



This newsletter has been designed to keep you updated on what is happening within the industry and our real estate office

FROM OUR PROPERTY MANAGEMENT TEAM

OUR OFFICE HAS MOVED

BUT OUR SERVICE REMAINS THE SAME

You just need to update our:

- *Postal address*
 - *Office Phone Number*
- Everything else is the same*

OUR UPDATED CONTACT DETAILS ARE:

Phone: 07 55 26 36 72

Mobile: 0409 899 957

Fax: 07 56 76 96 99

admin@realestateworks.com.au

WE ARE NOW LOCATED AT:

**1304 'Lumiere'
230 Marine Parade
Labrador
QLD 4215**

Inspirational Tip

"One of the most important keys to Success is having the discipline to do what you know you should do, even when you don't feel like doing it." - Unknown

Pay Less Tax – Are you maximising your tax depreciation deductions?

Make Your Investment Property More Tax Effective!

Are you maximising your tax depreciation deductions? Many landlords are missing out on literally thousands of dollars in lost tax depreciation deductions.

What you should know:

- Your investment property does not have to be new. Most properties, both new and old, will attract some depreciation deductions. A common myth is that older properties will attract no claim. ANY property is worth making an enquiry.
- If you have been unaware of this tax deduction you can adjust previous years' tax returns. When a property owner has not been claiming or maximising tax depreciation deductions, usually the previous four financial years' tax returns can be amended easily.

- You need a specialist to maximise your claim. Quantity Surveyors are recognised by the Australian Tax Office under TR 97/25 as appropriately qualified to estimate construction costs of a building for depreciation purposes.



Take the time to contact your Accountant to ensure that you are receiving the additional tax deductions to the maximum capabilities. You may also need to ensure that your Accountant is utilising the deductions from a Property Depreciation Report.

P.T.O >

IMPORTANT: This is not advice. Clients should not act solely on the basis of the material contained in this newsletter. Items herein are general comments only and do not constitute or convey advice per se. Every effort is made to ensure the contents are accurate at the time of publication. Clients should seek their own independent professional advice before making any decision or taking action. We take no responsibility for any subsequent action that may arise from the use of this newsletter. Published by THE PPM GROUP - www.ppmssystem.com

IN THIS ISSUE

- Paying Less Tax – Are you maximising your tax depreciation deductions?
- Light Rail Update
- Special Terms in Tenancy Agreements Reminder
- Is it time to expand your investment portfolio???



LIGHT RAIL UPDATE

Scheduled to open in June 2014

LIGHT RAIL - STAGE 2

The state government in talks to start stage two of the Gold Coast light rail to connect with trains at Helensvale.

EXCLUSIVE: THE Queensland Government has engaged consultants to report on the costs and delivery for the second stage of the light rail, which would see it linked to the heavy rail network at Helensvale Station.

The Bulletin understands the consultants, which include PricewaterhouseCoopers and Turner and Townsend, will report back to the Government in June.

A decision could then be made on stage two as early as July.

Do you think the light rail should be connected to trains at Helensvale? Tell us in the comments section below

The Southport Committee chairman John Howe said a lot was riding on stage two for the Gold Coast.

"This is vital for Southport and the Gold Coast," he said.

"We need to get this transport system to work."

Mr Howe said stage two construction would be nowhere near as disruptive to business and would deliver economic confidence for the city.

"A decision on this in the immediate future would do wonders for the confidence of traders (in Southport and Surfers Paradise) that were so badly affected by stage one works," he said.

Steve Harrison, a member of the Light Rail Business Advisory Group, said the second stage would help to "future proof the city".

"We need to connect the two economies of Brisbane and the Gold Coast," he said.



"Infrastructure projects like this can do that."

Despite a recent survey commissioned by the Bulletin suggesting otherwise, Mr Harrison believed Gold Coasters would support the light rail, particularly if it is connected to the heavy rail.

"If you are sitting in traffic and see the light rail zoom past, why wouldn't you want to use it?" he said.

"People will use it when they see how efficient it is compared to driving."

Mr Harrison said the light rail and heavy rail connection needed to be in place by the April 2018 Commonwealth Games, so a decision had to be made by the Government soon.

"We need to act now so that the second stage is up and running in time — 2018 is a key milestone for the city," he said.

Griffith University vice-chancellor Ian O'Connor said his organisation had been pushing for stage two of the light rail to be built for years.

"We are very excited that the (first stage of the) light rail will begin operating soon," he said

- Lucy Ardern: GC Bulletin

SPECIAL TERMS IN TENANCY AGREEMENTS REMINDER

This is a friendly reminder that as your managing agent we are unable to include special terms in the Tenancy Agreement that contract outside of the law.

This includes increasing notice periods when the tenant wishes to vacate, asking for a greater bond,

requesting rent in advance greater than the legal requirements or accessing the property without notice, to name a few. Unfortunately there are harsh penalties in place for contracting outside of the Act.

IS IT TIME TO EXPAND YOUR INVESTMENT PORTFOLIO ???

With the Gold Coast property market moving ahead now is a great time to consider expanding your investment portfolio.

If you would like an obligation free appraisal of your rental property or are thinking about buying another investment property, please feel welcome to contact us anytime.

SUDOKU COFFEE BREAK

Every row & column, and 3X3 box, must contain the numbers from 1-9. Good luck!

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MAKING REAL ESTATE WORK FOR YOU



WE ARE FOCUSED ON MAXIMISING YOUR RENTAL INCOME
AND OPTIMISING YOUR CAPITAL GROWTH