

## FROM OUR PROPERTY MANAGEMENT TEAM

### Tax time reminder...

With the end of the financial year just around the corner we suggest it is time to speak to your tax advisors and accountants to make sure you are making the most of your investments.

Don't forget to organise your depreciation schedule in time if you need one. A good depreciation schedule can change your \$100's of savings into \$1000's of savings.

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### DON'T FORGET TO KEEP US UP TO DATE WITH YOUR CONTACT DETAILS

#### Inspirational Tip

Anyone who has never made a mistake has never tried anything new. *Albert Einstein*

# DID YOU KNOW... Gold Coast is bidding for the Commonwealth Games in 2018!

*Decision time: 11 November 2011*

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.



The final vote and announcement of the 2018 Commonwealth Games host will take place on 11 November in Saint Kitts and Nevis in the Caribbean.

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

Supported by the Queensland Government.

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## We're keeping you informed...



With technology & communication methods progressively moving forward, our office has the ability to utilise many different options to keep you informed of the status of your property.

Whilst we look forward to speaking with you regularly on the telephone, we also understand that this is not always convenient for all of our clients.

We understand that your time is valuable and that you may find it more convenient for us to send you an email or SMS message when we're keeping you up to date on your property. If you have a preferred method of contact feel free to let us know.

Rest assured, in an emergency we will use every method we have to get in touch.

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## Is your property ready for winter?

Wintry winds and rain can play havoc with poorly maintained investment properties.

Prevention is much better than cure, and it is important to assess any potential or existing issues at the property before they escalate.

In determining if your property is ready for winter you should take into consideration the following:

### Fences

Fences should be well maintained and secure.

### Gutters

One of the most common winter household maintenance issues is clogged gutters, which can cause leaking and water damage. Landlords should ensure that gutters are free from leaves, twigs and other debris.

### Roofing and eaves

Check for cracked or loose roof panels and tiles as these can cause leaking and water damage.

### Tiles and pavers

Cracked tiles and floor pavers should be replaced and repaired as they may pose a legal liability risk if a tenant trips and injures themselves.

### Trees and shrubs

Prune loose or dead branches and check if there are any branches that have a dangerous overhang.

Keeping your property well maintained is the best way to keep good tenants, minimise your expenses and safe guard your investment property.



**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)**

## Landlord Protection Insurance...

It isn't as expensive as you think... and the peace of mind it brings is worth its weight in gold.

Excellent tenants and excellent property managers cannot prevent the unexpected. A marriage breakup, losing a job, sickness, accidental damage ... these are the things that you cannot control and they can cost you dearly if you are not prepared.

If you do not have Landlord Protection Insurance we strongly advise that you consider getting it.

## We are always on the lookout for properties

Consolidating your investment properties to the one agency can make financial common sense.

If you have another property on the Gold Coast and would like our agency to assist you with the transfer process to take away the stress of changing agents, we would be more than happy to do so while ensuring that your tenants are not disrupted.

We also offer incentives to landlords who refer business to our agency.

**MAKING  
REAL ESTATE  
WORK FOR  
YOU**

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