



Real Estate Matters

Sales & Auctions

Auctions



3/15 Lee Street, Randwick

Auction: 6.30pm, Wed 10 Oct, 2012
Crowne Plaza, Coogee Beach
View: Thurs & Sat 12.00 - 12.45pm

Jenine McMahon 0404 818 800
j.mcmahon@rwre.com.au
02 8347 6005



34 Birdwood Avenue, Pagewood

Auction: Saturday 20 Oct, 2012
On Site at 12.00pm
View: Thurs & Sat 12.00 - 12.45pm

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



16 Fraser Avenue, Eastgardens

Auction: Saturday 6 Oct, 2012
On Site at 12.00pm
View: Thurs & Sat 11.00 - 11.45am

Peter Bakas 0425 252 541
p.bakas@rwre.com.au
02 8347 6080



42 Robey Street, Mascot

Auction: Saturday 27 Oct, 2012
On Site at 12.00pm
View: Thurs & Sat 12.00 - 12.45pm

Paul Thomas 0419 124 249
p.thomas@rwre.com.au
02 9669 5066

Recent Sales



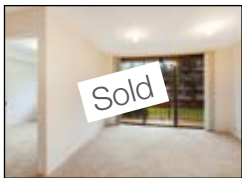
58 Milroy Avenue, Kensington



59/8 Millard Drive, Little Bay



7 Duncan Street, Maroubra



3/318 King Street, Mascot



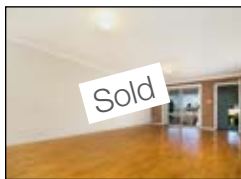
83 Rhodes Street, Hillsdale



4/64 Rhodes Street, Hillsdale



596 Bunnerong Rd, Matraville

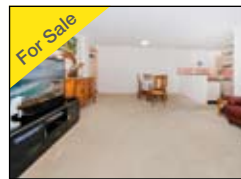


18/32-48 Queen St, Beaconsfield



4 Storey Street, Maroubra

Investment Properties For Sale



703/767 Anzac Pde, Maroubra



72-72A Lasseter Ave, Chifley



12 Hughes Avenue, Maroubra



42 Gubbuteh Road, Little Bay



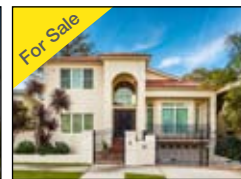
27/398-402 Anzac Pde, Kingsford



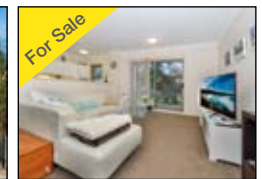
20&22/1623 Botany Rd, Botany



10 Napier Street, Malabar



4 Truscott Avenue, Matraville



19/18 Morgan Street, Botany

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Rosebery 2018 NSW
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Commercial South Sydney 9317 2800
747 Botany Road
Rosebery 2018 NSW
www.rwcss.com



Real Estate Matters

Property Management

Insurance Brokerage

Not only do we arrange competitive insurance premiums and risk coverage for your investment properties. We can premium check any property insurance that you may require including your home.

Continuing Professional Development

Continuing Professional Development is still compulsory for Real Estate Licence holders and Certificate holders in NSW. Licence and Certificate holders must accumulate 12 training points per year by completing courses of learning activities that are delivered by recognised training providers and industry experts. Our office ensures that each and every Licence and Certificate holder performs annual CPD in addition to the weekly in house training and development that we conduct.

Consumers Expect More Reserve Bank of Australia action

Consumers expect more RBA action. With mortgage interest rates widely tipped to remain at current levels or fall even further it is highly likely that bank cash deposits will also attract a lower rate of return. Term deposit rates are now at similar or lower levels than rates of returns for investment properties. Now or very soon may be the optimum time to make a transition from cash to investment properties. Whilst both asset classes are at similar rates of return property may have the upside of negative gearing, rental return growth and capital appreciation. Do not hesitate to contact our office to learn what properties we are currently selling and how we can help you acquire more property.

Real Estate Advice

If you are considering buying another investment property and would like a second opinion on whether the property you are considering would make a suitable investment, please give us a call. Our Property Managers will research the area, give you the facts as well as an indication of what rent you could expect.

NSW Tenancy Legislation Limit On Claims

In recent times an increase in claims for compensation by a tenant, post tenancy have increased in New South Wales. Initially, our thoughts for why this occurring was that this was occurring generally in retaliation to a landlord's claim for bond monies and possibly the increased limit of \$30,000 for compensation claims.

What is interesting to know though, is that there is in fact a time limit for when a tenant can make a claim for compensation for a breach in the tenancy.

Section 190 (1) of The Residential Tenancies Act states that there is a limit in time for landlords AND tenants for claims for compensation following a breach to the tenancy agreement. Section 22 (9) of the Residential Tenancy Regulations provides that this period is three (3) months.

Regardless of whether the tenancy has ended, a tenant (and a landlord) are limited to a compensation claim by three months.

Source: Emily Sim – Ray White Corporate Channel 5



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Director
0425 285 444



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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
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Kerrie Pelayias
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0404 292 181



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