

Real Estate Matters

Sales & Auctions

Auctions



24 Robinson Street, Eastlakes



15 Ireton Street, Malabar



190 Banksia Street, Pagewood



1/113-117 Duncan Street, Maroubra



1/30 Bona Vista Avenue, Maroubra



19/1074 Botany Road, Botany

Recent Sales



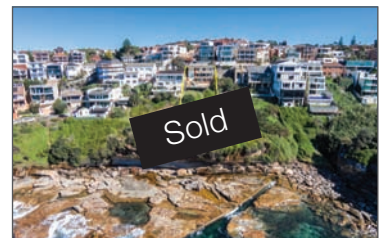
29 Hastings Street, Botany



18 Pardey Street, Kingsford



58 Vernon Avenue, Eastlakes



19 Mermaid Avenue, Maroubra



3/172 Botany Street, Kingsford



5/28 Brittain Crescent, Hillsdale



23/108 Boyce Road, Maroubra



16/89 Broome Street, Maroubra



Phillip Elmowy  
Director  
0425 285 444



Anthony Vella  
Director  
0412 232 904



Alex Santelli  
Sales Executive  
0403 104 146



Andrew Malouf  
Sales Executive  
0433 026 626



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



Paul Thomas  
Sales Executive  
0419 124 249



Peter Bakas  
Sales Executive  
0425 252 541



Phillip Borg  
Sales Executive  
0421 168 728



**Real Estate Matters**

**Property Management**

**Rental Property Expenses**

*What you can claim?*

You can claim expenses relating to your rental property for the period your property was rented or available for rent.

Expenses could include:

- advertising for tenants
- bank charges
- body corporate strata fees and charges
- borrowing expenses (mortgage and interest payments)
- capital expenses (conveyancing, valuation fees, stamp on transfer of the property)
- capital works (e.g .building construction costs, the cost of altering a building)
- cleaning
- council rates
- decline in value of depreciating assets (please contact your property manager if you would like them to organise a quotation for a property depreciation report)
- gardening & lawn mowing
- insurances
- land tax
- legal expenses (evicting a non paying tenant, taking action for loss of rental income)
- pest control
- property agent fees
- repairs & maintenance
- stationery & postage
- travel undertaken to inspect or maintain the property
- water charges



The above information has been sourced from the Australian Government Australian Taxation Office website, is provided as a general source of information, is not an exhaustive list, and we strongly recommend you discuss the items that you may be able to claim with your accountant or tax adviser.

**Welcome Georgia**

We welcome Georgia Morris to our award winning Property Management team as a Leasing Consultant.

Georgia has completed her Certificate of Registration, is eager to learn new skills, and was motivated to secure work in the real estate industry.

She has previously worked in the hospitality industry and brings excellent team work and exceptional customer service skills.

Georgia lives and was schooled in the Eastern suburbs and is very familiar with the local area. Georgia strives to provide consistent and dedicated service to every client and customer.

We are pleased to welcome Georgia and encourage you to contact her for any inquiries.



**Georgia Morris**

Leasing Consultant

8347 6017

0434 596 677

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