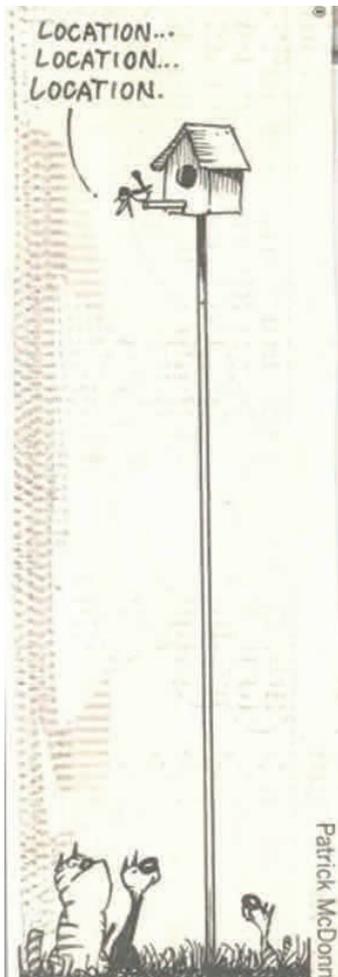




This newsletter has been designed to keep you updated on what is happening within the industry and our real estate office



GOLD COAST RANKED AMONG THE WORLD'S BEST SKYLINES



Gold Coast



Singapore

THE Gold Coast's glittering skyline has been ranked among the best in the world behind the likes of New York & Hong Kong.

New York



the number of floors in its completed buildings

New York City's famous Manhattan skyline — with 6,000 skyscrapers — was ranked second ahead of Singapore, Moscow, Seoul and Dubai — which features the world's tallest building the Burj Khalifa. Chicago,

Shanghai, Sao Paulo and Bangkok rounded out the top 10.

The skylines of Melbourne and Sydney were ranked 31st and 32nd in the world.

The Gold Coast finished ahead of Los Angeles (56th) and Las Vegas (61st).

~ Tanya Westthorp: GC Bulletin July 2015

<http://www.emporis.com/statistics/skyline-ranking>

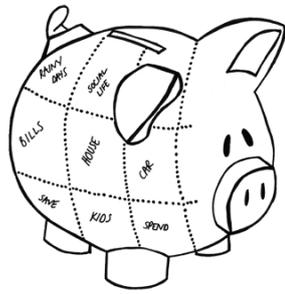
INSPIRATIONAL QUOTE

"It's nice to have a lot of money, but you know, you don't want to keep it around forever. I prefer buying things. Otherwise, it's a little like saving sex for your old age."

~ Warren Buffett

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 REAL ESTATE WORKS - www.realestateworks.com.au

INVESTMENT BUDGETING Smart Tip



Many of us budget for our car, entertainment, home, insurance, holiday, utilities, and spending expenses... but how many landlords have budgeted for their investment property expenses? Not just repairs and maintenance, but improvements and renovations on the big items that wear out and depreciate over time... An investment property is just like a car. A car needs a regular service, oil change, replacement of spark plugs or a battery and attention to cleaning inside and out. Then there are those big items that we don't like investing in such as the replacement of tyres, an alternator, brake pads or the engine. An investment property is no different. Approximately every five years you should budget to replace the floor and window coverings, paint internally and improve kitchens and bathrooms if needed. We understand that this can be a great expense for the average landlord who is not a huge corporation with overflowing banks accounts. However, it is an area that needs to be factored into your budgeting.

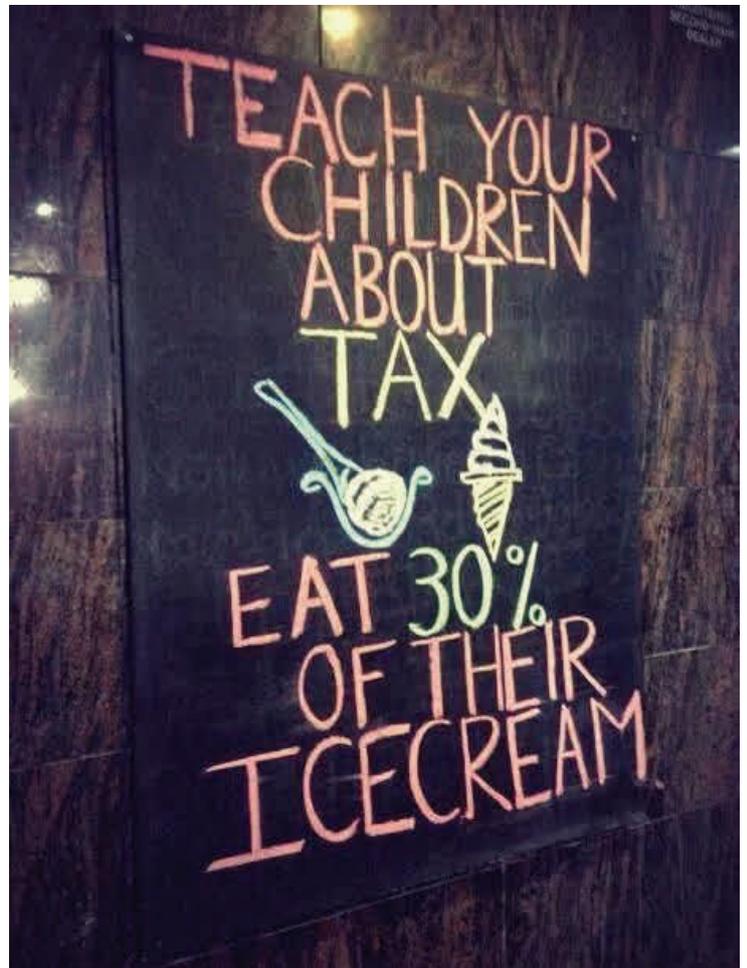
DID YOU KNOW ?

If your property is water efficient and your tenant pays for their water usage, you cannot seek reimbursement for usage past a 6 month period.

**PLEASE FORWARD YOUR
GCCC WATER RATES PROMPTLY**

ACCUMMULATED REWARD POINTS \$\$\$

There seems to be a reward card system for just about everything. We sign up to some and decline others. We had one of our team members get super excited about accumulating \$700 worth of gift cards from her credit card and earning a \$90 grocery card from spending a certain amount of money shopping in one week, which prompted this tip. Have you looked into your accumulated rewards? If money is tight it can be a great way to save on your weekly spends! Many rewards you have to activate to participate – so it is worth checking them out.



**“Average people have a lottery mentality.
Rich people have an action mentality”**
~ Steve Siebold

BE ON GUARD FOR TAX SCAMMERS

Authorities have released warnings that tax scammers are targeting small businesses and consumers during this busy tax time of the year. The statement says scammers may contact you claiming to be from the ATO advising that you have overpaid your tax and due for a refund, or underpaid, requesting the debt to be finalised immediately. Contact can be by telephone or email where they will request your tax file number and credit card details, which they are using for identity theft, fraud and embezzlement.

Real Estate Works

**MAKING
REAL ESTATE WORK
FOR YOU**

