

PROPERTY NEWS

Ideas to help you when you're Buying or Selling



Oz Combined Realty celebrates 32 years of business



“We’re thrilled to be celebrating 32 years of business in the Jervis Bay area,” says Greg Walsh, Principal of Oz Combined Realty. **“We’re a family business and look forward to assisting and servicing the local community with their real estate needs.”**

In this issue of Property News:

- How safe is your pool?
- Celebrating 32 years in real estate
- Now is a great time to invest in property



LETTER FROM THE PRINCIPAL

Dear Readers

We are happy to be celebrating 32 years of business and are grateful that over the years we have been able to help so many people in our community buy and sell properties. To find out more please see our page 3 story.

Summer is here and the backyard pool becomes a favourite place to hangout, it is important to ensure it is a safe environment for all. Our page 2 story has some tips on pool safety.

With low interest rates, now is a great time to buy an investment property. Our page 4 story we discuss some of the things to consider when purchasing an investment property.

Please remember, if you are considering selling your property, please contact us to discuss the options available to get the best price possible.

Kind regards,

Greg Walsh
Principal



Shop 4/74 Owen Street
HUSKISSON NSW 2540

phone: (02) 4441 6033
fax: (02) 4441 6264
rentals: (02) 4441 7261

114A 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

Disclaimer Notice: Neither Greg Walsh, Oz Combined Realty, nor Newsletter House Pty Ltd, nor the publishers and editors of articles in this issue, accept any form of liability, be it contractual, tortious or otherwise, for the contents of this newsletter or for any consequences arising from its use or any reliance placed upon it. All the information contained in this publication has been provided to us by various parties. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.
©Newsletter House Pty Ltd 2020
Ph: 02 4954 2100 www.propertynews.info

How safe is your pool?



Australians may dominate the Olympic swimming pool but it is in the backyard pool where many people spend their summers. The nation's love affair with water sees more than 20,000 pools built each year.

While pools provide countless hours of summer fun and a way to beat the heat ensuring the backyard pool is a safe place to be is paramount.

There were 248 drowning deaths across Australia between July 2019 and June 2020, the Royal Life Saving National Drowning Report 2020 found.

Statistics reveal that 28 of these deaths occurred in swimming pools. Pool fencing and effective supervision can reduce these tragic deaths.

Fencing

The National Drowning Report showed that the most common means of access to pools were a faulty fence or gate, lack of a fence or a gate left propped open.

First and foremost, ensure that pools are fully surrounded by a fence, separating the pool from the dwelling and any place adjoining the property.

A compliant pool fence should be at least 1.2m high, secure and in good working order.

Restrict access to the pool with a self-closing and self-latching gate, making sure it latches shut on the first swing.

Remove any objects that could be used to climb the fence and store in a secure place.

In case of an emergency the law requires that a CPR sign be displayed near the pool.

Child safety

Adult supervision in combination with pool fencing is the most effective way of preventing a child from drowning.

Always supervise your child in and around water and be within reach of young children.

An adult should always be designated to supervise children – don't leave older children to supervise younger ones when they are using the pool.

To be fully prepared for the swimming season, why not enrol in a CPR or first aid course or update your skills.

Electricity and water do not mix

When buying a pool with electrical pumps and filters make sure the pump and filter have an electrical safety approval number or Regulatory Compliance mark.

Fit a safety switch to the main power board to shut off power to these devices in an emergency.

In addition, cover all drains and openings. The sucking force of an uncovered drain can entrap arms, legs, hair and other things that could lead to severe injuries and death.

Registration

Pool owners must register their pools with the state authority.

When selling a property with a swimming pool, the contract must include a registration certificate and a valid swimming pool certificate of compliance otherwise the buyer may be allowed to rescind the contract.

Pool ownership

No matter how many precautions are taken, having a pool can still be a dangerous proposition. You as the owner are also subject to legal risks such as being sued.

To minimise the risk: follow all pool safety rules, guidelines and laws for the local area; don't allow intoxicated guests in the pool; make sure the insurance policy includes coverage for lawsuits as a result of swimming pool injuries or death.

Celebrating 32 years of selling real estate



Huskisson Office
4/74 Owen Street



Sanctuary Point Office
114A Macleans Point Road

Farewell 2020! We are looking forward to a new year, 2021, being filled with happiness and health. At Oz Combined Realty, we're not only celebrating a new year, we're also celebrating 32 years of service to the Jervis Bay community.

"We're thrilled to be celebrating our 32nd year of business in the Bay and Basin area," says Greg Walsh, Principal of Oz Combined Realty.

"We are a family owned business and have thoroughly enjoyed assisting our community not only in Real Estate, but also by supporting our locals in anyway we can. We look forward to continuing our support for many years to come."

So what is the key to Oz Combined's 32 years of business success? It is an unwavering commitment to people and a passion for real estate. It is this focus on the community that has been the bedrock of Oz Combined's business standing in the Jervis Bay region.

And while market conditions may change in the new year, you can rely on the Oz Combined Realty's team at any time to learn more about what to expect. Our specialised team is highly experienced. Our team is strong and reliable with most of the Sales Staff being on board for over 10 years!

"We look after all aspects of real estate. Sales, permanent rentals, holiday rentals, auctions and commercial property lease and sales," adds Greg.

As real estate all-rounders with dedicated teams within each area to best be able to service all types of clients' property needs, Greg adds: "This is the reason we've been in the real estate business for 32 years – customer service is what drives us. It's paramount."

While 2020 has been unique in bringing unimaginable challenges, it has also awakened a heightened sense of family and community. This year's renewed collective awareness placed on the people

and the community has always been a long-standing tradition in Oz Combined Realty's ongoing business success.

So whatever your real estate requirements should be, the Oz Combined Realty team are at your service.

Our offices are located in Huskisson and Sanctuary Point.

From us to you, and all your loved ones, the entire team at Oz Combined thank you for your ongoing support and wish you and your family a happy and healthy New Year!



Selling with



4441 6033

Huskisson - 4/74 Owen Street

4443 3222

Sanctuary Pt - 114A Macleans Pt Rd

Oz Combined Realty

www.ozcomrealty.com.au

info@ozcomrealty.com.au

Now is a great time to invest in property!

In this report, we discuss some of the things to consider when purchasing an investment property. If you consider your options wisely, your return on your investment property may be far greater than you thought possible.

Where do you start looking for a good investment property?

People often think of their local real estate agent as the last port of call in the chain of buying a property. But when investing in a rental property, your local real estate agent has the professional resources and is trained to maximise your return and minimise complications.

Week in and week out your local real estate agent is involved in dealing with many rental properties ranging from the cheapest bedsit through to executive homes and holiday rentals. With this experience comes the knowledge to recognise a good rental property.

The local agent knows what permanent tenants and holiday makers alike are looking for. It is wise to stop and take the time to chat with your real estate agent's Property Manager as to what they consider is the best property to rent out in the local area.

They may even have a property that is for sale, which fits the possible criteria of what makes a good rental property. Several minutes with your local real



estate agent may save you many hours of hard work looking for the right rental property.

What type of property is best for renting?

You have to assess your investment based on what the majority of tenants and holiday makers would be looking for.

Is the property close to shops? Considering petrol prices and longer working hours, the average tenant is looking for a property close to shopping and other recreational amenities.

Will your property attract the right tenant? Are you looking for a secure long-term rental? Then it is probably not wise to purchase an investment property in an area that attracts a transient population. Similarly, it is no use purchasing the most expensive property in the area attracting

the highest rents, because it may limit the number of likely tenants who can afford such a property.

Stick to the middle ground

In most cases, it is wise when investing in a rental property to purchase a dwelling which will attract the highest number of quality tenants. The type of property that the average tenant is looking for will usually give you the greatest long-term return on your investment.

Speak with your local real estate agent's property manager. They will be able to help you answer all the above questions and most likely will have rental properties on their books ready for sale which the average tenant would like to rent!

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



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



4443 3222 or 4441 6033

Huskisson - 4/74 Owen Street
Sanctuary Pt - 114A Macleans Pt Rd

www.ozcomrealty.com.au

rentals@ozcomrealty.com.au