

FROM OUR PROPERTY MANAGEMENT TEAM



INSIDE NEWS OF THE ATO REVEALED

One-stop property tax page

The Australian Taxation Office (ATO) has launched a new one-stop webpage for property related information called 'Property'. The webpage provides practical guidance and easy access to all the ATO's property-related tax information in the one location. The site consolidates all tax property related information together on one easy-to-use site and makes searching for property investment faster and easier. You can obtain information on the different tax implications of various scenarios for residential rental properties, buying and selling. If you are unsure about any tax related issue visit

www.ato.gov.au/property

or call the ATO on 13 28 66.

Every Investor's Dream

Wouldn't it be nice... to have your very own property investment crystal ball to reveal when to buy, what area to buy in and how much to offer on a property?

While there is no certainty with any investment decision there are guidelines and tips that can assist in making the right decision.

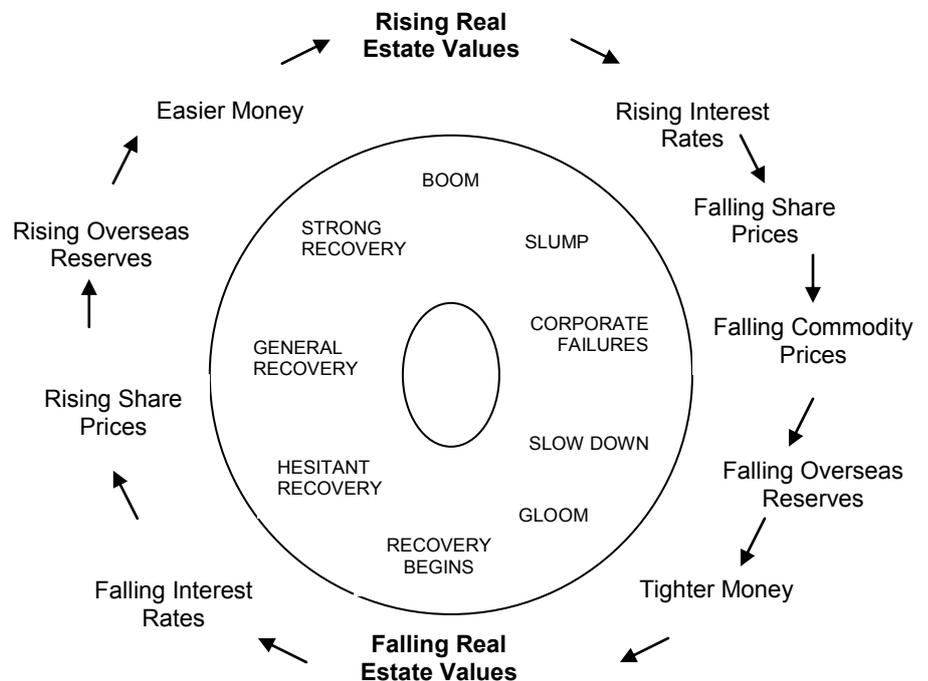
The best time to buy is when the economy is tight or uncertain and when home owners are forced to sell to downsize.

At present we are experiencing low interest rates, high rental return opportunities and strong

demand for rental properties, which makes it an ideal time to grow your investment portfolio.

The average real estate cycle lasts between 7-12 years, depending on the location of the property. To assist you in being able to read the market, we have included a diagram that maps the cycle in which real estate goes through. As you can see, falling interest rates is a sign of recovery and that property prices will rise.

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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

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NOW IS THE TIME TO BUY...

I hesitate to make a list
Of all the countless opportunities
I've missed
Bonanzas that were in my grip
I watched them through my fingers slip

The windfalls that I should have bought
Were lost because I overthought
I thought of this, I thought of that
I could have sworn I smelt a rat
And while I thought things over twice

Another grabbed them at the price

It seems I always hesitate
And make my mind up much too late

A very cautious person I am
And that is why I never buy

When others culled those sprawling farms
And welcomed contracts with open arms
I chose to think and while I thought
They bought the deals I could have got!

The golden chances I had then
Are lost and will not come again
Today I cannot be enticed
For everything's so overpriced

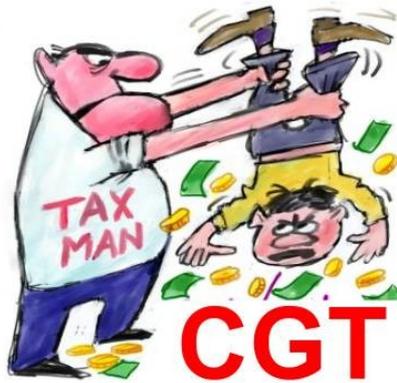
At times a teardrop drowns my eye
For opportunities I had but did not buy
And now life's saddest words I pen...

"If only I'd invested then!"

If you are thinking about investing in another property feel free to call us to discuss potential areas for rental properties and the types of properties achieving the highest returns.

CAPITAL GAINS TAX

Are you thinking of selling your investment property? Don't forget to factor in the cost of Capital Gains Tax (CGT). CGT is generally payable when you sell a



Property that is not your main home of residence. Your main residence is defined as one where:

- You and your family live
- Your personal belongings are
- It is your electoral roll address
- Your mail is delivered there
- All services are connected such as gas and electricity, etc.

So, if you wish to dispose of a property that you have purchased (and have tenanted), inherited, received as a gift or won as a prize that is not your main residence you will be liable for CGT.

According to the Australian Taxation Office, CGT is classified as: "...CGT is the tax you pay on any capital gain you make and include on your annual income tax return. There is no separate tax on capital gains, it is merely a component of your income tax. You are taxed on your net capital gain at your marginal tax rate."

It is worked out by the following method:

Your net capital gain is:

*your total capital gains for the year
minus your total capital losses
(including any unapplied net capital losses from previous years)
minus any CGT discount and CGT small business concessions to which you are entitled.*

There are ways to reduce your liability by offsetting your capital losses from other properties and assets.

DON'T FORGET TO VOTE...



INSPECTING YOUR PROPERTY...

A Friendly Reminder

If you would like to inspect your property it is important that you contact our office so that we can coordinate this for you. There are strict legislative guidelines for accessing a rented property to ensure that the tenant has peace and quiet and enjoyment of their home. Landlords must refrain from just turning up to the tenanted property. On many occasions if we approach the tenant in a courteous manner they will agree to the inspection to try and work in with the property owner. However, on some occasions we may need to issue an entry notice to the tenant.

INSPIRATIONAL QUOTE

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

**MAKING
REAL ESTATE
WORK FOR
YOU**

