Ray White

Real Estate Matters

Sales & Auctions

Auctions

8 Forster Steet, Mascot

73 Macquarie Street, Chifley

28 Wackett Street, Maroubra

41 Hinkler Street, Maroubra

83 Denning Street, South Coogee

801/1 Bruce Bennetts Place, Maroubra

Recent Sales

1248 Botany Road, Botany

16 Begonia Street, Pagewood

7 Canara Avenue, Phillip Bay

2/37 Chester Avenue, Maroubra

126 King Street, Mascot

22 Smith Street, Eastgardens

8/15 Daphne Street, Botany

4/76 Boyce Road, Maroubra

Phillip Elmowy
Director
0425 285 444

Alex Santelli
Sales Executive
0403 104 146

Andrew Malouf
Sales Executive
0433 026 626

Cameron Airlie
Sales Executive
0410 560 961

Damon Anasta
Sales Executive
0404 351 100

Jason Malouf
Sales Executive
0411 725 757

Joe Khederlian
Sales Executive
0418 228 778

Kevin Tan
Sales Assistant
0401 667 455

Nader Hotait
Sales Executive
0402 636 320

Nick Ujvary
Sales Assistant
0401 547 303

Paul Thomas
Sales Executive
0419 124 249

Peter Bakas
Sales Executive
0425 252 541

Ray White

Residential Tenancies Act 2010 Change Provides Clarity for Property Managers

Changes to section 100(1)(c) of the Residential Tenancies Act 2010 (NSW), which affects a tenant's right to terminate a fixed-term agreement early without compensation to the landlord, are expected to commence on Friday, 4 July 2014.

Section 100(1)(c) of the Act currently allows the tenant to give a termination notice for a fixed-term agreement if the landlord has notified the tenant of their intention to sell the residential premises and did not disclose that proposed sale before entering into the residential tenancy agreement.

The new amended section 100(1)(c)will allow the tenant to give a termination notice for a fixed-term agreement if the landlord has notified the tenant of their intention to sell the residential premises, unless the landlord disclosed the proposed sale of the premises before entering into the residential tenancy agreement as required by section 26.

Relevantly, section 26(2) requires a landlord or landlord's agent to disclose to a tenant, prior to the tenant entering into a residential tenancy agreement, any proposal to sell the premises but only if a Contract for Sale has been prepared.

If the agent is unaware of the existence of the Contract for Sale, then the landlord is still under a duty to disclose it to the tenant prior to entry into the agreement. Failure of such disclosure gives the tenant the right to serve a termination notice pursuant to section 100(1)(c). The right of the tenant in those circumstances is unaffected by the amendments to section 100(1)(c).

Ray White Maroubra | South Coogee Welcome Brittney Davidson

To ensure that we continue to maintain our success of placing suitable tenants in vacant properties as quickly as possible we welcome Brittney Davidson to our Property Management Team.

In addition to our existing staff of 2 Business Development Officers and 8 Property Managers who market and show properties for rent Brittney will dedicate her full time duty to showing vacant properties currently for rent. We envisage this will assist in:

- decreasing the amount of time a property is advertised for rent
- decreasing the actual number of days a property might be vacant
- secure new tenants as quickly as possible
- be prepared for any increase in the amount of properties available for lease in the future

"Ray White Maroubra | South Coogee - Ray White NSW Property Management Team of the Year 2013"

Results for April to June 2014

Properties Rented	113
Tenancy Agreements Renewed	156
Inspections Completed	387
Rent Reviews Completed	287

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14/9 Danks Street, Waterloo 2017 NSW
9101 8000 www.rwcss.com

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