

PROPOSAL TO MANAGE YOUR PROPERTY



Investor Guide >



PROPERTY MANAGEMENT TEAM

When leasing a property, you want peace of mind that it's being cared for.

You want peace of mind that your tenants are treating it correctly, that your property manager is working with your interests in mind, and that it continues to deliver on your investment.

At SHERLOCK Homes Group, we're dedicated to your investment. We take a personalised approach to leasing, that ensures your home remains in the best quality condition, and you can be as hands-off—or as involved—as you need.

We choose to manage a select group of properties, with a ratio of properties to managers that means we can dedicate the right amount of time to looking after your home.

In the last year, Perth has continued to see strong demand for rental properties, with the median rental price standing at \$750 per week. It's an enviable position to be in. However, our commitment extends beyond simply getting you a better price.

"DON'T JUST LEASE YOUR PROPERTY. DO IT WITH PURPOSE."

We prioritise building lasting relationships based on transparency, reliability, and trust. We don't beat around the bush when it comes to communication—we're here, and we're available when you need us. Whether it's addressing your concerns, keeping you informed, or ensuring your tenants have a fantastic experience, we promise to deliver a high standard of service that embodies our values and dedication to your property.

WHY RENT WITH US?



Accounts

We streamline the management of water and strata accounts for both tenants and owners.



Tenant Acquisition

We market your property using the right social media channels, engaging with more potential tenants and boosting your property's visibility.



Reports

We regularly prepare both comprehensive and snapshot reports on your property's condition and inventory.



Negotiations

We help you determine and set rental prices based on market analysis, and manage any negotiations for you.



Follow Up

Our team monitors and promptly addresses any situations that arise. We act on your behalf to ensure your property is taken care of.



TENANCY
MANAGEMENT



RENT
COLLECTION



FUTURE
BENEFITS



MAINTENANCE
MANAGEMENT



RENTAL
APPRAISALS

Here's how much you could earn from your property with our **Estimated Rental Returns.**

ESTIMATED WEEKLY RENT



1

HOUSE

\$650-\$750

APARTMENT

\$700-\$800



2

HOUSE

\$750-\$800

APARTMENT

\$800-\$900



3

HOUSE

\$850-\$1000

APARTMENT

\$900-\$1200



Find out more about leased properties and properties available for lease on our website Sherlockhg.com.au.



NEW RESIDENCIAL TENANCY REFORMS

UPDATED TENANCY REFORMS EFFECTIVE FROM MAY 2024 AND EARLY 2025.

INCLUDING



RENT INCREASES

Rent Increases will only be allowed to occur once every 12 months. Reducing the frequency of rent increases will create certainty and stability for tenants to plan their finances and will bring WA into line with most interstate jurisdictions.



PETS ALLOWED

Pets are allowed in most cases, however the tenant will need the landlord's permission. At the start of a tenancy, tenants and landlords can agree to the keeping of a pet. Details about the pet and any conditions should be set out in the tenancy agreement. During a tenancy, tenants must request permission using a pet request form.



MINOR MODIFICATIONS

Tenants can now have minor modifications to help make a rental feel like a home, they are now allowed in most cases. There is a prescribed list of minor modifications, and the tenant will need the landlord's permission using a minor modification request form. The tenant may be required to 'make good' at the end of the agreement.



DISPUTE RECONCILIATION

The Commissioner can make decisions about a tenant's request to keep a pet or make a minor modification to a rental home, as an independent authority. If a landlord decides to refuse a request, or set conditions, the landlord or their agent may be required to apply for a Commissioner decision. Tenants can also apply to the Commissioner to challenge a landlords decision.

The second phase of recommendations is anticipated to focus on:

- › Information landlords and agents must give potential renters before offering a lease.
- › Information landlords are allowed to seek from potential renters.
- › Setting minimum standards for rental properties.
- › Regulations around maintenance and repairs.
- › Renter responsibility for wilful damage.
- › Regulating boarding, lodging and room-by-room rentals.



Find out more about New Tenancy Reforms or Contact Us.



FEE SCHEDULE

PROPERTY MANAGEMENT

LEASEING FEE

TWO WEEK RENT

PROPERTY VPA

\$0.00

ADVERTISING VPA INCLUDES:

Pictures & Videos

\$0.00

Portal Listing Fees

\$0.00

Signage

\$0.00

Social Media

\$0.00

MANAGEMENT FEE INCLUDES:

10% + GST

Inspections

New Tenants

Final Bond Inspection

Inventory Report

Routine Inspection

Meeting Attendance

Rent Review

Admission Fee

Court Fee**

ALL INCLUSIVE;

NO ADDITIONAL COSTS.



RECENTLY LEASED



64 BARRINGTON STREET
SPEARWOOD WA



706/53 LABOUCHERE ROAD
SOUTH PERTH WA



1801/53 LABOUCHERE ROAD
SOUTH PERTH WA



52 JAMESON STREET
MOSMAN PARK WA



40 PRIESTLEY STREET
EMBLETON WA



115 PARK ROAD
KENWICK WA



Find out more about leased properties and properties available for lease on our website sherlockhg.com.au



SHERLOCK HOMES GROUP

WHAT OUR CLIENTS ARE SAYING

This is the first time I rent out my property and I am fortunate to have engaged Sherlock Homes. Tim and Giodana made the experience a great one for me! The whole process was smooth and flawless. Their advices were spot on and practical. Their agency has A-Z of rental business taken care of. Very easy to work with and I felt totally comfortable and 100% trust in them. Thank you Tim and Giodana!



I have personally worked with Gio and the Sherlock Homes for a long time. I am extremely satisfied with how they treat their client professionally. As i work with them, i have learnt that their care and love for the property they manage is simply AMAZING. The staff there are so friendly and fun to work with. I couldn't think of any other than to simply recommend Sherlock for any one who wish to avail Real Estate related services. Keep going.



Giodana's effective communication and attention to detail have consistently impressed me. She always ensures that any concerns are addressed promptly and thoroughly, fostering a sense of trust and reliability. Due to her outstanding performance, I decided to entrust her with my second investment property. Giodana's commitment to excellence and her proactive approach have made my property management experience seamless and stress-free. I highly recommend Giodana and Sherlock Homes Group for anyone seeking top-tier property management services.



Giodana is the kindest and most efficient agent I have ever met. I can reach her anytime there is a problem with the house, and she always tries to solve the problems as soon as possible. I absolutely love her and 100% recommend her. 😊



As a maintenance plumbing company we work with realestate agencies all over Perth. It's always a pleasure when Giodana or another member of the team from Sherlock homes calls us. Giodana has an insight into what the owner wants and tenant needs. There is clear communication of what's required and a time frame to work to, so that all parties are satisfied. This is a refreshing approach when it comes to working in the maintenance field. If you're looking for a professional and friendly team to take care of your investment or to sell your home, I would definitely recommend you have a chat with the team at Sherlock homes.



Giodana was really friendly and helpful when we got our first rental. She made the process easy and stress-free! Well done Team. Very professional and a joy to work with.

🙌 thanks for your efforts



Read more reviews



Important Information

The information contained in this property management booklet, prepared by SHERLOCK Homes Group, is for general informational purposes only. It is intended to provide a broad understanding of property management practices and should not be considered as specific investment advice.

Readers are advised to conduct their own thorough research or consult with a professional advisor before making any investment or property purchase decisions. SHERLOCK Homes Group does not guarantee the accuracy or completeness of the information provided in this booklet and shall not be held liable for any actions taken based on the content herein.

This booklet shouldn't be used as a foundational guide for property investing or purchasing and is not a substitute for personalised financial or investment advice.

Market trends and conditions are subject to change, and the information provided may not always reflect the most current data. Certain data may be collected from external sources.

****For further details, please contact the team at SHERLOCK Homes Group for your personalised advice**.**

Whilst every care has been taken in the preparation of this booklet, all information provided by SHERLOCK Homes Group, the Seller and the Seller's agent is provided in good faith, and we advise all prospective purchasers to make their own enquiries on all relevant matters.



GET IN CONTACT TODAY

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WHY CHOOSE SHERLOCK HOMES GROUP?

SHERLOCK Homes Group embodies a fresh and innovative approach to real estate that challenges the status quo. Unlike traditional practices, we recognised a need for change in the industry and set out to redefine the real estate experience for our clients.

By prioritising innovation, personalised service, and attention to detail, we aim to exceed expectations and deliver results that align with our clients' aspirations, not just their expectations. Our client-first philosophy drives us to continually seek new ways to improve and provide tailored solutions that address the unique needs of each investor.

At SHERLOCK Homes Group, we are dedicated to elevating the real estate experience by going beyond the norm and striving for excellence in every aspect of our service.



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