

## FROM OUR PROPERTY MANAGEMENT TEAM



We would like to wish all our dads and father figures a very special Father's Day. We hope you enjoy time with your family, friends and loved ones.

## Retirement Planning



Have you considered how much money you will need when you retire?

Take the time to sit down and work out your expenses... it may surprise you how much you really need.

Don't leave it to the last minute! The more time you give to plan for your retirement, the less stressful it can be.

# We're competing for the 2018 Commonwealth Games!

Australia is set to show the world we have the ultimate sporting playground in our bid for the 2018 Commonwealth Games on the Gold Coast.

Let's make this a reality and share our ideal conditions, community, world-class venues and facilities on a global scale. Share the great Australian spirit and join us in our bid for the 2018 Commonwealth Games.

**It's our time to shine!**

The Gold Coast Commonwealth Games Bid team has worked hard to create a winning bid book which was submitted with pride to the Commonwealth Games Federation (CGF) on 11 May 2011.

The final decision of the host city will be announced in **November 2011**.

Our bid shares the story of how the Gold Coast is the destination capital of Australia and how we all want to share our great city with the world.

The 2018 Commonwealth Games, if held on the Gold Coast, would be a life-changing event for the city and for all of the people who participate, be they competitors and officials, volunteers and spectators. We would show the world our amazing country, great lifestyle and welcoming people that matches perfectly with the Friendly Games.



**Behind the Bid!**

Have fun, win big and show your support like never before, in an interactive extravaganza - [www.behindthebid.com](http://www.behindthebid.com)

Source: [www.goldcoast2018bid.com](http://www.goldcoast2018bid.com)

P.T.O. >

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## The SECRET that every self-made millionaire knows...

If you speak to most self-made millionaires or read about the top 100 millionaires you will hear or read much the same thing.

They invested in property!

Many will tell you that it is during downturns that the best opportunities arise.

Real estate has long been recognised as a solid investment, and the current market offers some of the best buying opportunities that we have experienced since the 1990s.

If you are serious about upgrading your home, then do it now. If you are serious about adding to your property portfolio, then do it now. If you wait too long, the opportunity may be lost.■

### *Inspirational Tip*

*The future depends on what we do in the present. - Mahatma Gandhi*■

**MAKING  
REAL ESTATE  
WORK FOR  
YOU**

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## We don't want single mothers, children or sharers!

When speaking with landlords we are sometimes asked not to rent the property to single mothers, children or sharers; and instead choose professional working couples or the elderly.

As your property manager we respect that you are the owner of the property and your priority is to have the property well cared for with rent paid on time. However, it is important to be aware that under State and Federal laws a real estate agent is prohibited from taking discriminatory direction from a landlord.

An agent and a landlord are both legally liable if a complaint is made, which can result in a claim being brought before the courts with compensation awarded to a prospective tenant.

By law you cannot discriminate against: colour or race, the unemployed, children, sexuality or religion, and the list goes on...

As your managing agent, you can be assured that we do have your best interests at the forefront of our actions. However, we must be careful as to the reasons why we decline tenant applications.



From our experience we have learnt that it is not the status of a person that determines if they are a quality tenant, but the references they supply. We have had many single mothers and families with children that have been exceptional tenants.

We have also had elderly tenants and working professionals who have left properties in a poor state with rent owing.

We are very hard to please during the tenant-selection process and will only choose tenants who we feel will care for the property and be able to afford the rent.

If you have any concerns about tenant-selection processes, please feel welcome to contact our office.



## Putting more money in your bank account

Did you know that the average investors are working families?

The Australian Government is helping with the cost of educating children with an Education Tax Refund. From 1 July, 2011 this will now include school uniforms, hats, footwear and sports uniforms approved by the school.

The Education Tax Refund provides up to 50% back on a range of education expenses such as:

- Paper-based learning materials
- Stationery
- Exercise Books
- Printers
- Laptops & Desktop Computers
- Educational Software
- Reference Books

Just to name a few...

To find out what you can claim in more detail speak to your accountant or visit the website [Australia.gov.au/educationtaxrefund](http://Australia.gov.au/educationtaxrefund)

And remember to keep all your receipts for tax time.■