

## FEATURE PROPERTIES



### RANDWICK FROM \$580,000

The award winning *Pindari*, is the ultimate in tranquil and luxurious 2 & 3 apartments. Set on a steeply sloping site which contains a significant number of mature euclaypts, *Pindari* is the winner of the 2006 NSW Architecture Award. The kitchens are impeccable and the bathrooms are wonderfully appointed with marble finished floors. An abundance of natural light filters through the gum trees just outside your window into the spacious entertaining area. With security car space, lift access and internal laundry, these apartments conveniently allow private, secure and luxurious living within tranquil surroundings.



### RANDWICK \$1.6 MILLION

An exceptional and unique address, *Esperence* is an oasis of freestanding homes nestled between the city and Eastern Suburbs beaches. Designed by Mirvac, renowned for creating luxurious and refined living spaces, this home features four bedrooms plus study/media room, sprawling open plan living areas, oversized private entertaining courtyard and balconies with lush landscaping, double lock up garage and storage.



George Antonas

0418 100 221

## RATES RISES HAVE MINIMAL EFFECT TO DEMAND

The recent interest rate rise was anticipated by the market some months ago and appears to have made little difference to the level of strong demand for commercial property investments.

The market is still characterised by a surplus of potential investors seeking a safe home for their money. There is considerable competition amongst lenders of finance with lending rates remaining competitive. Rates are well below levels that existed when yields on investment properties were in the 8-10% range. Rates are not expected to increase to an extent that would justify a fundamental change to property yields.

Stock levels continue to remain low with quality property investments selling in the Sydney metropolitan area at yields between 5% and 7%. Investors seeking a higher yield are likely to be buying properties with a greater risk potential which should be approached with some caution.

## ARE YOU THINKING OF SELLING?

Due to the September and October spring sales, we have a high demand for properties. Let us come to your aid! We have buyers waiting and we could have the right buyer for your property.

## BORROWERS MOVE TO FIXED MORTGAGES

Australian borrowers reacted to the August 2006 interest rate rise by embracing fixed rate loans at new record highs, the latest national housing loan approval data collected by Mortgage Choice has revealed.

Fixed rate loans, which had been at historically high levels already, grew further in August to a new record high of just over 30 percent of all approvals up from 27 percent in July 2006.

"Obviously, borrowers are concerned about the prospect of further interest rate rises and want some certainty about their home loan repayments going forward", Mr Antonas said.

## FOR LEASE FOR LEASE



### RANDWICK \$360pw

Modern 1 bedroom unit featuring double sized bedroom with mirrored built in robes, balcony and internal laundry.



### RANDWICK \$395pw

Great 2 bedroom unit plus study in the heart of Randwick. Neat kitchen and bathroom, combined lounge and dining areas and a garage.



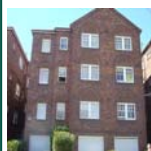
### RANDWICK \$310pw

2 bedroom unit with sunny kitchen and bathroom, double sized bedrooms L shaped lounge/dining room with balcony and undercover parking.



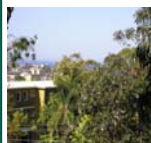
### RANDWICK \$310pw

Large 2 bedroom unit with combined lounge/dining areas. Renovated kitchen and bathroom with internal laundry, balcony and car space.



### RANDWICK \$320pw

2 bedroom unit, with main offering mirrored built ins, linen press, polished floors, renovated kitchen and bathroom with internal laundry.



### COOGEE \$340pw

2 bedroom art deco unit with sunroom. Large bedrooms and bathroom, nice kitchen, high ceilings, walk to beach.



### KENSINGTON \$330pw

Renovated 2 bedroom unit with large living area, new kitchen and bathroom, balcony, internal laundry and car space



### COOGEE \$300pw

Located in the heart of Clovelly's shopping district, this 1 bedroom unit has built ins, well maintained kitchen and bathroom and bay windows.



### RANDWICK \$330pw

Partly furnished 2 bedroom unit. Both bedrooms have built ins, large living area, nice kitchen and bathroom and LUG. Walk to amenities.



### RANDWICK \$520pw

Stunning 3 bedroom unit with mirrored built ins, renovated kitchen and bathroom, large entertaining balcony, LUG & pool.

### BREAKING THE RENTAL RULES

Tenancy agreements are legally binding contracts that cannot be easily broken. However, in the event that one of the parties to the agreement needs to terminate the lease, what course of action should be taken?

If a property owner (landlord) wishes to break the tenancy agreement before it expires, the occupant (tenant) is not obliged to vacate, and may remain in the property until expiry of the agreement. The tenant may, however, consent to an early termination, perhaps in return for compensation such as payment for moving expenses.

On the other hand, a change in circumstances, such as a job in another city or town or difficulty in meeting rent payments, may result in a tenant being unable to honour the lease agreement.

In this instance a property owner (or manager) should be notified (in writing) as soon as possible, since the tenant will normally be liable to continue paying rent until the end of the lease, or until a new tenant leases the property, whichever occurs first. The vacating tenant may also be responsible for expenses, such as the cost of finding a new tenant.

### SMOKE ALARMS DEADLINE APPROACHING

A reminder to all Landlords that the NSW Governments new smoke alarms laws come into full effect on **November 1st**. We must stress the importance of these laws and the need to be compliant with them.

If you have not authorised us to arrange for installation of smoke alarms in your investment property, contact us today, as heavy fines apply from November 1st if rental properties are found not to have smoke alarms installed.



Justin-Jon Antonas

0417 377 177

### LANDLORD RESIDENTIAL PROTECTION INSURANCE

#### IS YOUR PROPERTY INSURED?

As a Property Owner there are some risks beyond your control and that of your property manager. Even when you think you have a good tenant there may be unforeseen circumstances that can cause them to go 'bad' and leave with malicious damage or depart still owing rent even when it is properly managed. You can never be absolutely sure that the best tenants will take care of your property in the same way you would.

As your property managers here at Antonas Realty, we can arrange for protection in the case of malicious damage caused by your tenants. For the equivalent of about 1 weeks rent, you can be prepared for when things don't go quite accordingly to plan.

As clients of **Antonas Realty** the cost per annum is **\$280.00** and is TAX DEDUCTABLE.

### AMENDMENT TO THE RESIDENTIAL TENANCY ACT

The Residential Tenancies (Residential Premises) Regulation 1995 has been repealed and replaced with the Residential Tenancies Regulation 2006, which came into effect on Friday 1st September.

The Real Estate Institute has examined the changes and it appears the only amendment to the old Regulation which is now embodied in the new Regulation, which could be described as material is the replacement of \$500 with \$1,000 in Clause 16 under the heading of Urgent Repairs.

This means that if your tenant has an urgent repair that needs to be carried out, they are authorised to an expenditure of \$1,000 rather than \$500 under the old agreements for repairs deemed urgent.

### PREFERRED TRADESMEN

Jim's Property Maintenance	0414 496 232
Electrospec Electricians	0412 228 827
Mr Removals	0418 671 297
Andros Kitchens	0412 134 713
Rose and Milne Plumbing	9665 4683
Peters Carpet Cleaning	9344 9073
CBD Locksmiths—24 hrs	9232 8839
Sentinel Pest Control	9314 0259
Alpha Home Appliances	9314 0712
Australian Hot Water— East Service	13 21 13



Member of Real Estate Institute of NSW

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