

**FROM OUR PROPERTY MANAGEMENT TEAM**

**CONSOLIDATING YOUR INVESTMENT PORTFOLIO**

Consolidating your investment portfolio to the one agency can make financial common sense and streamline the management and accounting process. If you have another property in our area and would like our agency to assist you with the consolidation process (to take away the stress of changing agents), we would be more than happy. You can also be confident that it is a priority for us to make sure the tenants are not disrupted.

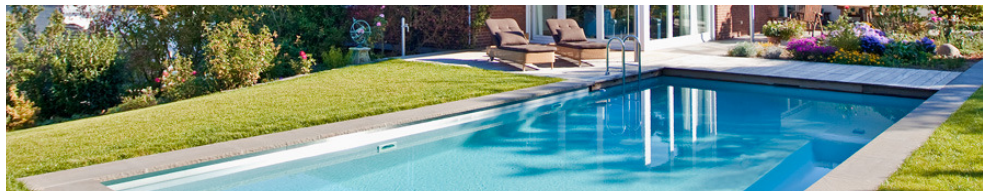
**BACK BY POPULAR DEMAND  
 Chill out with Sudoku**

Every row & column, and 3X3 box, must contain the numbers from 1-9. Good luck!

2		9		7	4	3		
	3							6 5
	6	1		8				9
		2	9		7	5		
1				6				2
		5	2		3	8		
5				2		9	7	
3	8						2	
		7	4	3		6		8

**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.ppmsystem.com](http://www.ppmsystem.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 as 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.

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**IN THIS ISSUE**

- Lawns, Gardens & Pools
- A Common Mistake – Being Emotional
- It's Tax Time Again... Expense Check
- Properties Recently Rented & Sold



## 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. ■

## 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.



- 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.*

## FOLLOW US

Connect and keep in touch with live updates on what is happening in the market and within our office. Search for [facebook.com/paradiserealty](https://facebook.com/paradiserealty)



## Properties Recently Rented

Keeping you updated on the local rental market

### HOUSES

42 Wagga Wagga St Prestons - \$450 p/w



### TOWNHOUSES

1/36 Holland Crescent Casula - \$390 p/w



## NEWS UPDATE!

### Future Leaders Conference – Fiji by Stuart Zullo

What an amazing few days I had in Fiji last week! But although I had a great time and there were some definite social highlights, it wasn't a holiday. We (myself and about 40 Professionals delegates) were in Fiji as part of the Professionals Future Leaders and Chairman's Club Conferences.

Here at Professionals we take our social responsibility very seriously, including our commitment to the National Breast Cancer Foundation in Australia and the Child Cancer Fund in New Zealand. So whilst conferencing in Fiji, I found the biggest highlight for me would've had to have been visiting Nadi District School where we were able to donate some time and goods to help the school rebuild after Nadi's devastating floods earlier this year. It was a great feeling to be giving something to their local community. From pencils and bags to painting chalk boards, I think I'm safe in saying that it was a very rewarding experience for everyone who was there, myself included.

