

Property News

Ideas to help you when you're buying, selling or renting

TIME TO SELL BUYERS ARE SIGNING UP

**Top prices
are on the
rise as more
and more
buyers enter
the market**

**FULL REPORT
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- Is your swimming pool registered?
- Don't miss out on a great time to sell
- Is your rental property covered?

Ray White®
raywhitedennypartners.com.au

Letter from the Principal

Dear Reader,

If you are planning to sell a home in the local area now is a good time to be contacting our team.

In this issue we profile three properties which recently sold that highlight the types of property people are interested in buying.

We have been developing an extensive database of potential buyers, we may well have buyers on our books who are looking for a property just like yours.

With interest rates at an all-time low, and demand growing for quality rental properties now is a great time to purchase a rental property.

To see what opportunities exist in the local market please contact our office. We will be only too happy to help.

Kind regards,
Paul Denny
Principal



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Have you registered your swimming pool?



Pool owners will expose themselves to a possible \$2200 fine if they have not registered their pool online. The cut-off date for registering was the 29th of October 2013.

This pool registration process is a state government initiative to curb backyard drownings. If you haven't registered, act today and register your pool.

This applies to both property owners who live at their property and landlords who rent properties which contain a swimming pool.

Councils will start inspecting pools in November and pool owners who fail to comply will be slapped a fine of \$220 or up to \$2200 if it is referred to court.

It's free to register your pool online; however if you don't have access to a computer, council can do this on your behalf for a fee of up to \$10.

Owners can download a pool inspection self-assessment checklist to ensure their pool fence meets the appropriate Australian Standards.

All tourist, visitor and multi-occupancy developments with pools are required to attain a current pool compliance certificate.

Compliance certificates are valid for three years and council can charge a maximum of \$150 for an initial inspection.

If a further inspection is required, a maximum fee of \$100 may be charged.

Portable or inflatable pools aren't exempt from the register either.

All portable and inflatable pools capable of being filled with water to a depth of greater than 30 centimetres require a child proof fence.

If you're worried about a pool at another address, for example you are looking at purchasing or renting a property you can search the Swimming Pool Register to check if the pool is registered.

With many thousands of pools unregistered many property owners could make the mistake that it will take forever for an inspector to visit their property.

Don't be fooled by this type of thinking as councils have access to information on pools through aerial photography and have many other means of finding out if your property has a pool.

When Councils take this information and cross-references it with the pools that have been registered, it won't take long for them to find out that your pool is unregistered and you will be receiving a notice from the council which could include a hefty fine.

Is it worth the risk leaving your pool unregistered and leaving yourself open to a \$2200 fine?

You can register your pool at www.swimmingpoolregister.nsw.gov.au.

Don't miss out on a great time to sell

If you want to sell, we have buyers wanting to purchase

"The market place is positive and now is the perfect time to sell as buyers clamour to secure local property."

That's the word from Ray White Denny Partners, where the enthusiastic team is ready and waiting to secure quick sales at great prices for their clients.

And with the real estate market picking up at rapid speed, it would be hard to find a better time to put your property in the hands of this agency.

Whether you choose to sell by auction or private treaty, the consistently successful record of Ray White Denny Partners speaks for itself.

What types of property are people buying in our area?

At this point in time people are so keen to secure their own property before interest rates start to rise and house prices increase any further, it doesn't matter what type of property you have there is bound to be a buyer.

To give you an idea of what is selling let us take a look at three properties which sold recently.

56 Lucinda Avenue, Killarney Vale, NSW is best described as a spacious family home overlooking a waterfront reserve.

This four bedroom home, master with ensuite/spa, offering outstanding views across Tuggerah Lakes.

This modern abode, in perfect location, allows the busy and professional family plenty of enjoyment.

If you are looking for a villa lifestyle than the recent sale of 2/22 Stornaway



Crescent, Berkeley Vale, is a good example of what this type of property offers.

Upon entering this immaculate three bedroom villa you quickly become aware of the love that has been bestowed on this property.

Centrally located with a gorgeous leafy outlook. Boasting low maintenance living with brand new carpets throughout. Large separate living areas and well kept kitchen.

Main bedroom with double robes and access to the three way bathroom.

Beautiful Villas like this are attracting a great deal of buyer interest.

50 Wyong Road, Tumby Umbi represents that middle Australia option of a three bedroom property suitable for a first home buyer or someone starting a family.

They say home is where the heart is and this warm, friendly property makes you feel just that.

Fully renovated modern bathroom, and all located within moments to the Coast's best entertainment hub and right in the heart of Tumby Umbi.

With property prices rising and interest rates falling, the time is therefore right for those who have been thinking about selling but hesitating to make the decision.

Combine this positive economic situation with the expertise of Ray White Denny Partners and it's hard to see where you could go wrong.

The ongoing achievement of these results is ensured by the skill and experience of the Ray White Denny Partners team and their ability to find the right buyer for any type of property.

For outstanding outcomes whether buying or selling property, contact Ray White Denny Partners on 4388 8888.

Would you like your property sold by the best?



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BE CAREFUL

The New South Wales bush fires have revealed a lot of people were not properly insured. Is your rental property insured to cover any loss from fire?

As we enter the start of what is likely to be one of Australia's worst bushfire seasons for some decades; there seems to be a false belief amongst Australian homeowners, that their home would be insured if anything happened and they would be covered financially. However, it is not until something goes wrong, that they realise the harsh reality.

Insurance is an extremely important issue and taking out the right cover could save you from a possible financial disaster.

In this article we will outline a number of options when you need to insure your rental property.

House and strata title properties have very different policies, therefore landlords should be aware of the different exclusions.

Individual title properties may hold a building insurance policy, which can include cover for public liability. Some Body Corporates are required to hold Building and Liability Insurance, however the policy usually excludes actual units or townhouse properties from the paintwork inward.

This type of cover can catch landlords out as it leaves them without public

liability coverage. Landlords may take out a separate 'Landlord Contents' policy to protect themselves and they should also take out their own contents insurance to protect personal belongings.

Typical building and landlord contents insurance policies do not cover rent or damage caused by a tenant.

There are some insurance policies available that provide coverage against rent default for up to 6 weeks, as well as the malicious and accidental damages caused by the tenant, their family or their guests.

Insurance premiums can be costly, but there can be different risks involved in owning a rental property, so it is worth the extra expense.

Even the most reliable tenant can experience the loss of employment, illness or could find themselves struggling financially.

The right kind of policy should provide comprehensive rental insurance for strata title properties as well as landlord's contents and public liability.

A building insurance policy should be maintained in addition to the standard policy for individual title properties.



Consumers should remember some key points when considering home insurance, including:

1. Even if you think you have enough insurance, you should check your level of cover, particularly if you haven't increased it for a number of years.
2. If you think you can't afford to increase your cover, consider changing your excess and using the money saved on the premium.
3. If you have calculated your level of cover by taking the purchase price of your property, and deducting the value of the land, then you are at risk of being underinsured.

Let us take the worry out of renting your investment property

Ray White® Denny Partners

We are committed to protecting your investment and obtaining the best possible return. For an obligation free appraisal of your rental property call today and we'll look after you.

Call our friendly team of Property Managers on 02 4388 8888