



## Real Estate Matters

## Sales & Auctions

### Auctions



#### 145 Brook Street, Coogee

**Auction:** Saturday 9 March, 2013  
On Site at 11.45am  
**View:** Thurs & Sat 12.15 - 1.00pm

**Nader Hotait 0402 63 63 20**  
[n.hotait@rwre.com.au](mailto:n.hotait@rwre.com.au)  
**02 8347 6075**



#### 5A Kitchener Street, Maroubra

**Auction:** 6.30pm, Wed 13 Mar, 2013  
Crowne Plaza, Coogee Beach  
**View:** Thurs & Sat 10.00 - 10.45am

**Cameron Airlie 0410 560 961**  
[c.airlie@rwre.com.au](mailto:c.airlie@rwre.com.au)  
**02 8347 6065**



#### 73 Hinkler Street, Maroubra

**Auction:** 6.30pm, Wed 13 Mar, 2013  
Crowne Plaza, Coogee Beach  
**View:** Thurs & Sat 2.15 - 3.00pm

**Andrew Malouf 0433 026 626**  
[a.malouf@rwre.com.au](mailto:a.malouf@rwre.com.au)  
**02 8347 6025**



#### 3 Bridges Street, Maroubra

**Auction:** Saturday 16 March, 2013  
On Site at 12.00pm  
**View:** Thurs & Sat 11.00 - 11.45am

**Peter Bakas 0425 252 541**  
[p.bakas@rwre.com.au](mailto:p.bakas@rwre.com.au)  
**02 8347 6080**

### Recent Sales



18 Fowler Crescent, Sth Coogee    69/19-85 Combles Pde, Matraville    3/48 Coogee Bay Rd, Randwick



37 Prince Edward St, Malabar    263-265 Maroubra Rd, Maroubra    32 Lucas Avenue, Malabar



4 View Street, Queens Park    21 Boonah Avenue, Eastgardens    9/318 King Street, Mascot

### Investment Properties For Sale



409/196 Maroubra Rd, Maroubra    76/37 Morley Ave, Rosebery    21 Coward Street, Mascot



414/717 Anzac Pde, Maroubra    114 Mons Avenue, Maroubra    2/16 Flint Street, Hillsdale



164 Brook Street, Coogee    6/643 Anzac Pde, Maroubra    19 Scott Street, Maroubra

**Maroubra | South Coogee 8347 6000**

781 Anzac Parade  
Maroubra 2035 NSW  
[www.rwre.com.au](http://www.rwre.com.au)

**Mascot | Rosebery 9669 5066**

Shop 114, 747 Botany Road  
Rosebery 2018 NSW  
[www.rwre.com.au](http://www.rwre.com.au)

**Commercial South Sydney 9317 2800**

747 Botany Road  
Rosebery 2018 NSW  
[www.rwcss.com](http://www.rwcss.com)



### Real Estate Matters

### Property Management

#### Swimming Pools Amendment Act

The Swimming Pools Amendment Act 2012 was passed by both houses of NSW Parliament on 23 October 2012.

The Amendment Act makes several changes to the Swimming Pools Act 1992, including introducing the following new requirements:

1. Private swimming pool owners must register their swimming pools with their local council by providing prescribed "registration information" to be entered on a Register of Swimming Pools. This requirement will come into force six (6) months after the date on which the Amendment Act was passed; i.e. on 23 April 2013.
2. Local councils must develop and adopt a program for the initial and subsequent periodic inspection of swimming pools within their respective local government areas and for the issue of certificates of compliance. This requirement comes into force on 23 April 2013 and councils must have their inspection programs in place by 23 October 2013.
3. The Conveyancing (Sale of Land) Regulation 2010 and the Residential Tenancies Regulation 2010 have been amended to require that a valid certificate of compliance be attached the contract for sale of land and provided to residential tenants. These provisions come into force on 23 April 2014 (being 18 months after 23 October 2012).

Source – Real Estate Institute of NSW, News Release, 05 November, 2012

#### First Quarter Rental Report

Sydney is now the second most expensive housing rental market after Darwin according to figures released for the quarter ending September, 2012.

Median weekly asking rentals for houses rose strongly though unit rental growth remained flat.

In Sydney, pressure on rents will continue as descending affordability impacts on first home buyers' borrowing capacity with housing shortages and population increases combining to keep vacancy rates tight.

Source – Australian Property Monitors – Rental Report September 2012

Our property managers will continue to monitor the rental market to ensure that we take opportunity for better returns when they arise.

#### Makeovers and Renovations Increase Rental Returns

Many investors of older property have increased their rental returns with light makeovers (carpet, blinds, light fittings, painting). Others have had even greater returns with kitchen and bathroom renovations. In addition to better returns we also experience a better quality in the range of prospective tenants applying for properties. Do not hesitate to contact our Property Managers if we can assist you to obtain competitive quotations to improve your property. The price that the property could obtain if sold also increases.



**Anthony Vella**  
Director  
0412 232 904



**Phillip Elmowy**  
Director  
0425 285 444



**Dennis Theodorou**  
Sen. Prop. Manager  
0418 977 083



**Orazio Palazzolo**  
Sen. Prop. Manager  
0400 170 141



**Michael Guirguis**  
Property Manager  
0413 120 363



**Matt Skene**  
Sen. Prop. Manager  
0412 133 192



**Koxan Oey**  
Property Manager  
0413 117 773



**Amber Haiil**  
Property Manager  
0404 868 441



**Kerrie Pelayias**  
Property Manager  
0404 292 181



**Teresa Mullins**  
Business Development  
0414 681 107



**Larissa Iervasi**  
Property Management  
0406 661 048

**Maroubra | South Coogee 8347 6000**  
781 Anzac Parade  
Maroubra 2035 NSW  
[www.rwre.com.au](http://www.rwre.com.au)

**Mascot | Rosebery 9669 5066**  
Shop 114, 747 Botany Road  
Rosebery 2018 NSW  
[www.rwre.com.au](http://www.rwre.com.au)

**Commercial South Sydney 9317 2800**  
747 Botany Road  
Rosebery 2018 NSW  
[www.rwcscs.com](http://www.rwcscs.com)

Important note: The information in Ray White Maroubra's quarterly newsletter has been compiled from sources we consider reliable & given in good faith. All endeavours are made to ensure Ray White Maroubra's Newsletter is current and accurate, however we make no representations or warranties as to its accuracy, reliability, completeness or currency of the content. Readers should seek their own independent professional advice before making decisions.