

PROPERTY NEWS

Ideas to help you when you're Buying or Selling



BIG RETURNS FROM HOLIDAY RENTALS

HOLIDAY RENTALS NEEDED

**Quality Properties Renting
For \$1500-\$4500 Per Week**

OzCombined Realty's holiday accommodation service is booked out and desperately seeking quality rental properties to meet unprecedented demand.

Properties in areas such as Huskisson, Vincentia, Hyams Beach, St Georges Basin, Erowal Bay and Sanctuary Point can earn their owners \$1500-\$4500 per week in the holiday season, depending on size and location.

FULL STORY P.3

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- An Inspection Starting Point For Buyers
- Holiday Rental Properties Needed
- A Tenants Guide

HUSKISSON & SANCTUARY POINT



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LETTER FROM THE PRINCIPAL

Dear Readers,

Westpac chief economist Bill Evans recently joined Deutsche Bank and Goldman Sachs and a number of others in predicting the Reserve Bank would need to cut the cash rate by 0.5 percentage points in the months after Christmas.

Such a reduction would see the cash rate at 2% - the lowest in Australia's history - and bank lending rates to 4-4.5%.

The economists share a view that rising unemployment and on-going declines in commodity prices could lead to a slowing of the housing market.

However, while concerns over job security might reduce the buying activity of owner occupiers, falling commodity prices always see investors returning in numbers to the security of bricks and mortar, providing a balance.

Buying or selling - there has never been a better time.

Kind Regards,

Greg Walsh

Principal



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There's no need to break the bank!

**Even when you're on a budget,
you can dress up your property**

When you're getting your property ready for the market, it's natural to want it to look its best.

If, however, you have a limited budget for improvements, you need to plan them carefully, rather than wasting money on work that may not make any difference to whether you sell or not.

There are quite a few inexpensive things you can do to both the exterior and interior of your property to make it attractive and inviting to prospective purchasers without breaking the bank.

As many people who are looking to buy a property often want to drive past it first, to check whether it has any appeal for them, it's best to start with the exterior. If the first impressions are favourable, they are likely to want to arrange a full inspection.

Some low cost improvements to make the EXTERIOR look good include:

- Repair anything that looks rickety such as a gate or the letter box.
- Keep the lawns and garden tidy at all times.
- Paint the front door.
- Buy a new welcome mat for the entrance.
- Buy an inexpensive but attractive outside light or clean up the existing one.
- Keep your windows clean and remember to open the blinds and curtains during the day to give the home a welcoming and cared-for appearance.
- Use a power spray and/or broom to clean dirt from the exterior of the home and to get rid of cobwebs.



Some cost effective tasks you can do on a budget to improve the INTERIOR of your property:

- Get rid of clutter and furniture you don't need. You can store it if you want to keep it.
- Tidy cupboards and drawers and remove or store items to leave some space, creating the impression that the home has plenty of storage space.
- If handles of cupboards and drawers are old, replace them with new ones to create a fresher look.
- Get new mats for inside the front door and the bathroom floor, and keep them fresh and clean.
- Replace any tired or stained taps to give a new sparkle to the kitchen and bathroom.
- Try to keep fresh flowers in the house, either from your garden or bought if necessary. It's worth the small outlay to have the benefits of their fragrance and colours.



Holiday Rental Properties Needed To Meet Demand

OzCombined's holiday management specialist, Natalie Braddick is desperate for new accommodation to add to the agency's portfolio.

"We are already booked out for the New Year holiday period and we are receiving new inquiries daily," Natalie said.

"We need 3-4 bedroom properties, preferably on the water or with views.

"Ideally they should have a modern decor and generous entertaining areas," she said.

OzCombined's range of holiday accommodation includes apartments, flats, houses, townhouses and villas in Basin View, Huskisson, Sanctuary Point, St Georges Basin, Tomerong, Vincentia, and Woollamia.

Good properties are renting for anything from \$1500 to \$4500 per week, often with a same day turn-around, and they are booked out months in advance.

"When a family finds a property that they really enjoy, they will usually book it 12 months in advance.

She said many of her clients even rent out their family residence during the holiday period, using the revenue to fund their own holidays elsewhere.

The current demand for holiday accommodation could even be the answer for those property owners who are selling and have already moved into their new property.



"It's a perfect way to earn some revenue while it is on the market.

"Plus, a home with a history of earning good holiday rental revenue may then be appealing to investors.

"With careful management and close liaison between our holiday letting and sales departments it would be an easy matter to arrange Open House inspection

days around those times when the property is vacant," Natalie said.

"Far from slowing the sale, exposing the property to the market as a holiday rental could easily increase the likelihood of a sale."

If you believe your property would make an ideal rental, contact OzCombined on 4441 8812.

Holiday

with



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Tips for renting

Do you know your rights and responsibilities as a tenant?

Now that you have moved into your new rental property, here are some of the things you need to keep in mind:

- Always make sure your rent is paid on time.
- Ensure the dwelling is always safe and clean.
- Dispose of rubbish properly and if there are recycling facilities, make sure you take the time to use these properly.
- Make sure drains and sinks are clean and clear at all times.
- Do not misuse any electrical fittings and make sure plumbing fixtures are used for the purpose intended.
- If your landlord has supplied you with a dryer or dishwasher, make sure you treat them as you would your own and keep them in good working order.
- Adhere to noise regulations and be considerate of your neighbours.
- Do not cause malicious damage to the property. It is your responsibility to make sure your guests treat the property with respect.

So now that you know what is expected of you as tenants, what are some of the responsibilities of your landlord?

- Under the tenancy agreement, your landlord should maintain the structure and exterior of the house such as a leaking roof, rotten woodwork, leaking windows, gutters, drains and external pipes etc, and should be kept in a safe and reasonable condition.
- This means they need to make sure the property complies with building, housing, health and safety codes.
- It is your landlord's responsibility to keep plumbing, electrical and heating in good working order.
- And if your landlord needs to enter the property, they must give at least 24 hours notice before setting foot on the premises, unless it is classified as an emergency situation.

Remember, being the perfect tenant is important if you want to maintain a good rental history and receive a positive recommendation when you decide to move on.

When you are looking at signing a lease, it is a good idea to sit down with the leasing agent to discuss any of your concerns or queries. Our professional and friendly Property Management team would be only too happy to assist you.



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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