

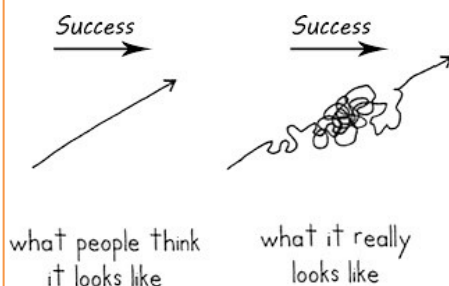
FROM OUR PROPERTY MANAGEMENT TEAM



DO YOU OWN ANOTHER INVESTMENT PROPERTY?

Consolidating your investment portfolio to a centralised agency can save you time and money. If you have another investment property on the Gold Coast, contact us to find out how we can assist you with the process. It is simple and easy as we do everything for you. We even offer discounts when we look after more than one property.

SUCCESS...WHAT PEOPLE THINK...?



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

TIPS ON HOW TO BE A SUCCESSFUL LANDLORD

As a property manager we are here to help you maximise your rental return...

Whether you have the one investment property or you are looking at investing in more properties, the simple question remains – How do I maximise my rental returns?

As a landlord, it pays to do your research on the area and talk to the experts. Maximising returns is about achieving the highest possible rent and renting the property to a quality tenant in the quickest possible time to avoid extended vacancy periods.

Our advice on how to be a successful landlord includes:

- Ensure that the property is well-maintained to attract quality tenants
- Act promptly on tenant requests to ensure they remain 'happy', caring tenants that look after the property and that want to stay long-term, reducing vacancy periods and the impact on wear and tear that can take place with multiple tenancy changeovers in a short period of time.

- Take advantage of tenancy changeovers (when the property is vacant) to upgrade areas inside and outside the property. It is the tenant's role to keep the property clean and the landlord's responsibility to maintain the property, including internal and external painting, replacement of carpets, worn out appliances and window coverings, gardening, shrub and tree maintenance, gutter cleaning and some external property cleaning just to name a few.
- If you are considering major renovations talk to us first to discuss what type of rent you can command and whether it is viable, taking into consideration the area in which the property is situated and other economic factors.
- Engage qualified tradespeople to undertake repairs and maintenance to ensure that it looks professional and not an obvious DIY fix-up.
- Don't underprice or overprice your property as both can lead to vacant periods. ■ ... PTO >

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OLD OR NEW PROPERTIES?

#Confused?

It can be quite a daunting task to try and evaluate what properties to buy when building up your investment portfolio. Do you buy new properties or old properties?

Do you buy a unit or a house? Do you buy in an established area or a new development?

Of course all of the answers to these questions can only be answered by your personal preferences, but there are important things to remember when investing in property:

- Always buy a property that other people would want to move into, in an area that they would want to buy or rent. How you present your property determines the type of tenant you will attract. Tenants will be attracted to property that presents value for money, has security, in a good location, is clean, has good sized bedrooms, is low maintenance and offers heating or cooling facilities with off road parking.
- Always do your research beforehand. Use statistical information to find high growth areas and look for high rental yields in your price range. Identify the potential returns on your investment and ensure it covers your loan repayments.
- Try and buy in a suburb that is experiencing a growth spurt rather than buying at the peak of the growth.

- Don't buy a property that requires a lot of upkeep.
- Your investment should be tax effective and provide you with good depreciation costs.
- If you have more than one property in the same area, it may be prudent to have one property manager, making the process easier, cheaper and more streamlined.

ARE YOU PAYING TOO MUCH TAX?

With tax time behind us for most, have you found yourself paying too much tax?

Purchasing additional investment properties can be a smart way to reduce your taxable income and increase your long-term wealth.

If you have equity in your current investment you may not be required to have a deposit or pay costs up-front.

We recommend that you speak with your Accountant or Financial Planner to discuss solutions on how to reduce your tax bill. ■

LANDLORD PROTECTION INSURANCE IS A MUST

Landlord Protection Insurance is your reassurance that your investment is protected from financial loss and property damage.

For such a minimal tax deductible fee you can have that added peace of mind.

If you do not have Landlord Insurance and want to find out more, please feel welcome to contact our office. Checking that you have the right landlord insurance is also important as not all landlord insurance offers good cover and peace of mind when something happens.

www.realestateworks.com.au



GOLD COAST LIGHT RAIL UPDATE

From mid 2014 this exciting light rail system will come alive for the Gold Coast. Trams will carry passengers along the coast and connect them with bus services and local attractions along the way. KDR Gold Coast is very proud to be appointed as the operator of the brand new light rail system.

Trams will carry passengers along the 13-kilometre light rail corridor, connecting them from the Gold Coast University Hospital and Griffith University (Health and Knowledge precinct) to the fast growing commercial, retail and recreational centres of Southport, Surfers Paradise and Broadbeach.

A fleet of 14 trams will deliver service along this route and passengers will have a tram every 7.5 minutes during peak times.

Over the next two years, further information will be provided on this website in relation to operating the light rail.

[Gold Coast Light Rail](#)

**MAKING
REAL ESTATE
WORK FOR
YOU**

