

PROPERTY OF THE MONTH



11 Grosvenor Pl, West Pennant Hills Expressions of interest



CLASSICALLY ELEGANT AWARD WINNING HOME

This magnificent Paul Meyer architect design has been finished to exacting standards, offering superior use of space, light & character. A classically elegant but contemporary tone is seamlessly blended in to a continuous flow from the moment you step foot in the front door. Set on a block of approximately 927sqm, this exquisite home invites the quintessential feel of a spacious family home, utilizing the natural use of light with floor to ceiling windows, high ceilings, skylights, expressive architectural lines & expansive separate living areas.

11 Grosvenor Place is absolutely radiant, beaming with energy, immaculately presented & in pristine condition. There is loads of space for the whole family, a home with sheer sophistication & an entertainer's delight.



KEITH SOAMES
0419 576 577
Principal



CATHERINE LENTHEN
0414 732 826
Sales Executive

THIS MONTH'S MARKET WRAP

September 2011

It has been a fantastic start to the Spring selling season. Keith Soames Real Estate has unconditionally sold more than a property per day (At the time of writing 29/09/11).

All 3 of our offices have experienced an increase in both listing and sales activity since the beginning of the month. Many owners receiving presentation advice in readiness to go to the market after the school holidays and wishing to sell prior to Christmas.

There is certainly a level of confidence in the market that we have not seen for some time. We believe falling fixed interest rates, as well as vendors meeting market expectations to be major factors.

Some of this months sales –

- 17 Bridgeview Crescent, Thornleigh
- 1 Brecks Way, Pennant Hills
- 8/346 Pacific Highway, Hornsby
- 85 Clarke Road, Hornsby
- 82 Pretoria Parade, Hornsby
- 56 Hinemoa Avenue, Normanhurst
- 60/75 Jersey Street, Hornsby
- 3 Boronia Avenue, Epping
- 14/5 Bellbrook Avenue, Hornsby
- 17/48 Hunter Street, Hornsby
- 14 Warrina Street, Berowra
- 9 Peter Close, Hornsby Heights
- 30 The Comenarra Parkway, Thornleigh
- 25b Maranta Avenue, Hornsby
- 3/57 Archer Street, Chatswood
- 27 George Street, Pennant Hills
- 1/2 Russell Avenue, Wahroonga
- 37 Havilah Avenue, Wahroonga
- 2 Silvertop Close, Westleigh
- 88 Boundary Road, Wahroonga
- 5 Yaralla Crescent, Thornleigh
- 55/28 Curgaul Road, North Turrumurra
- 132/208 Pacific Highway, Hornsby



KEITH SOAMES
Principal

SUBURB FOCUS - BEROWRA HEIGHTS

RECENT SALES

Address	Bed	Bath	Price
30 Turner Rd	4	1	\$ 535,000
147 Turner Rd	4	2	\$ 682,500
14 Warrina St	3	1	\$ 495,000
66 Wideview Rd	3	1	\$ 585,000

Spring rental market

The past month has seen rentals experience a very buoyant unit market and a somewhat slow house market. Rental inquiries for units and apartments have been in great demand and have subsequently seen a rise in rental returns.

We regularly have had numerous groups viewing units & apartments on Saturdays, which puts landlords in a very good position to have both a good tenant and a great rental return. Houses have not been so good with little inquiry and landlords having to update their properties and to also reduce the rental price to secure a tenant.

With summer fast approaching, we are confident that the house market will pick up again, as people look forward to spending more time outdoors.



MICHAEL KAS
9483 9114
Property Manager

SOME FREQUENTLY ASKED QUESTIONS- TAX DEPRECIATION -INVESTORS

1) Why does the depreciation schedule only last 40 years?

From the date of construction completion, the ATO has determined that any building eligible to claim depreciation has a maximum effective life of 40 years. Therefore investors can claim up to 40 years depreciation on a brand new building. Whereas the balance of the 40 years period from construction completion is claimable on an older property.

2) Can I claim renovations by the previous owner?

Yes. Anything in the property that is a part of a previous renovation will be estimated by Quantity Surveyors and depreciated accordingly. This includes items that are not obvious e.g new plumbing, water proofing, electrical wiring etc. For capital improvements to qualify for the Division 43 construction write off allowance, they must be completed after the 27th of February.

3)What is the difference between plant and equipment items and building write off allowance?

Plant and items equipments are basically items that can be 'easily' removed from the property or removed as opposed to items that are permanently fixed to the structure of the building. Plant items also include items that are mechanically or electronically operated, even though they can be fixed to the structure of the building.

Plant and equipment items include:(but are not limited)

- Hot water systems
- Carpet
- Blinds
- Ovens
- Cooktops
- Rangeshoods
- Garage Door motor
- Door closers
- Free standing furniture
- Air conditioning

SUZANNE WHELAN 9485 4805
Property Manager

Acknowledgement:bmtqs.tax questions



3 OFFICES:

ESTABLISHED 1969



After 42 years serving local residents, our family business has the experience you can rely on. Our large team and market coverage means more buyers and better service when it comes time to sell your home.

Buying property through your superannuation fund

Since employer contributions to employees' superannuation funds became compulsory in 1986, Australians have channelled uncounted millions worth of funds into the scheme.

Self-managed superannuation funds (SMSFs) have become a popular choice for individuals wanting to take control of their retirement savings. At the same time, Australians have continued their love affair with property. It has great appeal for investors with a view to bringing self-funded, early retirement closer, by either making use of the negative gearing legislation or simply by making a profit through rental income.

Combining your superannuation with property investment seemed like a great idea... right?



Robert Riddell
9481 9199
Property Manager

<http://www.apimagazine.com.au/api-online/property-investment-articles/buying-property-through-your-superannuation-fund>
Lauren Newlands

Twelve properties were leased in September by the three offices here are just a few of them

Britannia St, PENNANT HILLS 4 Bed 2 Bath 2 Car	\$800.00 PW
Duffy Ave, THORNLEIGH 4 Bed 2 Bath 2 Car	\$650.00 PW
Bundarra Ave, WAHROONGA 3 Bed 2 Bath 2 carspace	\$630.00 PW
Innes Ave, HORNSBY 3 Bed 1 Bath 2 Car	\$560.00 PW
Osborne Rd, NORMANHURST 4 Bed 2 Bath 1 car port	\$540.00 PW
20/208 Pacific Highway HORNSBY 2 Bed 2 Bath 1 Car	\$470.00 PW



SUE ELLIS
9483 9113
Property Manager

Extract from Residential Tenancies Regulations 2010 Schedule