

# In the know

## Ray White Drummoyne Property Management January-March 2015



2014 was a great year for Sydney property owners and investors. Price growth in our gorgeous city far outstripped that of other capital cities, recording an increase of more than 13% over the twelve months to end of November.

While growth is likely to moderate in 2015, healthy gains are still possible, with SQM Research forecasting increases of between 8-12% if interest rates remain low and the dollar stays level. This scenario seems particularly likely with the sudden change in predictions for interest rates that happened late last year. Up until the final Reserve Bank meeting for the year in early December, commentators were unanimous in their expectation that rates would rise in 2015. But on the back of a final round of economic data, the predictions suddenly shifted, with futures markets now pricing in at least one further cut.

It's exciting news for our local property market, likely to further spur the energy and enthusiasm that almost always accompanies the start of a new year. From our perspective, we look forward to another year of helping you optimise your property decisions.

All the best

Chris Wilkins,  
Principal Ray White Drummoyne

## Landlord Protection

Critical to the success of any property investment is the formulation of an appropriate risk management strategy. While in an ideal world the tenant will always pay the rent on time and take good care of the property they are leasing, landlords also need to be realistic about the possibility that this may not happen.

Even the most diligent of tenants may lose their job or face health issues that leave them unable to pay rent. Additionally, events out of anyone's control can also occur that may negatively impact the investment equation.

While effective screening of tenants and careful management of the property will help minimise risk, all property investors should also invest in a tax-deductible comprehensive landlord insurance policy. As well as providing for any tenant damage not covered by the bond, landlord insurance will cover loss of rent due to a tenant default, breaking their lease or being evicted, or if the property is untenable for any reason.

Landlord insurance will also cover losses due to unlikely scenarios such as a tenant's death or in the event the tenant is carrying on illegal activities such as operating a drug lab.

Some policies separate out building and contents insurance. The types of contents covered will likely include any portable household goods or electrical appliances, soft furnishings such as carpets, blinds and curtains, and any above ground spas or pools. Importantly, any contents owned by the landlord must usually be included on the latest inventory of property condition report to be covered under the policy.

Owners of strata titled properties must also ensure they have appropriate cover. While the Strata Plan insurance will be required by law to ensure all common property is covered, all contents and structural improvements within the lot will not be included in the policy.



# Ray White®

## Making Fitness Fun

Lisa Cheng had always thought of herself as reasonably healthy, walking regularly, cooking most meals at home and making lunches to take to work. But the scales showed her weight was creeping higher and by December 2012 as the mother of a three year old and working full-time, Lisa found herself 20 kgs overweight, unfit and unhappy.

"I just didn't realise how unhealthy I'd become and that I'd actually stopped caring - it was too easy to make excuses for my lifestyle," Lisa says.

"I'd stopped exercising, I'd started eating more sugar and bigger portions of everything, and I was drinking almost every night."

It was a lifelong friend of Lisa's who inspired her to make a change. "My friend Angela and I had always had a similar approach to life and we'd both tried every diet under the sun. Then she signed up to Vision at Drummoyne and lost 15 kgs – she looked amazing."

"It was then that I said to myself that if she could do it, I could too."

That simple decision changed Lisa's life. Within a few short months she'd lost 20 kgs and gone from being unable to run for more than two minutes on a treadmill to running a nine kilometre marathon – and loving it. But the changes were not just physical.

"I had to face some pretty scary demons, but health and wellbeing are now at the centre of my life," Jenny says.

Lisa says Vision is different to other fitness studios because with 70% weight loss dependent on developing a healthy diet, Vision provides clients with an easy on-line program to help. As well, Vision Drummoyne conducts regular shopping tours and nutritional seminars, which are open to everyone and free to attend.

Lisa's advice to anyone considering signing up to the Vision nine week challenge is to do it.

"Just do it – it works. You'll have fun and meet some amazing people along the way – including yourself."

**Vision Personal Training is at  
1/139 Victoria Road Drummoyne. Phone 9181 1711**



## Forthcoming Auction

62 Henley Marine Drive,  
Rodd Point

2 beds • 1 bath • 1 car

## Charming 1930s home with water views

Enjoying filtered views over Iron Cove, this art deco domain represents a perfect opportunity to obtain a solid home with boundless potential. Immaculately presented, the residence has weathered time exceptionally well and offers either immediate occupancy, renovation or development (STCA).

For further details contact  
Chris Wilkins 0419 231 017

### Sydney Pools

**Owners of Sydney properties with pools have until 29th April 2015 to have their pool inspected and certified, according to the Swimming Pools Amendment Act 2012. Uncertified properties cannot be sold or leased after this date.**

**Under the Act, any structure capable of being filled to a depth of more than 300mm is deemed to be a pool, including spa pools and hot tubs, unless secured by a lockable lid.**