

PROPERTY NEWS

Ideas to help you when you're Buying or Selling

Rental properties are in high demand!

What makes now a great time to invest in the property in Huskisson, the Bay and the Basin?

FULL REPORT PAGE 3



In this Issue of Property News:

- Handy hints for home buyers
- Now is a perfect time for investors!
- Rental bond secures your financial future

HUSKISSON & SANCTUARY POINT



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A letter from the Editor

Dear Reader,

The inner workings of the real estate industry can be extremely confusing for most people - there is so much information to absorb and it can be extremely overwhelming.

This is why in each edition of *Property News*, we endeavour to clear up the confusion involved in buying or selling property and also managing your investment property.

When you decide to buy or sell, learning as much as you can about the industry can assist you with the process.

We would be only too happy to answer your questions and assist you with your enquiries, so feel free to contact us.

Kind Regards,

Peter Ozerskis
Principal



Shop 4 The Promenade
74 Owen Street

HUSKISSON NSW 2540

phone: (02) 4441 6033

fax: (02) 4441 6264

rentals: (02) 4441 7261

Corner Paradise Beach Road &
Macleans Point Road

SANCTUARY POINT NSW 2540

phone: (02) 4443 3222

fax: (02) 4443 2355

email: info@ozcomrealty.com.au

web: www.ozcomrealty.com.au

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HANDY HINTS FOR HOME BUYERS

What steps should you take when looking for your new home?

STAGE 1

1. Draw up a list of the 10 most important things you want in a house. These may be things such as access to public transport, car accommodation, storage, number of bedrooms, quality of kitchen, traffic noise or swimming pool.
2. Put them in ranked order of importance to you.

STAGE 2

1. Contact an agent who meets your needs.
2. Do your own research on Websites such as realestate.com.au or in newspapers.

INSPECTIONS

1. Walk around the house and take a good long walk around the neighbourhood as well.
2. Remember aspect and solar access. The morning sun at the rear where the kitchen and living areas are located, is highly desirable. It is also important to check that other buildings and trees do not interrupt the homes access to the sun. The early morning sun, particularly in winter, not only cuts heating costs but gives you a better feeling for the start of the day.
3. Preferably, do not buy on the low side of the street.
4. Watch out for trees close to the building slab.
5. Be particularly wary of improvements that have been made to the house. DIY jobs can often be a nightmare later down the track. A building inspection and a pest inspection is usually money well spent before you close the deal.
6. If there has been recent work done to the property, check where possible that it has not been completed to hide faults.
7. Make sure the heating system is efficient and economical.
8. If you can, talk to a neighbour who has lived there for a while to get the feeling for both the house and the location.
9. Do your homework on price, attend auctions and open house and make notes.



If you would like to know more about the properties we have available, feel free to contact the office today.

Rental demand results in perfect time for investors

As the great Australian dream is pushed further and further out of reach for many people, renting is their only option.

In this report, we speak with Oz Combined Realty Property Manager Julie Hadley, about how local residents can make the most of the current rental demand.

What kind of properties make excellent investments?

"In the Bay and Basin area, we are seeing a high rental demand for the more conventional family home - generally three to four bedrooms, however in Huskisson, there is always a market for villas or units, with people searching for a property within close proximity to facilities," Julie said.

"Any property can be a perfect investment, all you need is to find the perfect tenant and this is where Oz Combined Realty can help."

Once you have purchased an investment property, why is it important to employ the right property manager to handle your investment?

"Your property is the biggest investment you will make - so it is in your best interest to have that investment maintained and looked after to the highest possible standard," Julie said.

"Having a property manager to select a tenant who will care for the property, organise maintenance, collect rent money, and ensure your general peace of mind."

What kind of service does the Property Management team from Oz Combined Realty offer their landlords?

Oz Combined Realty have spent years servicing the Bay and Basin areas, which has resulted in their well respected reputation for unrivalled service.

"We here at Oz are constantly aiming to maximise the results of your investment. We offer a range of services including regular inspections, a monthly financial statement, advertising,



continual communication to ensure you are constantly up-to-date, through stylised condition reports for new tenancies and final inspections," she said.

What do the landlords think about their experience with Oz Combined Realty?

Mrs Ragusa is a landlord of a property in St George Avenue, Vincentia.

"I have been with Oz Combined Realty Since 2001 and in that time I have found them to be totally reliable and efficient, when you live away from the area, you really need an agent to go the extra mile. We have been extremely happy with Julie, Casey and Carol and take this opportunity to say thank you."

Mrs White, is a landlord of a property in Raven Close Vincentia.

"The Oz Property Management team do a wonderful job. If there is ever a problem, I know that I can just call Julie or Casey and they are right onto it. It is reassuring to have a reliable team working for you."

If you have been thinking about investing in a rental property, and would like to employ an experienced property manager, talk to the team from Oz Combined Realty.

Let our team of experts help you sell your property **CALL US TODAY!**



Peter Ozerskis
Principal
0418 428 161



Jan Murrhly
Sales Manager
0407 415 919



Jennifer Thompson
Marketing Co-ordinator
4441 6033



Robert Zuzic
Property Consultant
0418 474 775



Aaron Heiler
Property Consultant
0419 698 811



Jessica Mathie
Property Consultant
0420 381 212



Kelly Darcy
Property Consultant
0401 936 079

(02) 4441 6033 HUSKISSON

(02) 4443 3222 SANCTUARY POINT



Rental Bond secures your financial future

Collecting rental bonds is a vital part of a successful tenancies agreement

So, it is a huge relief to know that your property managers will handle all the intricacies of setting up and claiming rental bonds from tenants.

But there are still some basic facts about rental bonds that landlords need to know about.

The rental bond agents collect on your behalf must be lodged with your local rental bond board. The agent will report any inconsistencies on a bond claim form, so that an appropriate fee can be charged against the bond. They will arrange for the tenant to sign the form so that the rental bond board can act accordingly.

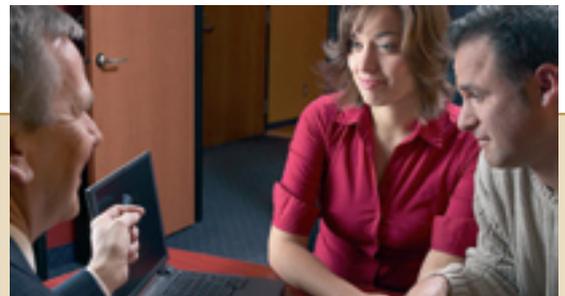
Advantages of charging a bond:

- Excessive cleaning fees and damage costs can be claimed against the bond.
- If the tenants break the lease, the bond can compensate for some loss of rent until new tenants are found.
- In the circumstance, where the tenants steal inclusions from the property, these can be covered by the bond.
- Making your tenants pay rent means they are more likely to care for the property where money can be withheld from them.
- And they are more likely to adhere to the lease if loss of money is involved if they breach it.
- Tenants are more likely to take their responsibilities seriously (such as paying rent on time) when a bond is involved.
- If tenants cannot afford to pay the bond, they can be seen as a financial risk. (Although the Department of Housing will often assist a tenant with the bond, to help them move into a property).
- In the case, where tenants are friends of the owners, a bond often avoids the situation where one party takes the other for granted.

Not only does the agent's involvement in this process save a great deal of trauma for the owner, but the agent has the knowledge and expertise to know exactly what steps to take to remedy any problems which may occur.

Usually, the agent's involvement in the first place will ensure that the screening process has eliminated the type of tenants that may cause any of the above problems.

At our office we employ a number of databases that provide us credit ratings on each applicant. Information you don't have access to if you try to rent your property out yourself.



When the tenants are ready to leave, and have given appropriate notice, the agent will inspect the property to ensure that:

- The tenants have not exceeded the fair wear and tear expectation.
- The property has not been damaged or a charge can be made to repair the damage.
- The property has been left clean and tidy or a charge can be made to carry out cleaning.
- No furniture or other inclusions are missing or a replacement charge can be levied.
- The tenants have not left behind any rubbish, which needs to be removed

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 on **(02) 4441 7261** and rest easy!



Julie Hadley
Property Management
0431 604 321



Carol Borscz
Property Management
0431 604 321



Casey Gibson
Property Management
0431 604 321

