

PROPERTY NEWS

Ideas to help you when you're Buying or Selling

Oz to the Rescue!

How did this agency succeed after two others had tried?



In this Issue of Property News:

- Big savings ahead for new home buyers
- Oz to the rescue!
- What to do with rubbish tenants leave behind

HUSKISSON & SANCTUARY POINT



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Letter from the Editor

Dear Readers,

We at Oz Combined Realty are proud to bring you this exciting edition of Property News.

Over the past few months we have been working very hard to deliver outstanding results for our clients and in this edition we decided to share one of these remarkable stories.

Learning from others' experiences is the best way to make the right decision when it is your turn to buy or sell and this is why this informative publication is so useful.

As we can only cover a limited amount of detail in our newsletter, we would be delighted to assist you with any of your real estate enquiries.

Kind regards,

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Principal



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Big savings ahead for new home buyers



Buyers of new homes in NSW can now enjoy a financial boost following the introduction of the New Home Grant Scheme on July 1.

And there is also good news for first home buyers, with grants and fee exemptions worth more than \$35,000 to be available from October.

These are among the major provisions of the "Building the State" package introduced by the NSW Government in its recent Budget to help home buyers.

The changes in a nutshell are:

New Home Grant Scheme

From July 1, a new \$5000 grant is available to buyers of new homes, whether off the plan or newly built, with a value up to \$650,000. The grant is also available to buyers of vacant land that is intended to be the site of a new home valued at up to \$450,000.

The grant is targeted at all non-first home buyers and is available to investors as well as owner occupiers.

First Home Owner Grant Scheme (New Home)

From October 1, the First Home Owner Grant Scheme will be replaced by the First

Home Owner Grant (New Home) Scheme. The new scheme will apply to first home owners who purchase or build a new home valued at up to \$650,000.

The grant will increase from \$7000 to \$15,000 from October 1, 2012 to December 31, 2013. From January 1, 2014 a \$10,000 grant will be available.

The Budget also provides for changes to stamp duty concessions which have previously been available for properties worth up to \$835,000. These concessions are now available in full only for properties worth up to \$550,000. After that, there will be a reduction in the concession of one percent for each \$1000 spent, graduating down to zero.

The Budget changes mean that, from October 1, first home buyers who purchase a new home priced at \$550,000 can save up to \$35,240 because of the new grant and stamp duty exemptions. This is close to \$20,000 more than the previous saving.

Oz gets results!

If at first you don't succeed - call for Oz!

That was the decision that resulted in a successful outcome for the owner of this Basin View property after other agents had tried to sell it.

"We had one agent for 15 months, then another for eight months," said owner Annette Kemp. "We then thought 'We'll try Oz' - as we had heard great things about them."

When Bill Jennings from Oz Combined Realty turned up, things finally began to happen for the property at 18 June Avenue, Basin View.

"From the moment we met Bill, we felt an instant rapport," said Annette. "He was very open and gave us sound advice on how to best market our property. His knowledge of the local area was fantastic and he took the time to explain the market and situation. He didn't just tell us what we wanted to hear. He told us how it was."

Far from continuing to languish on the market as it had for so long, 18 June Avenue now became a hive of activity. With the commitment to clients that is a well-known feature of the Oz service, Bill marketed the property to highlight its attractions for potential buyers. These attractions included its four bedrooms, two bathrooms, spacious living areas, and its location in a quiet street of Basin View.

The extensive marketing campaign did its job and soon the prospective purchasers were being shown through.

"Bill brought more people to our house and opened it up for inspection nearly

"We felt very happy and reassured that our property would sell through Oz."



every Saturday," said Annette. "We felt very happy and were reassured that our property would sell through Oz."

It certainly did, and at a price that delighted the owners in the same way that home owners throughout the area are

continually being thrilled by the service they receive from Oz and the results achieved on their behalf.

For great results the first time around, make Oz Combined Realty your agent from the start by phoning 4441 6033.

Sell

with



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ABANDONED GOODS

When can you put the rubbish out?

What do you do when your tenants leave goods behind?

Under reforms to the Residential Tenancies Act 2010, which came into force at the end of January 2011, there is now less red tape involved for landlords in regard to this problem.

Any rubbish or perishable items can be disposed of immediately. You do not need to notify the tenant or get permission for this.

If your tenants leave anything that is not rubbish, you can dispose of it after a certain time. You must try to notify the former tenants about this either in writing or over the phone. If you cannot contact them after two days, you should put this information in writing and display it prominently at the rental premises, such as on the front door.

Goods of value, such as furniture and clothing, should be kept for at least 14 days.



Old Laws	New Laws
Disposal of perishable items after 2 working days.	Immediate disposal of perishable items and rubbish.
Advertisement in state-wide newspaper.	Advertisement no longer required.
Storage period: minimum 30 days.	14 days minimum storage period for ordinary goods. 90 days for personal documents.
No dispute resolution.	Any party can seek Tribunal orders.

During that time they must be stored in a safe place, such as locked up in the rental premises.

Personal documents, such as birth certificates, passports, bank books, photographs, licences and memorabilia such as trophies or medals must be kept safely for at least 90 days from time the tenant is notified that you have them.

Former tenants can reclaim the goods in the allotted time even if they still owe you money. You can, however, charge an "occupation fee" if enough goods were left to prevent you from renting the premises. This fee, equal to a day's rent, can be charged for each day the goods have been held, up to a maximum of 14 days.

After the various times have elapsed you can dispose of the goods by donating them to charity, taking them to the tip, keeping them in the property if appropriate or selling them. Proceeds of any sale should be given to the tenant (less the occupation and sale fees) or sent to the Office of State Revenue after six years as unclaimed money. Personal documents should be returned to the issuing authorities or shredded.

For more information contact NSW Fair Trading on 133 220.

Oz Combined Realty look after your property as if it were their own!



If you would like to rent your property without the fuss then call our property management team of experts and rest easy!

We Get Results!



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