

PROPERTY NEWS

Ideas to help you when you're Buying or Selling

IT'S A SELLOUT

3 HUSKISSON PROPERTIES SOLD, ALL ABOVE THE ASKING PRICE



Robert Zuzic



SOLD SIGNS ARE GOING UP EVERYWHERE - SEE STORY P.3

In this issue of Property News:

- 10 Bathroom Savings Tips
- Properties Rolling Out The Door
- Your Rental Property Tax Deductions

HUSKISSON & SANCTUARY POINT



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LETTER FROM THE PRINCIPAL

Dear Readers,

At its May meeting, the Reserve Bank's Board decided to lower the cash rate by 25 basis points to 2.0 per cent, effective 6 May 2015.

That is the lowest Australian rate on record, a rate that is further encouraging buyers and keeping prices strong.

The low interest rate environment is particularly encouraging investors, many of them mums and dads buying their first investment property.

Our area will continue to be a key market for these people and we are looking to further strong sales in the coming months.

It really is the time to sell. It just won't get any better.

Kind Regards,

Greg Walsh
Principal



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10 Tips to Greening your bathroom & saving money



These suggestions will help you save money and the environment

The bathroom in a western home uses around 40% of the household's water consumption with a little over half of that coming from flushing the toilet.

Many people clean their bathrooms with toxic cleaners which linger in a small room where ventilation is often poor.

Water use in the bathroom can easily be cut by up to 22%.

Here are ten tips you can put in place to help save the environment, save money and save your self time.

1 Install a dual flush toilet

If you don't already have a dual flush toilet, you can install one or retrofit one to many existing toilets.

2 Turn off the tap.

Be sure to turn off the water while you're brushing your teeth.

This will save around 28 litres a day (assuming you're diligent about brushing twice a day).

3 Change your shower head.

Install a low flow shower head. This can save 200 litres a day. These are available from most hardware or plumbing suppliers

4 Take a 'Navy Shower'.

A navy shower is more tolerable in summer than winter.

It involves turning off the water while you soap yourself and then simply turning it on again to rinse.

A navy shower uses about 15 litres instead of 275 litres.

5 Put a plug in it!

If you shave with a wet razor, put a plug in the sink and don't leave the water running. Half a sink of water is plenty.

6 Put the lid down!

Many people don't use green cleaners because they feel they can't sanitise a bathroom without bleach and other toxic

chemicals. Yet they flush with the lid up, not realising that flushing without closing spreads microscopic bacteria in the air!

7 Use non-toxic cleaners.

Improve your general health by cleaning small or poorly ventilated bathrooms with non-toxic cleaners.

Common household ingredients, like baking soda and vinegar work very well for almost everything in the bathroom.

If you don't like the idea of making your own, there are lots of green cleaners available these days in your local supermarket.

8 Bathroom Vanity

For a streak-free bathroom mirror, just use a damp lint-free cloth and a little warm water.

To break down toothpaste spatter simply mix equal part of water and white vinegar in a spray bottle.

9 Lights on Lights Off!

Install halogen or incandescent globes (downlights) these are much cheaper to run. Also turn off the lights when leaving the bathroom.

10 Leaking taps

For the sake of a few dollars replace leaking tap washers, this can save the environment and your wallet hundreds of dollars in wasted water.

More Properties Needed To Sell

Record low interest rates, a generation looking for retirement properties and investors flocking to the security of bricks and mortar ... the market is a perfect storm for sellers.

OzCombined Realty's Robert Zuzic knows better than most the reality for vendors.

He has just sold three properties within days of going on the market - each well above the asking price.

"Huskisson is in such great demand that we have multiple buyers negotiating on single properties and literally have a waiting list of buyers," Robert said.

"Our database is brimming with qualified, finance approved buyers ready to act immediately the right property becomes available.

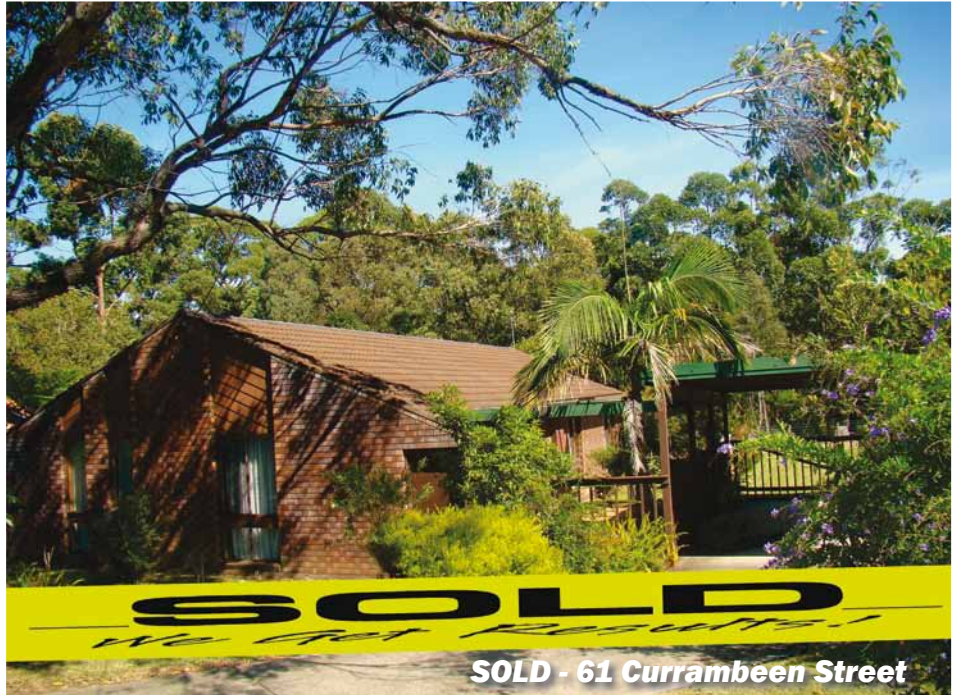
"However, the problem here, as in much of NSW, is that there are now too few properties to meet the demand."

Robert's growing list of local sales successes now includes 61 Currambene Street, 29 Duncan Street and 1/18 Morton Street, Huskisson.

Our cover property, 29 Duncan Street, is a rundown, two bedroom, fibro cottage. But the 1012 m² block zoned R3 medium density residential, was appealing to buyers.

61 Currambene Street is a three bedroom, one bathroom house while 1/18 Morton Street is a two bedroom villa.

Robert said that although the properties would each have attracted different types of buyers, they still had people lining up to buy in what is a very exciting market.



Sell with **Oz**

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What can you claim on your rental property?

Make sure you know what deductions you're entitled to claim as an investor



With tax time here, landlords need to be clear about what deductions they can claim in relation to investment properties.

No doubt you've had some expenses in relation to your property during the past financial year but they won't necessarily all be tax deductible.

Before putting in your tax return, it's essential that you understand what you can claim on your investment property and what you can't.

While you should, of course, do your tax return in consultation with your accountant, here are a few tips to help with your preparation.

→ KEEP RECORDS

Make sure you have records for every claim you make and that you keep those records for five years. Among the records you should retain are details of rental income and expenses, insurance details, depreciation reports, records of ownership and the costs of acquiring the property. Even if you dispose of the property, you should also keep records for five years.

→ REPAIRS AND MAINTENANCE

You can claim deductions for the costs of repairing and maintaining your rental property in the year you pay them as long as they relate directly to wear and tear or other damage that occurred due to renting out the property. You can't claim the total costs of repairs and maintenance in the year you paid them if they did not relate directly to wear and tear or other damage that occurred due to renting out your property. These are capital expenses you may be able to claim over a number of years as capital works deductions or deductions for decline in value.

→ TRAVEL

Generally, the cost of travel you incur to inspect or maintain rental properties or to collect rent is an allowable deduction. However, you can't claim travel if you go to the property for private purposes such as a holiday, or to carry out work when the property is not genuinely available for rent or to make repairs for damage that occurred before you made the property available for rent.

→ BORROWING COSTS

You can claim as an immediate deduction the interest on a loan to buy a rental property or to buy land on which to build a rental property. There are other expenses that are deductible over a number of years including borrowing costs such as stamp duty charged on the mortgage, loan establishment fees and title search fees.

For a full run-down on the claims you can make in relation to your investment property, visit the Australian Taxation Office's website at www.ato.gov.au or call 132 861.

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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