hard-earned money that is paid by a tenant to a landlord at the start of the tenancy.

According to the residential tenancy laws in Western Australia, landlords can deduct security deposits to pay for repairs and cleaning services due to damage and excessively dirty areas at the end of a lease.

The whole objective is to restore the rented property to its original state, except a fair wear and tear. This will help you keep germs and allergens at bay-which is important for an indoor hygiene.

If you want to become a responsible residential tenant and pass the final inspection smoothly, you should know what a landlord can deduct from deposited security for repairs and cleaning so that you can prep the property accordingly and leave it in a pristine state.

Let's Get Started!

Understanding Security Deposits Or Bond Money

Landlords or property managers require tenants to pay a security deposit, also known as a bond, when signing the lease agreement. The amount

is up to four weeks' rent and is used to protect the landlord against outstanding rent, property damages, cleaning requirements and breach of the agreement.

The state's residential tenancy authority holds the amount, and will be returned at the end of a tenancy when you pass the final inspection.

A landlord can withhold your bond amount if you fail to return the property to its original state. That's why tenants look for cheap vacate cleaning Perth because professionals follow a proven checklist to achieve sparkling results.

What Can Be Deducted From A Security Deposit?

Here is a list of things that landlords could deduct from bond money for repairs and cleaning – that are beyond normal wear and tear:

Broken tiles or fixtures in bathrooms

Clogged toilet

Broken walls

Excessive holes in walls from wall hangings

Mould, holes, tears and dirty carpets and curtains

Broken windows, doors and window screens

Filthy kitchen appliances, such as oven, refrigerator or microwave

Pet stains on the carpet, upholstery furniture and mattress

Greasy and grimy stovetop

Clogged drains

Mould infestation in bathroom

Calcium deposits on bathtub and shower area

Dirty floors

Pest Infestation

You should know the dangers of mould and mildew in carpets and prevent them as soon as possible when moving out of your rented property.

What Can't Be Deducted From A Deposited Security?

Here is a list of things that can't be deducted from bond money. However, it is good to read the proper tenancy laws in Western Australia and review the rental agreement for better clarity:

Faded wall paint due to sunlight

Rug wear and tear

Furniture marks on carpet

Warped doors caused by moisture and age

Dusting

Faded Curtains

Dents in walls from door handles

Existing Property damages

It is good to review the entry condition report and repair the property before the final inspection to get your full bond back. It is because you are not responsible for the existing damages. In such a scenario,



How To Protect Your Bond Money From Deductions?

Being a tenant, it is your responsibility to protect your hard-earned bond money from deductions at the end of your tenancy. Here are some quick tips that will make things easy for you:

Attention-to-Detail Move-in Inspection

As mentioned above, record the condition of your rented property before moving in. Fill out the entry condition report, inspect all areas and take photos of existing damages or dirty areas.

This can help you prevent disputes and conflicts at the end of a tenancy.

Regularly Maintain the Property

It is important to spruce up and maintain the property during your tenancy regularly. Take time out of your busy schedules and check for issues, such as broken windows, cracked tiles, etc and fix the issue as soon as possible.

With regular cleaning, you can keep the dirt, dust, stains, and grime at bay and help you protect your bond money.

Do Not Breach the Lease Agreement

Follow the lease agreement strictly to avoid deductions or conflicts. Read the terms and conditions related to pets, smoking, rent, alterations, cleaning, maintenance, etc and return the property in the same condition.

You should read the agreement and know the end of lease cleaning responsibilities of landlords and tenants before getting into any conflict.

Pay Unpaid Rent and Outstanding Bills

Landlords have the right to hold back a part of bond money if they fail to pay the rent and bills. So, clear all your payments before the final move-out.

Hire Professionals for a Thorough Vacate Cleaning

Most of the rental disputes happen because of cleaning. Leaving the property in a dirty state allows the landlord to deduct your bond money. They can use that money and hire professionals for a thorough cleaning. Even half-baked cleaning can put your bond amount at risk.

So, it is always good to do proper research and hire the best company for expert vacate cleaning in Perth. They will come to your place, inspect all areas, and spruce up according to the checklist to help you secure the full bond amount.

If you are still in doubt, know the difference between DIY vs professionals and make a right decision.

It is important to have a clear understanding about the bond money deductions when moving out of a rented property. With the help of this guide, you can easily find out what can and cannot be deducted by a landlord from your security deposit. You can follow this and return the property in a clean and well-maintained state to avoid rental disputes.

7. Conclusion

If you are planning to rent your first home in Perth, then this PDF may be very helpful for you. You must explore this PDF that can make your task easy and smooth for you. This PDF helps you to gain some knowledge that will help you rent your first home in Perth without making any mistakes.

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