first national REAL ESTATE | Tamworth

# LANDLORD NEWSLETTER

AUGUST 2026

## GETTING YOUR RENTAL SPRING-READY

Winter's nearly done, and for Tamworth landlords that means it's time to start thinking ahead. The properties that lease fastest and hold their value best are the ones that go into spring looking their best, not the ones playing catch-up once the market heats up.

August is the ideal window to get a jump on maintenance before the spring rush. Start with the basics: check gutters and downpipes for leaf litter and debris from winter storms, as blocked guttering is one of the most common (and most preventable) causes of water damage. Have smoke alarms tested and batteries replaced if it's been a while... this is a legal requirement for landlords in NSW, and worth confirming before it slips your mind.

It's also a good time to check on heating systems while they're still in use, rather than waiting for a tenant to report a fault once the cold snap is over. A working heater is far easier to service now than to replace under pressure in June next year. If your property has a garden or lawn, a tidy-up before spring growth kicks in will make a real difference to street appeal and photos if you're planning to lease later in the year.

Finally, if it's been a couple of years since your last professional pest inspection, spring is when termite activity typically increases in our region. A proactive inspection now is a lot cheaper than a reactive repair bill later.
If you're not sure what your property needs, our property management team is always happy to do a walk-through and put together a maintenance list, it's part of looking after your investment properly, not just collecting the rent.

## WHY AUGUST IS THE RIGHT TIME TO REVIEW YOUR RENT

With spring leasing season just around the corner, August is a smart time to review where your rent sits against the current market, particularly if your lease is coming up for renewal or your tenancy is on a periodic agreement.

Under the current NSW rules, rent can only be increased once every 12 months, regardless of lease type, so it pays to plan ahead rather than miss the window. A rent review isn't about squeezing every last dollar out of a tenancy, it's about making sure your return keeps pace with rising costs (insurance, rates, and maintenance have all crept up over the past year) while keeping a good tenant in place.

This is exactly the kind of thing our property managers look at as a matter of course, cross-checking your rent against comparable properties currently leasing in Tamworth and surrounding suburbs. If you'd like a read on where your property sits, get in touch and we'll run the numbers for you.

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# TAMWORTH RENTAL MARKET & COMPLIANCE UPDATE

New South Wales

## RENTAL MARKET SNAPSHOT

The Tamworth rental market remains firmly in landlords' favour heading into spring. House rents have climbed 10.4% over the past 12 months, with the median now sitting at $530 per week. Vacancy rates, while up slightly on last year as more investors enter the market, are still tracking at 1.6%, well under the Real Estate Institute of Australia's 3% "healthy market" benchmark.

In plain terms: demand is still comfortably outpacing supply. Limited new housing stock, combined with rising construction costs across the region, means we're not expecting that gap to close anytime soon. For landlords, that translates to stronger rental returns and less time between tenancies, but it also means presentation matters. In a tight market, well-presented, well-maintained properties are still the ones that lease first and hold tenants longest.

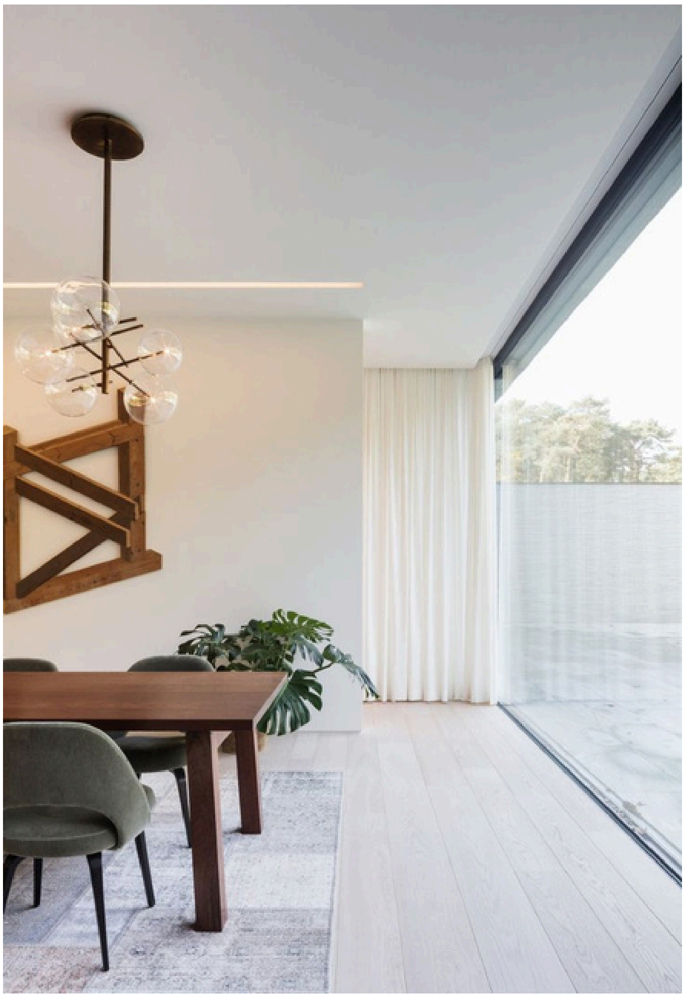
## KEEP AN EYE ON THE RBA

The Reserve Bank's next cash rate decision lands on 11 August. The cash rate has sat at 4.35% since June, and economists are genuinely split on what comes next, some expect another hold, others believe a further increase is on the cards depending on the inflation figures. Whichever way it goes, it's a good prompt to check in on your own loan structure. If you haven't reviewed your investment property finance in the last 12 months, it's worth a conversation with your broker or lender to make sure it's still working as hard as it should be.

## COMPLIANCE CHECK-IN: CENTREPAY AND RENT INCREASES

A reminder for anyone who hasn't ticked this off yet: since 2 March 2026, landlords and agents in NSW are required to offer tenants the option to pay rent via Centrepay if requested, in addition to standard bank transfer. It's a straightforward change, but one that's easy to overlook if you're self-managing.

It's also worth revisiting the broader reforms that have reshaped NSW tenancy law over the past 18 months, the end of "no-grounds" terminations, the once-a-year cap on rent increases, and the requirement to include an information statement whenever a tenancy is ended. NSW Fair Trading has ramped up enforcement in this space, so getting the paperwork right matters more than ever. If you're managing a property yourself and want a second opinion on where you stand, we're always happy to talk it through, no obligation.



## GETTING AHEAD OF SPRING LEASING SEASON

Spring is traditionally the busiest stretch for rental enquiries in our region, as the warmer weather brings more movement in the market. If you've got a lease expiring in the coming months, or you're considering bringing a property to market for the first time, now is the time to start preparing, fresh photos, a tidy garden, and any outstanding maintenance sorted before the first inspection, not after.

Properties that hit the market spring-ready tend to attract stronger enquiry and settle into a new tenancy faster. If you'd like our team to run an appraisal or talk through timing, we're here to help.

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