

## FROM OUR PROPERTY MANAGEMENT TEAM

### End of Financial Year Tax Time!

As part of our service to you we provide a complimentary Income and Expenditure yearly summary for your convenience.

We also provide both email and original tax invoices for all the expenses on your investment property processed through our office to help make it easier come tax time.

Please remember that it is important for you to retain any tax invoices relating to your property as part of your tax records.

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### REMINDER: Going Electronic

As from the 1st July 2012 our office will be sending out electronic statements and invoices only.

Please contact the office prior to 31st July 2012 if you require statements posted.

**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)

## LAWNS, GARDENS & POOLS ARE YOU CONCERNED THAT THEY WON'T BE MAINTAINED?



When speaking with landlords from the outset of the management process as well as during the tenancy, a real concern for many (other than the rent being paid on time) is often the importance of the tenant caring for the lawns, gardens and pool.

If the property has lawns, gardens and/or a pool, it will clearly state the tenant's obligations to maintain and keep these areas clean in the Tenancy Agreement. However, we do find that some landlords are still concerned, especially if the property has been their principal place of residence.

As your managing agent we do understand the many challenges and concerns that you can feel owning an investment property and it is up to us a team to deliver and provide you with the confidence that we will skilfully and diligently manage and care for your property.

A great solution to give all landlords peace of mind is to include the lawn, garden and pool care with the weekly rent. It is a simple process of calculating the weekly, fortnightly or monthly cost and then calculating these to a weekly cost that can be added to the tenant's rent. For example: Instead of \$400pw, we would market the property at \$440pw including lawn and pool care.

As the landlord you can then be confident that the property is being well cared for by professionals. It can also assist in reducing possible tenant public liability claims, especially with the care of pools.

If your tenants are currently entered into an agreement it may not be viable to include this. However, if you would like us to include lawn, garden and/or pool maintenance when the property is due for renewal, please feel welcome to contact our office.

### IN THIS ISSUE

- Lawns, Gardens & Pools
- A Common Mistake – Being Emotional
- It's Tax Time Again... Expense Check
- Making Your EOFY a little easier



**INVESTMENT TIP**  
**A COMMON MISTAKE**  
**BEING EMOTIONAL**



Your investment property is not your home, it's simply a vessel to create greater wealth for your future and provide passive income. Rental yield, capital growth, tenant quality and demand should be your main considerations, not the aspect in the kitchen and the colour of the walls.

We do appreciate that there are features within a property that can assist in renting the property to the best possible tenant in the quickest possible time, however, more money in your back pocket by making a smart decision is often far more important. If you would like guidance or have a question about investing in property, please feel welcome to contact our office.

**MAKING  
 REAL ESTATE  
 WORK FOR  
 YOU**

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**IT'S TAX TIME AGAIN**  
**ARE YOU MAXIMISING THE**  
**RETURN ON YOUR INVESTMENT?**

It is that time of the year again where it is important for all property investors to take the time to carefully review their accounts and seek independent professional advice to assist with getting the most from your investment. Seeking professional advice can sometimes mean the difference in saving \$100s to \$1000s in tax dollars. But make sure you are well prepared with your paperwork to reduce your accountant's bill.



**EXPENSE CHECK**

- Advertising costs
- Body Corporate fees
- Management fees
- Commissions
- Capital Works
- Depreciation
- Cleaning/Gardens
- Pool Maintenance
- Insurance
- Interest
- Bank fees including ATM & overdrafts
- Travel and expense to the property
- Repairs and Maintenance
- Legal Expenses
- Office Supplies
- Pest Control
- Rates

*\* This is a summary of important items that can be claimed and is not a full comprehensive list.*

**MAKING YOUR END  
 OF FINANCIAL YEAR  
 A LITTLE EASIER**

**"Sharing a little bit of  
 humour"**

Every day I get up and look through the Forbes list of the richest people in America. If I'm not there, I go to work. ~Robert Orben

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October: This is one of the peculiarly dangerous months to speculate in stocks in. The others are July, January, September, April, November, May, March, June, December, August and February. ~Mark Twain, *Pudd'nhead Wilson's Calendar for 1894*

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A bank is a place that will lend you money if you can prove that you don't need it. ~Bob Hope

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Never call an accountant a credit to his profession; a good accountant is a debit to his profession. ~Charles J.C. Lyall

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The economy depends about as much on economists as the weather does on weather forecasters. ~Jean-Paul Kauffmann

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The safe way to double your money is to fold it over once and put it in your pocket. ~Frank Hubbard

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My problem lies in reconciling my gross habits with my net income. ~Errol Flynn

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Inflation hasn't ruined everything. A dime can still be used as a screwdriver. ~Quoted in *P.S. I Love You*, compiled by H. Jackson Brown, Jr.

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[www.realestateworks.com.au](http://www.realestateworks.com.au)