

FROM OUR PROPERTY MANAGEMENT TEAM



*May your holidays be happy
Filled with love and laughter
May each day bring you joy
In the year that follows after*

THANK YOU to all of our clients who have trusted us with the management of their property. We wish you, your family and friends a safe and happy holiday season.

Christmas gift suggestions:

*To your enemy, forgiveness.
To an opponent, tolerance.
To a friend, your heart.
To a customer, service.
To all, charity.
To every child, a good example.
To yourself, respect.*

- Oren Arnold

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

HELP MAKE ENDS MEET AND MAXIMISE THE RETURN ON YOUR INVESTMENT PRROPERTY...

Our office specialises in Property Management because we believe long term ownership is usually the best way to get the most out of your investment properties. We find that there is more money to be made from sales, but long term ownership makes more sense.

With the cost of Stamp Duties when you purchase the property and possible taxes and agents fees when you sell, holding the investment property for the long term is usually your most lucrative option.

While you own the investment property you may have the opportunity to help offset your holding costs by minimising your taxes. Claiming depreciation on the property can really make a difference if it is done right. You should check with your accountant or tax advisors to see if this is an option that could benefit you.

Even if you are already claiming depreciation, you should check that your Depreciation Schedule is up to date and has been carried out by a company that has the knowledge to maximise your depreciation claims to their full extent.



Depreciation Schedules can vary greatly. It really is worth checking the people who do your Depreciation Schedule and making sure you are using a company that understands investment property.

Just remember, it isn't necessary to understand how depreciation works and is applied, all you need to ensure is that the company you choose to use does. The little time it takes to organise really does pay off.

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WE UNDERSTAND... THE IMPORTANCE OF RENT BEING PAID ON TIME

Christmas is a time of joy, festivity, relaxation, gift giving and holidays. And like many – tenants too can get caught up in spending more money than they have.

From past experience we have found that *some* tenants (even the great ones) have fallen a little behind in their rent with the added costs of purchasing gifts and planning family events.

We do understand that the payment of rent is important for property owners to fulfil their mortgage obligations as well as to provide for your own Christmas spending.

You can be confident that our property management team are diligent and focused on following up tenants promptly who fall into arrears to ensure that we are minimising your financial risk.

If a tenant does fall into arrears it is important to be aware that our office must follow legislative requirements when issuing letters and notices. We will also communicate and keep you updated if this situation arises.



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TENANT SELECTION Anti-Discrimination Reminder

When selecting a suitable tenant it is important to ascertain through reference checking that the tenant can afford to maintain the weekly rent and care for the property.

As part of our reference checking processes we interview property managers, employers, friends and family to gather information about the tenant. We conduct national tenant database searches to ascertain if they have been listed as a defaulting tenant and we collect documents to verify their identification as well as to substantiate the information supplied on their application form.

We are very thorough in the process of choosing the most suitable tenant for the property.

At times we have received requests from owners stating that they do not want single Mums, sharers or other instructions relating to the status of the tenant.

It is important to be aware that there are strict federal legislative guidelines that prevent owners and managing agents from discriminating about the status of a tenant. There are large fines that can be imposed.

Please remember that during the tenant selection process we need to be mindful of these laws.

INVESTMENT TIP: A COMMON MISTAKE: DIY

If you are whiz with a paint brush then by all means, spruce up your investment property. Carefully consider your options before undertaking large scale renovations yourself unless you genuinely have the skills to get the job done.

It is also important to be mindful that anyone attending to repairs or maintenance at the property, including yourself if there are tenants in residence, should be insured and licensed to do the work.

It is often easier to increase your income doing what you know and are good at than trying something new and unfamiliar, which may end up more costly.

A TAX DEDUCTIBLE HOLIDAY!!

Just a reminder that if you are planning to holiday or visit near your investment property you may be able to claim a tax deduction for your travel and expenses if you inspect your property. Please seek advice from your accountant regarding any possible tax deductions.

**MAKING
REAL ESTATE
WORK FOR
YOU**

