

PROPERTY NEWS

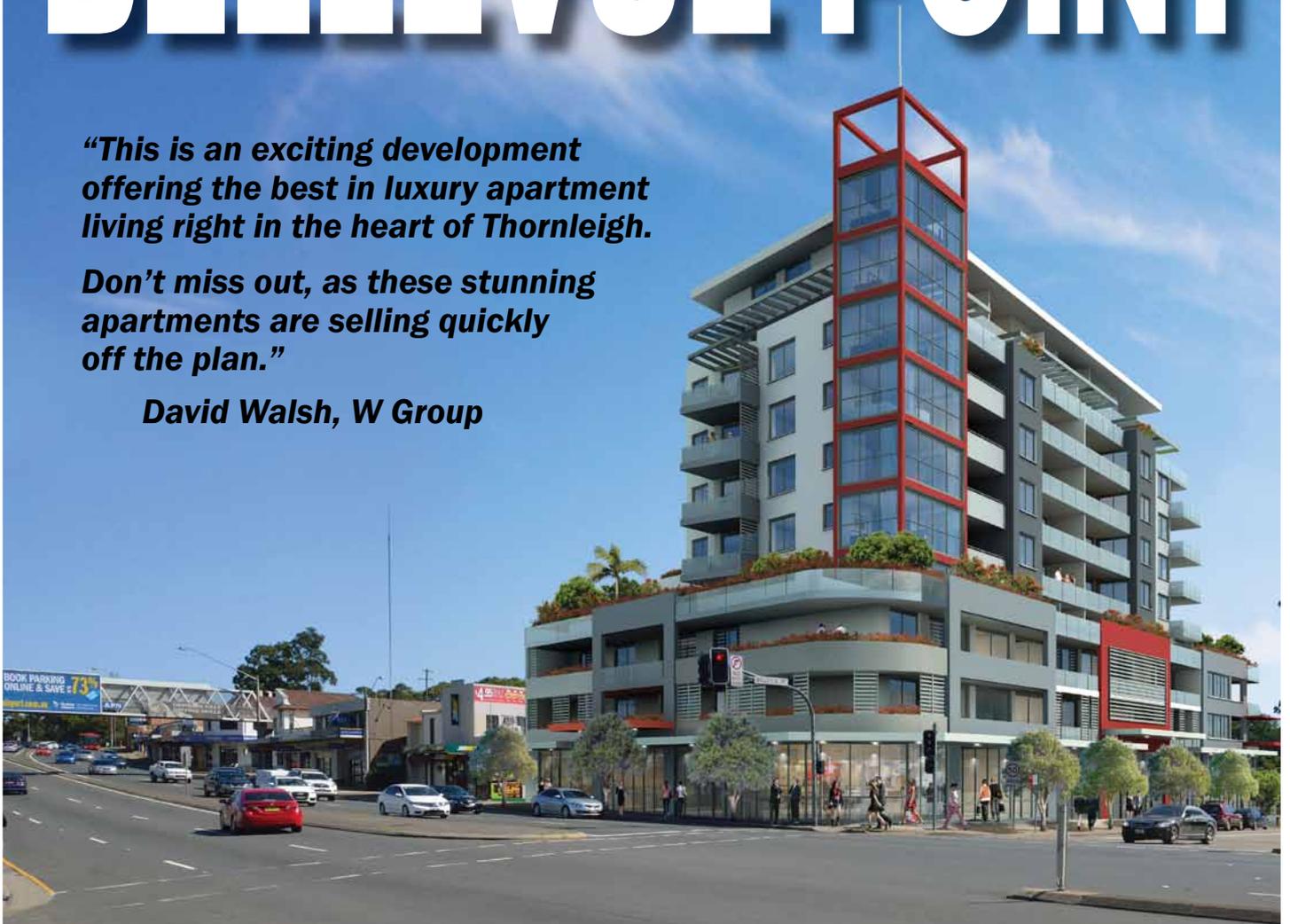
Ideas to help you when you're buying, selling or renting

BELLEVUE POINT

"This is an exciting development offering the best in luxury apartment living right in the heart of Thornleigh.

Don't miss out, as these stunning apartments are selling quickly off the plan."

David Walsh, W Group



Thornleigh's first building offering the ultimate in Luxury Apartments

In this Issue of Property News:

- **Thornleigh Luxury Apartments**
- **Have you registered your swimming pool?**
- **Is your rental property insured to cover fire loss?**

W

WGROUP

8407 9190

www.w-group.com.au

You'll find us in the heart of Pennant Hills ~ Shop 15, 5 Hillcrest Road, Pennant Hills.

Letter from the Editor

Dear Readers,

With the announcement of the new Bellevue Point luxury apartment development in Thornleigh, it proves the point that our local area is growing as more and more Sydneysiders see the value in the Thornleigh area.

If you are looking for the ultimate in lifestyle luxury apartment living then I would take the time to check out this exciting new development.

If you are considering selling your property, please contact us as we are constantly taking calls from eager buyers wishing to live locally.

If you have any queries, please drop in and see us at our centrally located office in Pennant Hills.



Matthew Walsh
Principal



**Shop 15, 5 Hillcrest Road,
Pennant Hills**

P: (02) 8407 9190

F: (02) 8411 2515

E: info@w-group.com.au

W: www.w-group.com.au

Disclaimer Notice: Neither W Group Estate Agents, Matthew Walsh, nor Newsletter House Pty Ltd, or the publishers/editors of articles herein, accept any liability for the contents of this newsletter or for any consequences arising from its use or any reliance upon it. The information contained herein has been provided to us by various parties. We do not accept any responsibility for its accuracy and do no more than pass it on. All interested parties should make their own enquiries in order to determine the accuracy of the information.
©Newsletter House Pty Ltd 2012 Ph: 02 4954 2100
www.newsletterhouse.com

Have you registered your swimming pool?



Pool owners will expose themselves to a possible \$2200 fine if they have not registered their pool online. The cut-off date for registering was the 29th of October 2013.

This pool registration process is a state government initiative to curb backyard drownings. If you haven't registered, act today and register your pool.

This applies to both property owners who live at their property and landlords who rent properties which contain a swimming pool.

Councils will start inspecting pools in November and pool owners who fail to comply will be slapped a fine of \$220 or up to \$2200 if it is referred to court.

It's free to register your pool online; however if you don't have access to a computer, council can do this on your behalf for a fee of up to \$10.

Owners can download a pool inspection self-assessment checklist to ensure their pool fence meets the appropriate Australian Standards.

All tourist, visitor and multi-occupancy developments with pools are required to attain a current pool compliance certificate.

Compliance certificates are valid for three years and council can charge a maximum of \$150 for an initial inspection.

If a further inspection is required, a

maximum fee of \$100 may be charged.

Portable or inflatable pools aren't exempt from the register either.

All portable and inflatable pools capable of being filled with water to a depth of greater than 30 centimetres require a child proof fence.

If you're worried about a pool at another address, for example you are looking at purchasing or renting a property you can search the Swimming Pool Register to check if the pool is registered.

With many thousands of pools unregistered many property owners could make the mistake that it will take forever for an inspector to visit their property.

Don't be fooled by this type of thinking as councils have access to information on pools through aerial photography and have many other means of finding out if your property has a pool.

When Councils take this information and cross-references it with the pools that have been registered, it won't take long for them to find out that your pool is unregistered and you will be receiving a notice from the council which could include a hefty fine.

Is it worth the risk leaving your pool unregistered and leaving yourself open to a \$2200 fine?

You can register your pool at www.swimmingpoolregister.nsw.gov.au.

Take the Stress Out of Home Loans

- Committed to obtaining the best home loan or finance deal for you.
 - Our services are free to you.
 - Home Loans, Business Loans, Car Finance, Other Finance
- 44 Castle Hill Road West Pennant Hills NSW 2125**

0404 874 296



Thornleigh Luxury Apartments



Continued from Page 1

“Bellevue Point is the first luxury apartment building of its kind to be built in the centre of Thornleigh,” says David Walsh from W. Group Real Estate Agents, Pennant Hills

“We are thrilled to be marketing this quality development offering the ultimate in luxury living with 1, 1 + study, 2 and 3 bedroom apartments selling off the plan.

“Due to the growing demand for these apartments our display and sales office is

open 7 days a week from 10am to 4pm.

“This is truly an exciting development as this type of living will be unique and highly sought after in the Thornleigh community.

“There is every opportunity for buyers to view the quality finishes, plans and model at our display office,” says David.

Bellevue Point is centrally located, only minutes walk to rail, bus and shops and a short drive to the F3, M2 and the extensive shopping centres of Castle Hill and Hornsby.

With prices for a 1 bedroom starting at \$443,800 and completion due in 2015, these stunning apartments are attracting buyer interest far and wide as both investors and private buyers realise the potential return on these apartments.

Every apartment will be fitted out with the best in European appliances, gas cooking and air conditioning.

Don't miss out – please phone David Walsh at W – Group today to secure your luxury apartment right in the heart Thornleigh.

Our sales team is ready to help you

Matthew Walsh
Principal



0416 115 993

David Walsh
Licensed Agent Director



0419 225 893

Brian A Donnelly
Licensed Agent JP



0411 622 645

Priscilla Walsh
Sales



0400 527 404

James Andrews
Sales



0421 441 276

W
WGROUP

8407 9190

www.w-group.com.au

Why not let our team of professionals help you sell your property? Call us today!

You'll find us in the heart of Pennant Hills ~ Shop 15, 5 Hillcrest Road, Pennant Hills.

BE CAREFUL

The New South Wales bush fires have revealed a lot of people were not properly insured. Is your rental property insured to cover any loss from fire?

As we enter the start of what is likely to be one of Australia's worst bushfire seasons for some decades; there seems to be a false belief amongst Australian homeowners, that their home would be insured if anything happened and they would be covered financially. However, it is not until something goes wrong, that they realise the harsh reality.

Insurance is an extremely important issue and taking out the right cover could save you from a possible financial disaster.

In this article we will outline a number of options when you need to insure your rental property.

House and strata title properties have very different policies, therefore landlords should be aware of the different exclusions.

Individual title properties may hold a building insurance policy, which can include cover for public liability. Some Body Corporates are required to hold Building and Liability Insurance, however the policy usually excludes actual units or townhouse properties from the paintwork inward.

This type of cover can catch landlords

out as it leaves them without public liability coverage. Landlords may take out a separate 'Landlord Contents' policy to protect themselves and they should also take out their own contents insurance to protect personal belongings.

Typical building and landlord contents insurance policies do not cover rent or damage caused by a tenant.

There are some insurance policies available that provide coverage against rent default for up to 6 weeks, as well as the malicious and accidental damages caused by the tenant, their family or their guests.

Insurance premiums can be costly, but there can be different risks involved in owning a rental property, so it is worth the extra expense.

Even the most reliable tenant can experience the loss of employment, illness or could find themselves struggling financially.

The right kind of policy should provide comprehensive rental insurance for strata title properties as well as landlord's contents and public liability.

A building insurance policy should be maintained in addition to the standard policy for individual title properties.



Consumers should remember some key points when considering home insurance, including:

1. Even if you think you have enough insurance, you should check your level of cover, particularly if you haven't increased it for a number of years.
2. If you think you can't afford to increase your cover, consider changing your excess and using the money saved on the premium.
3. If you have calculated your level of cover by taking the purchase price of your property, and deducting the value of the land, then you are at risk of being underinsured.

Want to rent your property?

W. 8407 9190
WGROUP www.w-group.com.au

Let us take the worry out of renting your investment property

W Group Estate Agents are committed to protecting your investment and obtaining the best possible return. For an obligation free appraisal of your rental property call today on 02 8407 9190 and we'll look after you.



You'll find us in the heart of Pennant Hills ~ Shop 15, 5 Hillcrest Road, Pennant Hills.