

# PROPERTY NEWSLETTER

April 2006

## FOR SALE FOR SALE



### **RANDWICK \$380,000**

This affordable 2 bedroom unit is situated on the 5th floor. With district views, features L-shaped living area, internal laundry, security parking and swimming pool.



### **MATRAVILLE \$759,000**

This 3-4 bedroom home offers plenty of potential. In need of updating, It features: Large lounge room, Separate Dining, 2 bathrooms, views towards Botany Bay & Airport, LUG with internal access.

## FOR SALE COMMERCIAL



### **ALEXANDRIA \$455,000**

Recently developed boutique building comprises commercial office suites designed around a central garden location. Lettable Area= 110sqm & 2 Car Spaces.



### **ALEXANDRIA \$325,000**

Internal area 91sqm Stylish Café on site, Loading docks, refuse bays and passenger/goods lift, Fully air-conditioned Soaring ceiling allows abundant natural light & only 7 minutes from Airport+ City

## FOR LEASE COMMERCIAL



### **WATERLOO \$50,000 pa**

Located on the corner of Gardeners rd, opposite Bunnings Warehouse, is this recently developed boutique office. Lettable Area= 110sqm & 2 Car Spaces



### **WATERLOO \$140,000 pa**

**Architecturally designed.**

- Flooded with natural light
- Air-conditioning
- Parking for 2 vehicles
- Open plan approx 400sqm

## INTEREST RATES Steady as She Goes

Interest rates continue to remain at record low levels. With the recent release of surprisingly low CPI figures (2.5% for the Sydney December quarter) the outlook for the Reserve Bank to maintain interest rates at current low levels appears likely now that Inflationary pressures have eased. This forecast holds good for the commercial property market in 2006.

To date the commercial market has not followed the residential market, which has been subdued for some 2 years now. Indeed the commercial market has benefited as residential funds have been redirected. The commercial market has remained buoyant as a result of continuing low interest rate environment, sheer weight of investment funds and a severe lack of investment supply.

This last point could prove to be a major factor of 2006. The market has not previously experienced such low levels of stock. Anyone thinking of selling should be encouraged by this important influence. Premium prices are still being paid for long leased investments to quality tenants. Potential sellers may wish to utilise this basic law of supply and demand to their advantage.

## REAL ESTATE TIP Don't Avoid Maintenance

To preserve and enhance the value of your real estate investment, it's wise to avoid procrastination on tasks that need to be done.

Establish a good regime of ongoing home maintenance and make value- adding improvements to the property from time to time, as your budget allows.

## FOR LEASE FOR LEASE



### **DARLING'ST \$180pw**

1Studio apartment, separate kitchen and bathroom, security building, lifts, next to CBD.



### **RANDWICK \$250pw**

1 bedroom unit in quiet street. Double bedroom, nice kitchen & bathroom, secure car space. District views.



### **RANDWICK \$320pw**

2 bedroom, newly renovated, double sized bedrooms, internal laundry, large living area, balcony, undercover parking



### **KENSINGTON \$270pw**

2 bedroom unit overlooking Aust. Golf course. 2 generous bedrooms with built-ins u/c car space & shared laundry



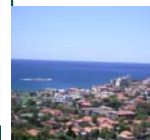
### **RANDWICK \$300pw**

2 bedroom unit close to Race Course. Spacious bedrooms, combine lounge/dining, shared laundry. Near UNSW.



### **RANDWICK \$320pw**

Large top floor 2 bedroom unit in desired location. Neat kitchen & bathroom, internal laundry & u/c car space.



### **RANDWICK \$320pw**

1 bedroom apartment with breath taking views of Coogee, designer kitchen, new carpet, freshly painted, single car space and shared laundry



### **MAROUBRA \$450pw**

Near new 2 bedroom unit with resort-style living. Built-ins, modern kitchen, balcony with views shared pool & gym

## FOR INSPECTIONS & ENQUIRIES

Contact Peter Kitas on  
**0404 250 402**

## SMOKE ALARMS- Your Responsibilities

The *Environmental Planning and Assessment Act (EPA Act) 1979* has been amended to require the following things.

- All buildings where a person sleeps to have one or more smoke alarms fitted
- They must be fitted before a building (or unit) is re-sold or rented.
- They must be fitted to all dwellings by May 1, 2006.
- The type of smoke alarm must be powered from either the mains electricity supply OR by a non-removable battery with a life expectancy of 10 years.
- They *may* be fitted to a strata unit without owners corporation approval.
- They *may* not be tampered with or removed
- In areas where a smoke alarm may be inappropriately activated—such as a kitchen— a heat alarm may be installed instead of a smoke alarm.

### What does this mean for lot owners?

- By May 1, 2006 all units must be fitted with a smoke alarm.
- Anytime a unit is sold or rented, the owner (not the owners corporation) must ensure there is a smoke alarm fitted.
- The amendments state that the smoke alarm must be powered from the mains electricity supply OR by a non removable battery with a minimum life expectancy of 10 years that is connected the smoke alarm.
- A heat alarm may be used in place of a smoke alarm in a kitchen or any other area where it is likely to be inappropriately activated.
- Unit owners must be made aware of their obligations under the law.
- Maintenance required? Australian Standard AS1851-2005 requires annual testing if it is an AS3786 (240 volt, battery back-up) device.

## PROPERTY MARKET UPDATE

Fixed and standard variable interest rates are expected to remain at their current low level in 2006. Combined with low unemployment, stable interest rates indicate the economy with remain robust for the foreseeable future.

Head of Property at Macquarie Bank, Mr Rod Cornish, has reported that affordability in Sydney is also improving and with the exit of residents from the city starting to decrease, the market will head back into positive territory in early 2006.

As previously reported, Sydney's residential rental vacancy rates have fallen substantially over the last two quarters to the lowest they've been since June 2000 at approximately 2.4 per cent. With the subdued investor activity, tightening vacancy levels will eventually lead to increasing rental levels and consequently better returns on residential property.

According to CommSec chief equities analyst Craig James if this trend continues, increased investor activity and higher property prices won't be too far behind.

## DO YOU HAVE A RENTAL PROPERTY?

The experienced Property Management Team at Antonas Realty can help you find a reliable tenant through our extensive tenancy database. We can also assist you in all aspects of Property Management tailoring a Management Package that works for you. Come in today for a discussion about what The Property Management Specialists can do for you.

**Contact Justin-Jon Antonas 0417 377 177**

## THINKING OF SELLING??

Due to the overwhelming number of enquiries from first-home buyers, we are actively seeking new listings of quality apartments and homes in the inner east. If you are thinking of selling or would like to know what your property is worth in the current market please call our experienced residential sales team on 9398 6111 or visit our website: [www.antonas.com.au](http://www.antonas.com.au) for our sales history

## IMPORTANT PHONE NUMBERS

**PROPERTY MANAGER**  
Justin-Jon Antonas—0417 377 177

**PROPERTY OFFICER**  
Peter Kitas—0404 250 402