



# PROPERTY INVESTOR NEWSLETTER

MAY –  
JUNE 2014

This newsletter has been designed to keep you updated on what is happening within the industry and our real estate office

## FROM OUR PROPERTY MANAGEMENT TEAM

### END OF FINANCIAL YEAR IS NEAR...

With less than a month until June 30<sup>th</sup> now is the time (if you have not done so sooner) to review your investments.

How are they performing and is there anything you can do to minimise your tax for this financial year?

If you have maintenance, renovations or repairs to be carried out at the property now could be the time to undertake the works. We strongly recommend that you consult your Accountant to assist with minimising your tax.

### PROPERTY DEPRECIATION SCHEDULE REPORTS

Invest smarter with a depreciation schedule report. This is prepared by a specialist Quantity Surveying firm and helps to ensure that you are maximising the cash return from your investment property.

*Some depreciation companies say "only 20% of investors fully utilise the tax advantages available".*

## PREPARING FOR TAX TIME



Are all your investment accounts, receipts and invoices organised and ready for your accountant?

The end of the financial year can be stressful for some, so to assist you in not forgetting any tax deductions we have taken the time to outline an overview of what can be claimed:

Remember you need the documentation to support your claims.

- Advertising for a tenant
- Bank charges
- Body corporate fees
- Borrowing expenses
- Capital works
- Cleaning
- Commission, management and let fees
- Depreciation
- Insurance
- Interest
- Land tax
- Lawns and gardens
- Legal fees
- Office supplies
- Pool maintenance

- Phone
- Pest control
- Rates
- Repairs/maintenance
- Travel to the property to inspect or maintain
- Water charges

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

### BEWARE

The Australian Taxation Office is increasingly using data matching to check on claims made by taxpayers.

### PRE-PAYING EXPENSES

If you have a negatively geared investment it may be worth considering pre-paying next year's interest or other expenses such as rates or levies to gain an immediate tax deduction.

As your managing agent we are here to assist you and can provide you with an End of Financial Year summary statement for your property/s outlining all income and expenses.

**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)**

### IN THIS ISSUE

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- Retirement... something we all should consider
- Properties recently rented and sold



# Retirement

Something we all have to consider at some time



## Did you know?

The average life expectancy of a female in Australia is 84 years and a male 79 years.

Have you considered what age you want to retire? Do the math and subtract the average life expectancy from your retirement age and that is how many years you will no longer receive a wage. Most want to retire by the age of 65 years. That is 19 years for a female and 14 years for a male.

How are you going to support your current lifestyle? Yes, we live in a fortunate country with the provision of a pension, but these days it will barely cover basic housing and food. Yes, we have superannuation, but have you taken the time to consider what that will be?

You have an investment property now or maybe several so you are travelling the path to financial freedom for retirement. But is what you own enough?

Something to think about and plan for now!

## DO YOU HAVE EQUITY IN YOUR INVESTMENTS?

Many investors are surprised to discover that they can purchase additional investment properties with no cash money required upfront.

The market is turning! Don't wait until prices rise any further.

Invest today in your future.

## REMINDER!

### DO YOU HAVE LANDLORD PROTECTION INSURANCE?

Don't leave it until it is too late. Circumstances with tenants can change. Job loss, relationship changes... For such a minimal tax-deductible cost you can be protected from the unexpected rent loss or property damage.

## SUDOKU COFFEE BREAK

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

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

**THINK  
POSITIVE  
&  
POSITIVE  
THINGS  
WILL  
HAPPEN**

## Properties Recently

### Rented!

Keeping you updated on the local rental market

### HOUSES

Apex Street Liverpool –

\$420 p/w

Reserve Road Casula –

\$450 p/w

### TOWNHOUSES/DUPLEXS

5 Lang Rd Casula –

\$470 p/w

123 Elizabeth Drive Liverpool -

\$400 p/w

9-11 Christie Street Liverpool –

\$450 p/w

## Properties Recently

### SOLD!

Keeping you updated on the local sales market

Holland Crescent - \$525,000

3-9 Turner Place - \$450,000

18 Holland Crescent - \$470,000



We all wish Jan bon voyage as she whirls around Paris and Italy.



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**WE ARE FOCUSED ON MAXIMISING YOUR RENTAL INCOME  
AND OPTIMISING YOUR CAPITAL GROWTH**