



**Auctions**



**11A Wise Street, Maroubra**

**Auction:** 6.30pm, Wed 22 Feb, 2012  
 Crowne Plaza, Coogee Beach  
**View:** Thurs & Sat 12.30 - 1.15pm

**Andrew Malouf 0433 026 626**  
**02 8347 6025**  
**a.malouf@rwre.com.au**



**11 Waterton Avenue, Matraville**

**Auction:** 6.30pm, Wed 22 Feb, 2012  
 Crowne Plaza, Coogee Beach  
**View:** Thurs & Sat 11.00 - 11.45am

**Cameron Airlie 0410 560 961**  
**02 8347 6065**  
**c.airlie@rwre.com.au**

**Recent Sales**



70/1 Shirley Street, Alexandria    110/635 Gardeners Rd, Mascot    4/1 Hayden Place, Botany



24 Partanna Avenue, Matraville    22 Adams Avenue, Malabar    40 Jennings Street, Matraville



76B Lenthall Street, Kensington    9 Boonah Avenue, Eastgardens    25 Bapaume Parade, Matraville

**Feature Property**



**Pagewood 3 Towner Gardens**

A stylish, low maintenance lifestyle

Peacefully positioned in a highly coveted setting simply a matter of metres to a wealth of parks, sporting fields and golf courses, this generously well proportioned residence offers a family lifestyle of warmth, comfort and quality over two welcoming levels. In the heart of one of Pagewood's most coveted communities, it is no more than minutes to the shops of Eastgardens, the restaurants of Kingsford and the golden sands of Maroubra Beach.

- Double bedrooms, built-ins, master has ensuite
- Offering expansive formal and casual living
- Secluded study/office, potential fifth bedroom
- Spacious granite kitchen, deluxe gas appliances
- Parent's retreat, air con, wet bar and BBQ terrace
- Tiled floors throughout, storage, double garage

**Auction**    On Site at 12.45pm  
 Saturday 25 February, 2012  
**View**        Thursday & Saturday 12.00 - 12.45pm  
**Contact**    **PETER BAKAS 0425 25 25 41**

**Investment Properties For Sale**



602/767-771 Anzac Pde, Maroubra    4/458 Maroubra Rd, Maroubra    4+5/64 Rhodes Street, Hillsdale



4 & 6/6 Carlton Street, Kensington    3/11 Grace Campbell Cr, Hillsdale    201/165-167 Maroubra Rd, Maroubra

**Maroubra/South Coogee 8347 6000**  
 781 Anzac Parade  
 Maroubra 2035 NSW

**Mascot/Rosebery 9669 5066**  
 Shop 114, 747 Botany Road  
 Rosebery 2018 NSW

**Commercial South Sydney 9317 2800**  
 747 Botany Road  
 Rosebery 2018 NSW



## Real Estate Matters

## Rental

### **The surging cost of strata insurance —**

particularly in northern Australia — has prompted the Federal Government to launch an investigation into the issue.

The investigation is part of the new terms of reference for the House of Representatives Standing Committee on Social Policy and Legal Affairs' broader inquiry into insurance claims processing.

The inquiry was launched to investigate the insurance industry's response to the 2010/11 extreme weather events.

"As I've looked more closely at insurance issues in Queensland, I've become aware of the affordability of residential strata insurance has become an increasingly serious issue now that many people are renewing their strata title insurance policies," assistant Treasurer Bill Shorten said.

"In particular I've been concerned about the news coming out of cities and towns like Cairns, Townsville, Port Douglas and others in the region, where anecdotal evidence suggests residential strata insurance is becoming an increasing issue." Chair of the Committee, Graham Perrett MP, said it made sense for the inquiry to add strata title to its wider terms of reference.

"This is an issue that cuts across areas of Commonwealth, state and local government responsibility, which means that action will be needed at all levels of government," Mr Perrett said.

For more information about the inquiry, the public hearings and/or for making a submission, you can visit [www.aph.gov.au/strata](http://www.aph.gov.au/strata) or email to [spla.reps@aph.gov.au](mailto:spla.reps@aph.gov.au).

*Released 5 January 2012 – Source Real Estate Institute of NSW*

### **New laws for blinds and curtains**

New blinds and other internal window coverings with cords must now comply with new national laws.

The Australian Competition and Consumer Commission (ACCC) introduced the regulation following concerns that looped cords posed a child strangulation risk.

Landlords, agents and suppliers must comply with the new mandatory standard when supplying new window coverings in rental properties. While it is not essential to replace all existing blinds, there are simple ways of minimising risks posed by older blinds before they are replaced.

The Office of Fair Trading recommends adding safety tassels to cords or adding a hook high on a window frame to hook up the cord. The bottom of any blind or curtain cord should be at least 160cm above the floor.

Landlords have a duty of care to tenants as well as anyone the tenant invites into the property, and must ensure the property is safe to live in.

Suppliers of internal window coverings must meet all the requirements for design, construction and the marking of corded internal window coverings such as warning labels on cords and retail packaging.

The internal window covering must also include installation instructions and any necessary safety components required for installation.

To comply with the standards, the ACCC advises that suppliers:

- read the ACCC's regulations
- have checked to ensure products comply with the standard
- register to receive automatic email updates from the Product Safety Australia website

Further information is available on the ACCC website.

*01/01/2011 - Source Ray White Channel 5 Property Management News & Views*

### **Land Tax 2012**

The Valuer General has determined that the land tax threshold for the 2012 land tax year is \$396,000.

The premium land tax threshold for the 2012 land tax year is \$2,421,000.

If you own one or more investment properties in NSW with a total value more than \$396,000, you need to register with the Office of State Revenue for land tax. Investment properties include vacant land, a house, unit, flat or holiday home.

Land tax generally does not apply to the principal place of residence or to farms. If you think you are eligible you must be registered by 31st March, 2012. If you are not registered by this date penalties or interest charges maybe imposed.

The Valuer General provides OSR with independent annual valuations of all land in NSW for land tax purposes.

[www.osr.gov.nsw.au](http://www.osr.gov.nsw.au), telephone 1300 139 816

*Source – Office of State Revenue Newsletter Summer 2011*



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**Ray White**