

PROPERTY NEWS

Ideas to help you when you're Buying or Selling

Dowling Real Estate Mayfield - Issue 25

HOW TO CHOOSE THE RIGHT AGENT



SOLD by Joe Di Claudio See page 3 for details

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Message from the Principal

Dear Readers,

As the market changes it becomes more imperative that you choose the right real estate agent to sell your property. Our page 3 article looks at some of the factors to consider when selecting an agent.

Kitchen renovations are often thought about with a sense of dread. If you are considering renovating a kitchen the near future, have a read of our tips on page 2.

Smoke detectors can save lives, but they must be in working order. To find out what your responsibilities are regarding smoke detectors in a rental property, please see our page 4 story.

To help you sell your property, remember our highly trained team of Sales Agents are at hand throughout the week to guide you through the process. Give us a call today and we will help you get the ball rolling.

Kind regards,
Joe Di Claudio
Licensee



Dowling Mayfield

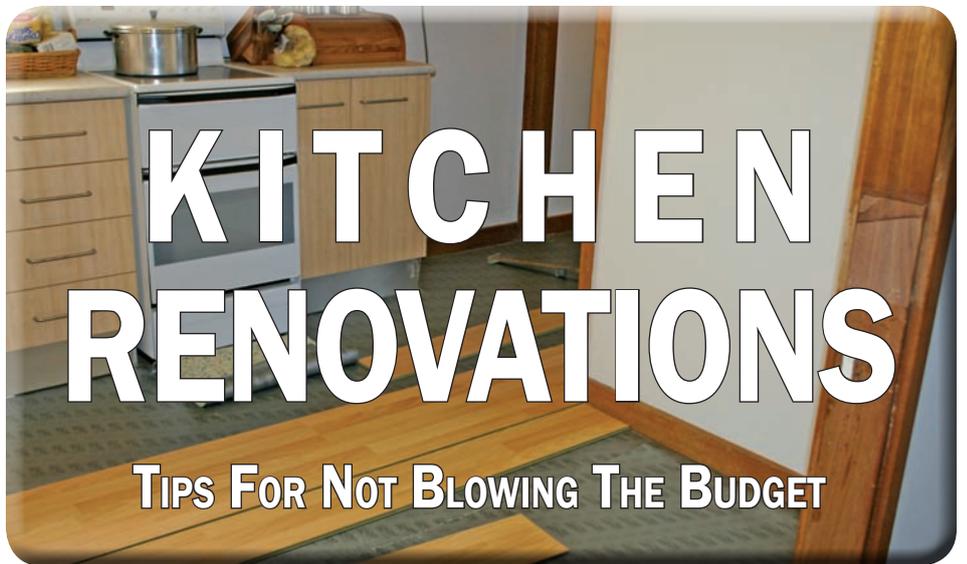
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A functional, attractive kitchen is a must for any property. Renovating a kitchen can be daunting since as vital as a good kitchen is, it is still important not to overcapitalise. Here are a few tips to help you stick to a budget.

A SIMPLE RE-MODEL

A low budget makeover can be as simple as painting and changing the fittings. Paint isn't just for the walls but can resurrect timber paneling, dated tiles and even kitchen cupboards.

Go to Bunnings or a wholesaler and buy new taps, door and drawer handles, light switches and light fittings, which can transform a dated kitchen.

With just a bit more money you can change the benchtop, or even resurface the existing laminate. If the cupboards are in good condition then keep them but change the doors and cupboard fronts.

FLAT PACK

The next step up from a basic remodel is to think flat pack. Flat packs have certainly come a long way and are a great option for low budget properties.

RENOVATION TIPS

If you choose to go a full renovation there are still plenty of ways you can keep an eye on the budget.

APPLIANCES

When choosing appliances you don't want to go too cheap but don't have to go high end either. There are plenty of mid-range brands that look great and do the job.

Shop around as there are plenty of bargains online, at wholesalers or even auctions.

FIXTURES AND FITTINGS

When looking at cabinetry make sure you

have good quality doors that won't fall off and drawers that won't stick. But save money on things like cupboard fronts and handles.

Don't get over excited about fancy gadgets that pull out or swing around or fancy drawers inserts. Think instead about whether you can re-create the same functionality in other ways.

As mentioned, you can pick up attractive and good quality taps, lighting and other fittings from hardware stores or wholesalers for great prices.

Splashbacks can be a real feature but you don't have to choose expensive glass options. You can choose an acrylic or tile splashback that can have incredible visual appeal but won't break the budget.

BENCHTOPS

There are so many attractive options for benchtops that don't have to cost a fortune. To stay within budget think about using alternatives to expensive natural stones. If you are renovating a rental property you will want the benchtop to be hard-wearing, so laminate is a great choice.

QUICK TIPS

Shop around as much as possible. Remember that kitchen companies can be very expensive. Hiring a cabinet maker will be more affordable. You could consider doing some of the work yourself but only if you are confident you can do a good job.

Plan ahead in terms of design and optimise the layout. Consider using the existing service points for your major appliances as this will save you money.

CONCLUSION

It is possible to create a kitchen that is practical and aesthetically pleasing if you shop around, plan well and spend your money wisely.

How do you choose the right real estate agent?

Although Mayfield's real estate market may have slowed lately, there are still many opportunities available in the Newcastle suburb. Markets go up and down, but one thing remains the same: the best results come down to selecting the right agent. Here are 5 tips on what to look for when choosing a real estate agent.

1. A can-do attitude

"Although the market has slowed down and there is a lot of negative comments in the media it is still possible to achieve great results. An experienced sales agent with proven marketing strategies is the way to go. It is not always about the lowest commission," says Joe Di Claudio, Licensee at Dowling Real Estate Mayfield.

2. Top marketing strategies

Dowling Mayfield has many marketing streams, which means that more eyes will see your property listing. The agency offers exclusive, prime advertising space on platforms like Domain and Realestate.com.au. This feature is not available to any other agency so you can rest assured that your property will be seen first.

3. It's not all about lowest commissions

When looking for the best agent to sell your home, it may seem smart to choose the agency with the lowest commission. But, selecting the agent with the lowest fee may not always be the best choice. "We work hard for our vendors to achieve the best result possible," says Joe.



That hard work is evident in the praise given to Dowling Mayfield by their customers. "Joe knows his market, which helps in producing quick sales! He helped me in a stressful situation and turned it into a positive experience, after a failed attempt with another agent," says vendor, Cheryl.

4. Knowledge and skill is key

It makes sense that sales agents with experience and local market knowledge will get quick and successful results so always ask about an agent's portfolio and track record. "It is great to have an agent

with expert knowledge! Bradley Page was able to sell our house within a week for above the recommended selling price," says happy client, Jenny C.

5. Personality and professionalism always goes far

"Maria Di Claudio is a very and professional agent. From the moment we met her we knew she was the agent for us! We were lead with ease through the whole process and ended up with a great result," says customer, Donna C.

We Have The Experience And Local Market Knowledge You Need



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Bradley Page
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Auctioneer
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Call one of our sales specialists to sell your property. You won't regret the decision.

Dowling Mayfield
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IMPORTANCE OF SMOKE ALARMS IN RENTAL PROPERTIES

Smoke detectors are something most of us take for granted and it is easy to forget how important they are. As a landlord, it is more than potential damage or destruction of property you need to think about. Put simply, smoke detectors save lives.

Depending on where your rental properties are located, your decisions will be governed by the relevant state legislation. It is universal that landlords should have smoke detectors installed in all rental properties and be responsible for their maintenance. There are penalties for failure to comply with relevant legislation.

NSW LEGISLATION

In NSW legislation relating to smoke alarms was passed on 1 May 2006 requiring,

“All NSW residents to have at least one working smoke alarm installed on each level of their home. This includes owner occupied, rental properties, relocatable homes and any other residential building where people sleep.”

NSW PENALTIES FOR NON COMPLIANCE

In NSW a person who does not comply with the legislation is guilty of an offence,

which carries the maximum penalty of \$550.

WHAT KIND OF SMOKE ALARM?

Smoke alarm technology is constantly evolving, newer photoelectric detectors are preferable to the old type of ionisation smoke alarms. The new technology means the detectors respond better and more quickly to various types of fires and smoke.

Basically, the photoelectric detectors will detect fires sooner and give the earliest possible alarm, allowing a quick escape.

Where burnt toast may once have set off a smoke detector, the problem is less likely to occur with the photoelectric variety. Thus making it less likely tenants will disconnect smoke alarms after being annoyed one too many times.

WHERE TO PUT THEM

Smoke detectors should be located in every bedroom, in hallways or other connecting areas that are escape routes from bedrooms. Remember every level or storey.

It is also important to ensure they are not installed too close to windows, doors, fans or air conditioners. Proper installation is important so use a qualified electrician if you are at all unsure.

GET THEM PROFESSIONALLY CHECKED

Professional inspectors will test to ensure smoke detectors are fully operational. They will conduct tests and replace batteries and any faulty parts. Engaging a professional isn't terribly expensive, is tax deductible and will ensure peace of mind.

MAKE SURE TENANTS KNOW THEIR RESPONSIBILITIES

Tenants have some responsibilities as well and it is important they understand what they are. Tenants are usually required to test smoke detectors monthly and immediately report any faults or problems. A good property manager will ensure tenants comply and stay safe.

CONCLUSION

As a landlord you are responsible not just for your property but also for human life. This is the most important responsibility you could have, so it makes sense you do everything you can to give your properties the best possible protection.

We Have The Property Management Team You Have Been Looking For

Our trained, professional property managers will look after your property as though it were their own



Teresa Stefanoff
Property Manager



Blake Nugent
Property Officer



Franca Cannone
Property Management
Admin Assistant



Jeanette Jones
Property Manager



Janine Rivett
Property Manager

Dowling Mayfield

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