



YOUR GUIDE TO

INVESTING IN
PERTH, WA

INTRODUCTION



Welcome to your comprehensive guide for property investors looking to navigate the vibrant real estate market in Western Australia.

Whether you're a seasoned investor or just starting your journey, this guide aims to equip you with essential insights and tips to maximise your investment returns



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Understanding the Perth Property Market Drivers

Perth's real estate market is driven by a combination of factors, including population growth, economic stability, and infrastructure development. The city's vibrant economy, supported by industries such as mining, technology, and tourism, continues to attract both domestic and international investors seeking lucrative investment prospects.

There are a number of key factors influencing property investments in the Region which are important to understand such as:

- ECONOMIC STABILITY
- POPULATION GROWTH
- INFRASTRUCTURE DEVELOPMENT
- SUPPLY AND DEMAND

In addition to the above factors there are also a few trends and market predictions to keep in mind.



It is important to be informed about the key factors shaping the Western Australian property market and monitor current trends and projections so investors can make informed decisions and maximise their investment returns.

Influencing Factors:



- ✓ **ECONOMIC STABILITY:** WA's economy has historically been driven by its abundant natural resources, particularly mining and resources. However, in recent years, the state has diversified its economy to include sectors such as technology, agriculture, and tourism, contributing to overall economic stability and growth.
- ✓ **POPULATION GROWTH:** Population growth, fueled by both natural increase and migration, plays a crucial role in driving demand for housing and commercial properties in Western Australia. Urbanisation and inward migration to major cities like Perth contribute to increased demand for residential and rental properties.
- ✓ **INFRASTRUCTURE:** Ongoing infrastructure projects, including transportation networks, healthcare facilities, and educational institutions, stimulate property demand and enhance the livability of communities across Western Australia. Investors often look for areas undergoing significant infrastructure development as potential investment hotspots.

- ✓ **SUPPLY AND DEMAND:** Understanding the balance between property supply and demand is essential for successful investment in Western Australia. Factors such as housing affordability, rental vacancy rates, and new construction activity influence market dynamics and investment opportunities.

Trends & Predictions:

- ✓ **SUSTAINABLE LIVING:** With growing awareness of environmental sustainability and climate change, there is a notable trend towards eco-friendly and energy-efficient property development in Western Australia. Investors are increasingly seeking properties that incorporate sustainable design features and technologies to attract tenants and enhance long-term value
- ✓ **EMERGING SUBURBAN GROWTH:** While urban centres like Perth remain key investment hubs, there is a noticeable trend towards suburban growth in Western Australia. Investors are exploring opportunities in emerging suburban areas that offer a balance of affordability, accessibility, and lifestyle amenities, catering to the preferences of modern families and professionals.
- ✓ **RESILIENCE IN THE FACE OF UNCERTAINTY:** Despite occasional economic challenges, Western Australia's property market has demonstrated resilience and adaptability. Investors who adopt a long-term perspective and diversify their portfolios across different asset classes and regions can mitigate risks and capitalise on opportunities even during uncertain economic conditions.

Navigating Legal & Regulatory Requirements

Regulations and legal requirements vary across Australia and it's important to know you have a vast understanding of the Tenancies Acts, or you have a representing agents who can ensure you are not breaching any regulations.

Property in Western Australia entails compliance with a myriad of laws and regulations designed to protect the rights of both landlords and tenants. Understanding these legal requirements is essential for investors to operate within the bounds of the law and avoid potential disputes or penalties.

Compliance Covers:

- MAINTENANCE AND SAFETY
- TENANCY AGREEMENTS
- RENT COLLECTIONS
- BOND MANAGEMENT
- BREACH NOTICES
- DISPUTE RESOLUTIONS

By entrusting your investment to our professional property management team, you can rest assured that we will handle all aspects of legal compliance and risk management on your behalf, giving you confidence and peace of mind that your property is being managed effectively.



Effective Communication

In today's globalised real estate market, effective communication is paramount, especially when managing properties remotely for investors located overseas or interstate.

Transparent and timely communication fosters trust and confidence and ensures that investors remain informed and engaged in the management of their properties.

At Orana, our team have implemented tools and platforms for efficient communication with all of our clients, including remote investors, as well as systems for regular reporting and updates on property performance.

The systems we have implemented allow us to:

- ADDRESS CONCERNS PROMPTLY
- ENHANCE TEAM COLLABORATION
- ACCESS MARKET REPORTS
- REMAIN UP TO DATE WITH REGULATIONS & TRAINING



Mitigating Risks & Handling Challenges

Investing in property comes with its share of challenges and risks, ranging from tenant issues to unforeseen emergencies. Common concerns or factors investors face are:

TENANT TURNOVER: High tenant turnover can lead to vacancy periods, resulting in lost rental income and increased expenses associated with finding new tenants.

PROPERTY MAINTENANCE: Maintenance issues, such as repairs and upkeep, can arise unexpectedly and require timely attention to ensure tenant satisfaction and preserve property value.

RENT ARREARS: Non-payment or late payment of rent by tenants can disrupt cash flow and financial planning for property investors.

PROPERTY DAMAGE: Damage to the property caused by tenants or natural disasters can incur repair costs and affect the property's value and attractiveness to future tenants.

LEGAL DISPUTES: Disputes with tenants, contractors, or local authorities may arise, requiring legal intervention and potentially leading to financial and reputational risks for property investors.

Why Orana Property Group?

At Orana Property Group, we pride ourselves on being a professional and dedicated team specialising in managing properties for investors, both locally and from afar.

- ✓ **PROVEN TRACK RECORD:** With years of combined experience in the real estate industry, we have established ourselves as a trusted and reliable property management company. Our track record speaks for itself, with hundreds of satisfied investors entrusting their properties to us for optimal management and returns.
- ✓ **EXPERTISE IN REMOTE MANAGEMENT;** Whether you're an overseas investor or located interstate, you can rely on us to effectively manage your properties from a distance. Our team is well-versed in the challenges of remote property management and utilises advanced tools and technologies to ensure seamless communication and oversight.
- ✓ **TAILORED SERVICES:** We understand that every landlord has unique requirements and preferences when it comes to property management. That's why we offer personalised services tailored to your specific needs, ensuring that you only pay for the services you truly need and value.





LOCAL EXPERTISE – GLOBAL REACH: While we specialise in managing properties in Western Australia, our reach extends far beyond local borders. Whether you're a local investor, interstate or based overseas, you can benefit from our local expertise and global network, allowing you to capitalise on investment opportunities with confidence and peace of mind.



COMPREHENSIVE MANAGEMENT SOLUTIONS: From tenant screening and rent collection to property maintenance and financial reporting, we offer a comprehensive range of management solutions to streamline the management of your investment properties. Our goal is to maximise your returns while minimising the hassle and stress associated with property ownership.



Open the door to better experiences



HEAD OFFICE

Level 3, 1060 Hay Street,
WEST PERTH (current address)

REPRESENTATIVE OFFICES

Level 1, 53 Burswood Rd, BURSWOOD
162 Grand Boulevard, JOONDALUP

GET IN TOUCH

Our dedicated residential property management team, are the heart and soul of Orana. Each member brings a wealth of experience, a genuine passion for property, and a deep commitment to making your journey with us feel like home. They're not just experts in their field; they're your neighbours, advocates and friends, ready to welcome you into our family.



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Ali Ringuet
Business Development Manager



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Thank you for downloading this guide

At Orana Property Management, we take great pride in looking after your investment property and understand how important it is to choose an agency that will work to maximise your return on investment at every step of the way.

We have the management process strategically planned from start to finish, so you won't have to worry and can rest assured that your returns are maximised.

WHO WE ARE

Orana is a group of professional individuals who have united to create a unique and premium level of service in the real estate industry. Our mission is to deliver, with integrity, a simplified approach to property management with a focus on your investment.

OUR MISSION

With a clear understanding of the property market with a dedicated team, our mission is to guide you through your property ownership journey and help you increase the value of your assets by providing a personalised and simplified approach to property management. With a focus on increasing productivity as well as reducing our carbon footprint, Orana uses advanced technology, systems, and procedures that allow us to deliver the very best of services to our clients from highly experienced individuals at a competitive price.

