

## FROM OUR PROPERTY MANAGEMENT TEAM

### GOING ELECTRONIC

Yes! This is our first month where only electronic statements have been sent out. Thanks to nearly unanimous support from our clients we are now helping save the environment and supply quick and reliable service.

Remember: We can supply copies of anything should you need them.

### Chill out with Sudoku

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

3			2	4			6	
	4						5	3
1	8	9	6	3	5	4		
				8		2		
		7	4	9	6	8		1
8	9	3	1	5		6		4
		1	9	2		5		
2			3			7	4	
9	6		5			3		2

**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](http://www.ppmssystem.com)

## THE DANGER OF MOULD

### IT IS A SERIOUS ISSUE IN RENTAL PROPERTIES

Although a small amount of mould and mildew won't hurt most of us, it does begin to become a big problem in properties when the mould spores get out of hand. When mould starts to multiply or when individuals who are highly sensitive to toxic mould breathe it in, it can present a serious health hazard. Doctors warn against breathing in mould over long periods of time as it can have extremely harmful effects that can lead to respiratory problems, common allergic reaction symptoms, nervous-system disorders & depression.

Mould lives off of any organic matter, and loves a warm, humid environment, which can be found around any home.

Today, mould growth in homes and places of work is more of a health issue than most people realise. So it is important that we recognise the symptoms of mould and take steps to protect ourselves, our families and our tenants.

In recent times there has been an increase in cases of tenants making liability claims about untreated properties that have mould.

When our property management team conducts routine inspections on properties on your behalf we are mindful to visually look out for clear evidence of mould in bathrooms or wet areas. However, we are unable to provide feedback on rising damp or mould in ceilings, wall cracks or other possible damp areas.



If a tenant does raise the concern of mould or complains of symptoms that could relate to mould it is important that we take these concerns seriously.

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### IN THIS ISSUE

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- A Common Mistake – Investing in houses only
- More Money in your back Pocket
- Properties recently rented & sold



## MORE MONEY IN YOUR BACK POCKET



There is no questioning that one of the largest expenses that many of us face on a monthly basis is the payment of our mortgage – whether it is your principal place of residence or your investment portfolio.

To take a moment to sit down and actually reflect on how much money we pay to the banks in interest can be overwhelming.

But there are ways that you can reduce your interest payments and put more money in your back pocket.

Have you taken the time to strategise how you can save money on your mortgage payments?

There are a number of ways that you can achieve this, which can result in \$1000s in savings each year:

1. Increase the number of mortgage payments within the month. This is one of the easiest ways to reduce your interest payments and fast track you owning the property sooner.
2. Pay a little extra than the minimum requirement. It doesn't have to be a large additional sum. Maybe consider paying \$600 instead of \$575.
3. Paying your wage into your mortgage. Interest is calculated on a daily basis so any additional payments for any short-term period assist in reducing your interest.

4. Make lump sum payments to your mortgage. As much as going on that spending spree sounds enticing, allocating tax returns, bonuses and extra commissions to your mortgage can also have a positive impact and put more money in your back pocket in the long term.

5. Set up a bank account where the funds you hold in the account reduce the loan amount which reduces your interest. With interest calculated daily having your wages, holiday savings, money to pay bills, etc sitting in this account until it is needed can make a huge difference in reducing your interest and/or shortens the length of the loan. This account should also give you immediate access to these funds for any emergencies - or even better - expanding your investment portfolio when something exciting comes up.

6. Changing who you have your loan with to negotiate a better deal or reduce your interest rate is a lot cheaper and easier now. Don't forget to ask if who you have your loan with now can do a better deal than the one you are thinking of moving to.

7. Check that you have a good Depreciation Schedule on all of your investment properties and that your accountant know how to use it to its potential so that you minimise the tax you pay which means you end up with more money in your back pocket.

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### INSPIRATIONAL TIP

*You can only become truly accomplished at something you love. Don't make money your goal. Instead, pursue the things you love doing, and then do them so well that people can't take their eyes off you.*

**Maya Angelou**

## INVESTMENT TIP

### A COMMON MISTAKE INVESTING IN HOUSES ONLY

Apartments are a fast-growing asset class and have outperformed houses in many Australian metro areas. Diversification in all investments and asset classes is often considered very important.

Investing in units can be more affordable and require less upkeep and maintenance.

So why invest in land (houses) only?

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### DO YOU HAVE EQUITY IN YOUR INVESTMENT?

Accelerating your retirement fund can be easy if you have equity in your investment property. Building your investment property portfolio is a great way to prepare for your retirement fund.

If you have substantial equity in your property you will often not have to pay any upfront costs or outlay any money to purchase an additional property.

Call us today if you would like an obligation free appraisal on your investment property.

## MAKING REAL ESTATE WORK FOR YOU

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