

PROPERTY NEWS

Ideas to help you when you're Buying or Selling

Huskisson 2 SOLD IN 2 DAYS



See page 3 for full details

In this Issue of Property News:

- Have you registered your swimming pool?
- Buyer activity increases as we head to Christmas
- Is your rental property covered to insure fire loss?

HUSKISSON & SANCTUARY POINT



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Season's Greetings

from the Editor

Dear Readers,

In the lead up to Christmas buyer interest in our area is growing stronger each day.

We are consistently being told by buyers that they want to secure property in our area before the New Year. With interest rates at an all time low and record prices being paid don't wait any longer to sell because it doesn't get much better than this.

Please feel free to contact us with your queries, as we have years of knowledge and experience in the industry and we will be only too happy to help.

From all the team at both of our offices we wish you and your family all the best for Christmas and we hope that the coming months bring much happiness and joy!

Kind regards,

Greg Walsh
Principal



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Have you registered your swimming pool?



Pool owners will expose themselves to a possible \$2200 fine if they have not registered their pool online. The cut-off date for registering was the 29th of October 2013.

This pool registration process is a state government initiative to curb backyard drownings. If you haven't registered, act today and register your pool.

This applies to both property owners who live at their property and landlords who rent properties which contain a swimming pool.

Councils will start inspecting pools in November and pool owners who fail to comply will be slapped a fine of \$220 or up to \$2200 if it is referred to court.

It's free to register your pool online; however if you don't have access to a computer, council can do this on your behalf for a fee of up to \$10.

Owners can download a pool inspection self-assessment checklist to ensure their pool fence meets the appropriate Australian Standards.

All tourist, visitor and multi-occupancy developments with pools are required to attain a current pool compliance certificate.

Compliance certificates are valid for three years and council can charge a maximum of \$150 for an initial inspection.

If a further inspection is required, a

maximum fee of \$100 may be charged.

Portable or inflatable pools aren't exempt from the register either.

All portable and inflatable pools capable of being filled with water to a depth of greater than 30 centimetres require a child proof fence.

If you're worried about a pool at another address, for example you are looking at purchasing or renting a property you can search the Swimming Pool Register to check if the pool is registered.

With many thousands of pools unregistered many property owners could make the mistake that it will take forever for an inspector to visit their property.

Don't be fooled by this type of thinking as councils have access to information on pools through aerial photography and have many other means of finding out if your property has a pool.

When Councils take this information and cross-references it with the pools that have been registered, it won't take long for them to find out that your pool is unregistered and you will be receiving a notice from the council which could include a hefty fine.

Is it worth the risk leaving your pool unregistered and leaving yourself open to a \$2200 fine?

You can register your pool at www.swimmingpoolregister.nsw.gov.au.

Buyer activity increases as we head for Christmas

When is the right time to sell? it's a question that plagues property owners as they debate whether to sell now or hold off until the New Year.

In this report we are going to look at a number of key indicators, which will hopefully give you some insight into the coming months and whether you should act now or wait.

"Just recently, we sold two Huskisson properties in two days. The sale of these two properties speaks a great deal of the opportunities available in the current market," says Oz Combined, Principal Greg Walsh.

"If you're thinking of selling, there can be a tendency this time of the year to put it off until the New Year. From my twenty years of selling real estate, I think this would be a big mistake as buyer interest right now in our area is extremely strong.

"I am strong believer that when selling property you should act when the market is buying. Right now buyers are willing to spend up big and it would be ashamed to miss out on this strong buyer interest by waiting for a later date when the market may have changed.

What is the market showing us?

"All the reasons for selling are lining up in unison for people to sell right now.

"Our economy is strong, interest rates are at an all-time low and a growing demand for property is seeing people paying good prices.



"Many people are wanting to secure property with a fixed low interest rate home loan. They know that any moment the Reserve Bank could change direction and may raise interest rates.

"With this in mind they are securing property now, so that they can lock in a low interest rate saving them on repayments over the coming years.

What's the local market doing?

"Both our Huskisson and Sanctuary Point offices have seen buyer enquiry increase on a daily basis.

"If you think people are waiting to the New Year to make a purchase you are

wrong. Each week we are seeing more and more people entering the market.

"A large number of people have told us that they want to secure property in our area before Christmas.

"Between now and the New Year we see a very busy time ahead and thankfully Oz Combined have two fully serviced offices open seven days a week to meet the needs of both buyers and seller.

For help from a team who know how to deliver outstanding results in the shortest time, contact Oz Combined on 4441 6033.

A festive banner with a white background and a black border. The top edge is decorated with various Christmas ornaments and pine branches. The word 'Sold' is written in large, bold, black letters. To its right, the word 'with' is in a smaller font, followed by a large, stylized red 'Oz' logo. Below the 'Oz' logo are two gift boxes, one green and one red, both wrapped with gold and green bows. At the bottom left, the text reads: 'OzCombined Realty', 'Huskisson - 4/74 Owen Street', and 'Sanctuary Pt - 114 Macleans Pt Rd'. In the center, the phone number '4443 3222' is displayed in large, bold, black digits. At the bottom right, the website 'www.ozcomrealty.com.au' and email 'info@ozcomrealty.com.au' are listed.

BE CAREFUL

The New South Wales bush fires have revealed a lot of people were not properly insured. Is your rental property insured to cover any loss from fire?

As we enter the start of what is likely to be one of Australia's worst bushfire seasons for some decades; there seems to be a false belief amongst Australian homeowners, that their home would be insured if anything happened and they would be covered financially. However, it is not until something goes wrong, that they realise the harsh reality.

Insurance is an extremely important issue and taking out the right cover could save you from a possible financial disaster.

In this article we will outline a number of options when you need to insure your rental property.

House and strata title properties have very different policies, therefore landlords should be aware of the different exclusions.

Individual title properties may hold a building insurance policy, which can include cover for public liability. Some Body Corporates are required to hold Building and Liability Insurance, however the policy usually excludes actual units or townhouse properties from the paintwork inward.

This type of cover can catch landlords out as it leaves them without public

liability coverage. Landlords may take out a separate 'Landlord Contents' policy to protect themselves and they should also take out their own contents insurance to protect personal belongings.

Typical building and landlord contents insurance policies do not cover rent or damage caused by a tenant.

There are some insurance policies available that provide coverage against rent default for up to 6 weeks, as well as the malicious and accidental damages caused by the tenant, their family or their guests.

Insurance premiums can be costly, but there can be different risks involved in owning a rental property, so it is worth the extra expense.

Even the most reliable tenant can experience the loss of employment, illness or could find themselves struggling financially.

The right kind of policy should provide comprehensive rental insurance for strata title properties as well as landlord's contents and public liability.

A building insurance policy should be maintained in addition to the standard policy for individual title properties.



Consumers should remember some key points when considering home insurance, including:

1. Even if you think you have enough insurance, you should check your level of cover, particularly if you haven't increased it for a number of years.
2. If you think you can't afford to increase your cover, consider changing your excess and using the money saved on the premium.
3. If you have calculated your level of cover by taking the purchase price of your property, and deducting the value of the land, then you are at risk of being underinsured.

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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