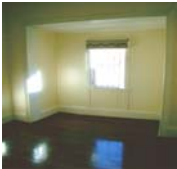


FOR LEASE FOR LEASE



RANDWICK \$250pw
Fully furnished studio apartment centrally located in small security block. Located within walking distance to UNSW and is in excellent condition.



RANDWICK \$375pw
Renovated 2 bedroom apartment, main room with built-ins, polished floors throughout, renovated kitchen, combined lounge and dining and intercom.



KENSINGTON \$365pw
Large recently renovated 2 bedroom unit with large living area, new kitchen and bathroom, balcony with racecourse views and a lock up garage.



COOGEE \$360pw
2 bedroom fully tiled ground floor unit in desired location near Coogee Beach. Mirrored built-ins, internal laundry, renovated kitchen and car space.



RANDWICK \$360pw
Great 2 bedroom unit with spacious lounge/dining area, well maintained kitchen and bathroom, minutes from Randwick Junction and transport.



RANDWICK \$340pw
In one of Randwick's sought after locations is this large 2 bedroom with well maintained kitchen and bathroom, internal laundry and u/c car space.

PREFERRED TRADESMEN

Spilios Kollias - Handyman	0408 112 939
Rose & Milne Plumbing	9665 4683
Electrospec Electricians	0412 228 827
Australian Hot Water	13 21 13
AA Adonis Rubbish Removals	0418 671 297
Peters Carpet Cleaning	9344 9073
Clear and Clean Strata Services	0415 588 377
Andros Kitchens	0412 134 713
CBD Locksmiths - 24 Hours	9232 8839
Sentinel Pest Control	9314 0259
Alpha Home Appliances	9314 0712



Justin-Jon Antonas
0417 377 177



Jerrie Penaranda
0421 341 449

" FEATURE PROPERTY "



RANDWICK

AUCTION

A solid and characteristic federation style semi-detached home with potential to renovate. Situated in one of Randwick's most sought after locations, this home features loads of original charm, high ornate ceilings, timber skirtings and architraves and is offering two double sized bedrooms, separate lounge and dining rooms, sunny kitchen, bathroom and laundry. With an abundance of options for renovations this home would certainly be of interest to the first family home buyers and/or investors. Land size approx. 382.

Auction 29th September On Site at 12.30pm

OVERVIEW: NSW PROPERTY MARKET

The NSW property market continues to remain stable throughout most of the state. Generally the sale prices of properties in most residential areas of NSW have remained steady.

A strong growth in residential rents over the next few years is the most likely outcome of dwelling commencements falling below expected levels of demand.

The nationwide shortage of housing is now translating into rapid rent rises, and the market will gradually respond in the eastern states, prompting the beginnings of a market recovery in demand for new dwellings in the first half of 2008.

FOR SALE FOR SALE



PAGEWOOD \$495,000

Beautiful 2 bedroom, 2 bathroom unit with 2 car LUG located opposite Eastlakes Golf Course. Features study corner and gas appliances.



RANDWICK FOR SALE

Superb block of 9 units to be sold in one line. Free-standing brick construction with basic maintenance grounds. Gross annual rental \$157,820.

ANTONAS COMMERCIAL



Brand new retail shop for lease. Total Lettable space is 123 sqm. 84 sqm on ground floor and 39 sqm on 1st floor. \$90,000 per annum plus GST, and inclusive of outgoings. Long Lease.

NSW BUDGET DELIVERS ON PROPERTY TAXES

Homeowners and investors in NSW received some unexpected good news this week when State Treasurer Michael Costa delivered cuts in land taxes and mortgage duty in the State budget.

Mr Costa announced that the land tax rate will be reduced from 1.7 percent to 1.6 percent from 2008 and a planned abolition of mortgage duty will be brought forward in a series of tax cuts over 4 years. The abolition of mortgage duty will kick in for investors from July 1 2008.

REINSW president Christine Castle said the mortgage duty tax relief is welcome as it removes another of the burdens that make home ownership so difficult to achieve for young families. "Using the example of a \$2,000 reduction on a mortgage of \$500,000, it is a significant saving", she said.

"These concessions by the New South Wales Government are a clear recognition that a healthy property market for investors, homeowners and tenants is crucial to the well being of the entire community". NSW executive director of the Property Council Ken Morrison welcomed the cut in the land tax rate saying the measure would deliver much needed relief to businesses and investors.

HOW CAN I BE CONFIDENT MY LAND VALUE IS CORRECT?

Accurate and consistent land values are important for ensuring a fair and equitable basis for rates and taxes. The valuation system in NSW is subject to continuous review and improvement to ensure it keeps pace with technological developments, industry best practice and the needs of stakeholders including land owners.

To ensure the quality of land values:

- All properties in NSW will have their land value individually verified by an independent valuer as part the land value verification project. This will ensure the consistency and accuracy of land values.
- The quality of land values in NSW will be benchmarked against other Australian states and international standards.
- Statistical research is conducted to develop and implement measures to analyse the quality of valuations including a research project in conjunction with the University of Western Sydney.

Visit www.lands.nsw.gov.au for more information on the notice of valuation, the valuation process and valuation contractors.



Member of the Real Estate of NSW



APPOINTING THE RIGHT AGENT CAN MAKE A HUGE DIFFERENCE

Real estate agents will fall over themselves to get your business when you decide to sell a property, so where do you start when selecting your agent?

Don't assume the agent giving you the highest selling price is the one to trust. Each agent is in competition with every other agent in the area. If someone else offers you a better appraisal, they know they stand to lose your business. The more real estate agents in the area, the higher and possibly unrealistic the quoted price will be.

Instead of basing your decision on a potentially inflated appraisal, ask them what they will do to sell your house and get the best possible price. Don't be afraid to ask how long they have been an agent especially in the relevant area, and how many houses they have sold and for what prices. Request frequent progress reports and ensure you feel that your appointed agent will be willing to everything they can to achieve the best outcome in the sale of your property.

Most agents work on a sale commission. In deregulated markets some agents may offer discounted fees for their services. This is when research is of utmost importance as in many instances it is fair to say that the lower the fee, the lower the service.

If you like and respect your agent and they like and respect you, they will do the best job they can to get the highest price for your home and be honest with you. They should be well presented, a good communicator and skilled in negotiations. Remember, if you don't like them then other people probably won't either.

PROPERTY MANAGEMENT: INVESTING TO PROTECT THE INVESTMENT

"Choosing an appropriate and well located property is the first step in successful property management and the second step is as important: maximising rental returns and maintaining and growing the value of the property", said Antonas Realty Director, Mr Antonas.

"A hands on role can be appropriate, particularly if the property owner has business or legal experience, but no matter how small or extensive your property portfolio is, there can be a huge number of headaches involved in managing it, ranging from sudden vacancies to requests that property issues are solved immediately. There are also a range of legal requirements and complexities".

If the goal is to maintain the condition of the property, maximise rent and minimise time spent on compliance with the various State Government regulations and requirements, property management could be a worthwhile investment, Mr Antonas said.

Professional property management should deliver:

- Good tenants, who pay rental by the due date
- Management of bond lodgement and refunds
- Quick action on all necessary home maintenance issues, with work undertaken by registered tradespeople
- Regular rental reviews, and updates in developments in the rental market in the area so that the property is kept competitive in the market
- Property inspections and reports, including inspections of all appliances and facilities to ensure they are in good working order and safe
- Timely payment of outgoings on the owners behalf
- Comprehensive monthly statements and documentation
- Advice on the necessary insurance requirements

"This list is by no means exhaustive, but indicates the extent of issues involved with the proper and legal management of rental properties", Mr Antonas said.

"By appointing a property manager, you're investing in a resource to protect your property. There's no doubt residential property investment can deliver good returns, but knowledge and protection are the key to growing the value of the investment over time".

FINANCING YOUR INVESTMENT PROPERTY

With most Australian markets predicting another rise in rental yields this year, there are an increasing number of people looking at investing in the property. While most people know the hallmarks of a good investment property, what considerations should you look for in your finance?

Borrowing Capacity

The bigger factor affecting how much you can borrow is whether or not you can afford to pay the loan back. At a basic level, this depends on your income, including any rental income. Other factors include the lender you choose, the size of your deposit and should you choose to use it as security, the amount of equity in your current property. In some cases, using your equity may allow you to borrow enough to cover the entire purchase price, and may also help you cover the associated costs of the purchase.

Structure

Getting your loan structure right is probably the most important aspect of financing your investment. Some things you need to determine are:

- Will you be making Interest Only or Principle and interest repayments?
- Will your investment property be negatively geared (making a loss) or positively geared (making a profit)?
- What loan features will you need?

Interest Rate

Many investment loans are now very similar or even the same as loans for owner occupier purchases, but as with owner occupier loans, you need to consider the worth of the entire loan package and not just the interest rate when making your choice.

Tax Implications

Depending on how you structure your loan, you may be able to offset some of the costs of your property purchase and mortgage repayments against tax. Talk to your accountant or tax specialist to determine what options are available to you.

MAKE YOUR IMPROVEMENTS FOR THE BETTER

There is no doubt renovations can add value to a home, but if you are planning to sell soon, it is important to make sure that the changes you invest in now will actually be of value to other people.

Forbes magazine recently released a list of the best and worst home improvements, some of which are:

Best:

- Good looking exteriors - curb appeal can make the difference between a buyer stopping in or moving on.
- Staging - people respond well to homes that are filled with luxurious amenities, even if they don't come with the house.
- Outdoor Patios and Decks - the most sought after outdoor feature
- Countertops and Cabinets - Kitchens along with master bedrooms are the most important rooms buyers consider.

Worst:

- Roofs - Building a new roof is an expensive inconvenience. Buyers just want to know that it doesn't leak.
- Technology - Whatever high-tech system you hardwire into your home, by the time you sell, it will most likely be outdated.
- Customised spaces - A massive wine cellar or a sauna may make the house perfect for you but can be negatives when its time to sell.

LOG ONTO

www.antonas.com.au
AND CHECK OUT OUR NEW WEBSITE

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