

*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



*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.

### A tax deductible holiday

This is a reminder that if you are planning to holiday or visit near your investment property you can claim a tax deduction for your travels and expenses if you inspect the property. Please seek advice from your accountant regarding the tax deductions.

**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)**

## 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 may arise.

### INTEREST AND MONEY SAVING TIPS FOR YOUR CHRISTMAS SPENDING

- Pay a little extra into your mortgage during the year to give you the flexibility to spend more at Christmas time.



- If you find you need a little extra money or find yourself in debt following the Christmas season look at the interest rates that you are being charged. If you have the provision for a redraw on your home loan it may be more economical to pay off your credit card from the home loan so the interest rate is not so high. P.T.O. >

### IN THIS ISSUE

- The importance of rent being paid on time and saving tips
- A common mistake – DIY
- Anti-discrimination reminder
- Property depreciation report



## INVESTMENT TIP: A COMMON MISTAKE DIY

If you are whiz with a paint brush then by all means, spruce up the walls of your own accord. But don't tackle large-scale renovations yourself unless you genuinely have the skills to get the job done. You can't be an expert at everything you do, so stick to what you're good at – and take advice from those in their chosen professions. It is also important to be mindful that anyone attending to repairs or maintenance at the property must be insured and licensed to do so.



## 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.

During the tenant selection process we ask that you be mindful of these laws.

## PROPERTY DEPRECIATION REPORT

Are you claiming the full tax benefits on owning your investment property?

As a property investor you are entitled to tax benefits with the fixtures, fittings and appliances that form part of the property.

The amount of tax benefits and when they can be deducted can vary. If you have not done so already make a call to your accountant to discuss how you can save money at tax time. ■



## CHRISTMAS OFFICE HOURS

We would like to take this opportunity to let you know that our office will be closed on:

Sales - 23/12/12 – 01/01/13

Property Management – 23/12/12  
-26/12/12 and 30/12/12 –  
01/01/13



## NSW SWIMMING POOL LAW CHANGES –

### What do they mean for you?

The NSW Government passed the 'Swimming Pools Amendment Bill 2012' on October 29, requiring all backyard pools to be registered by 2013 in order to protect children from harm in backyard pools.

The new laws covering the State's 340,000 backyard swimming pools will include a compulsory new Statewide register; certification of pools as compliant; mandatory inspections before a property with a pool can be sold or leased; and mandatory periodic inspection of pools associated with tourist accommodation and unit blocks.

The offense for failing to register a swimming pool can attract a penalty notice of \$220 with a maximum court imposed penalty of \$2,200. The requirement to have pool owners register and self-assess their pool will hopefully help raise awareness of pool safety.

### Key dates to remember:

1. NSW Swimming Pools Register available for use by **29 April 2013**
2. NSW Swimming pools to be registered by owners by **29 October 2013**
3. Pool owners require a compliance certificate before sale or lease of their property from **29 April 2014**



Happy Birthday Leanne