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THE INVESTOR

UNFURNISHED VS FURNISHED PROPERTIES

When renting your property, have you considered adding furniture?

Each option has benefits and drawbacks, and the right choice depends on your target tenant, location, and investment goals.

Furnished rentals usually attract short-term tenants (three to six months) such as corporate travellers, students, or people relocating. They allow landlords to charge higher weekly rent, and the property may rent faster in certain markets. However, furnished homes also come with added responsibilities. Furniture wear and tear, replacements, and regular inventory checks can lead to additional management costs. To reduce the wear and tear and maintenance costs, you can look at hiring furniture, which is a tax deduction.

Unfurnished rentals, on the other hand, appeal to long-term tenants. These tenants have furniture and are more likely to stay for extended periods. Unfurnished properties can result in fewer vacancies, reduced turnover costs, less risk of damage to your furnishings and lower insurance premiums.

It's also important to consider your property's location. City apartments near universities or business hubs may perform better furnished, while suburban homes typically suit families looking for unfurnished homes.

Your decision should align with your rental strategy. Ask yourself: Do I want short-term flexibility and higher rent? Or long-term stability with less maintenance?



SMART TIPS TO BUY A PROPERTY WITH GREAT RESALE VALUE

Buying a home is a big step. Whether you plan to live in the property or sell it later, choosing the right property can help protect your investment returns in the long term. Here are a few simple tips to help you buy wisely and boost your future resale price.

Choose a Great Location – Find areas near schools, shops, parks, and public transport. These places are always popular with buyers.

Check the Street Appeal – A quiet street with well-kept gardens, clean footpaths, and friendly neighbours adds value. First impressions count

Buy the Right Size – Consider how many bedrooms and bathrooms are ideal for most families in the area. Homes with at least three bedrooms and two bathrooms are usually easier to sell.

Avoid Homes with Odd Layouts – A home that flows well, has open living areas, natural light, and feels bigger is more welcoming. Odd, shaped rooms and layouts, or rooms without windows can turn buyers off. Choose simple, usable spaces.

Don't Overpay or Over-Renovate – Keep your budget in mind. Expensive upgrades might not pay off when it's time to sell. Clean, fresh, and neutral works best.

Minimise Maintenance Nightmares – Avoid properties with aging plumbing, roofing, or electrical systems, unless you have a budget for this.

Think About Energy Efficiency – Solar panels, insulation, and other energy-saving features are becoming more popular and can help your home stand out.

Research the Area's Future Plans – Are new roads, schools, or parks being built nearby? New developments in an area can help raise prices.

Buy the Worst House on the Best Street - This is classic advice. Renovate smart, and you will likely sell for a premium price.

Trust Your Instincts – If the home feels right, safe, warm, and well cared for, it likely will for others too.

SIGNS THAT IT COULD BE TIME TO SELL

Have you considered selling, but are unsure if it is the right time?

Deciding when and if you want to sell can be a big decision for some, especially if you are unsure if the market will rise or fall. Trying to navigate the rise and fall of interest rates can also cause uncertainty.

When is the right time to sell?

To assist you, we have summarised a thought-provoking list that considers your financial position and clarifies the reasons why you are exploring the option of selling.

- Selling is on your mind – If you are considering moving, it is worth exploring.
- You have built substantial equity – If you have owned your home for a while, it is likely worth more than you owe. This extra value can assist with paying your next deposit, selling costs, and other fees.
- You are financially prepared – Selling could be smart if you feel secure and your savings are substantial. Remember, it is not just about paying off your mortgage. You need to budget for repairs, moving costs, and stamp duty.
- You have outgrown your home – If it feels cramped or the kids are sharing rooms, it might be time to find something bigger.
- You are ready to downsize – If the kids have moved out and you have empty rooms, a smaller home could give you more freedom, less maintenance, and extra cash.
- You are emotionally ready – Do you get excited about new listings or imagine yourself living elsewhere? If you are ready to say goodbye to your current home, you are already on your way.
- Your location is no longer ideal – A longer commute, new schools, an employment relocation, or changing priorities can make a move feel right. Being in the right location can significantly impact your day-to-day needs and happiness.
- Neighbouring properties are selling for higher prices – If nearby homes are achieving great sale prices, yours might too.
- Market conditions are good – If prices are up, competition is low, or buyers are eager, now might be a great time to sell. Even in a cooler market, selling and buying under the same conditions can balance out.
- Renovations are not necessary – If upgrades won't add much value to your sale price, it may be smarter to sell as is.

We are here to assist and support you if you are considering selling. We can offer comprehensive price comparisons to take the thinking out of the process and let you know if any work is required to enhance your sale price.

WHY ROUTINE INSPECTIONS MATTER

Routine inspections aren't just ticking boxes. They are about protecting your investment, your tenants' well-being, and the long-term value of your property. Regular inspections help spot minor issues before they become costly repairs, from leaks and mould to safety hazards and maintenance neglect. But beyond the bricks and mortar, inspections are an opportunity to build respectful, open relationships with your tenants, showing that you care not just about your asset, but about the people living in your investment property as their home.

A well-maintained home supports trust, satisfaction, and longer tenancies, which ultimately means fewer vacancies, more stable income, and peace of mind for everyone.

The best landlords don't wait for problems to arise. They listen to feedback and act fairly.

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Major Changes Rental Laws

Keeping you updated

Major changes to rental laws in NSW start on 19th May 2025. These changes are part of the NSW Government's commitment to deliver more stable rental market.

Key changes starting on 19th May:

- **End of a tenancy** Landlords must provide a valid reason to end a tenancy. Supported documents are required in some cases, and penalties apply for termination that are not genuine.
- **Re-letting Property Restrictions after ending a tenancy/terminating a tenant.** New leases cannot be entered into for a period of time after ending a tenancy for certain reasons. This applies where the landlord said they need the property back for something else, e.g: sales or renovations. Penalties may apply to a landlord who enters a new lease within re-letting restriction period without approval from NSW Fair Trading.
- **Leaving the property before termination date.** The tenant with fixed term lease may leave the property before the termination date without breaking the lease by providing an Early Exit Notice at least 14 days before vacating date.
- **Keeping pet,** tenant allows to keep pets in their home. Landlord need to respond to a pet request within 21 days or the pet is automatically approved.
- **Rent Increases,** rent can only be increased once every 12 months for all lease types including when a lease is being renewed or replaced.
- **Notice periods for fixed term leases,** the amount of notice a tenant must have before their lease ends will increase from 30 days to 60 days if the lease is 6 months or less, or 90 days if the lease is more than 6 months.

For more information and guidance on the changes of rental laws, please click here: [new rental laws](#)