



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

SEASONS GREETINGS

*May your holidays
be happy days
filled with love
and laughter
And may each day
bring joy your way
in the year
that follows after*

We wish you and your family a safe, fun and relaxing time over the Christmas period and look forward to a new and prosperous year.



CHRISTMAS CLOSURE TIMES

Please note that our office will be closed from 1:00 pm on Tuesday 24/12/13 and will re-open on Monday 30/12/13. We will be closed on New Years Day, Wednesday 01/01/14.

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**

Pay Less Tax – Are you maximising your tax depreciation deductions?

Make Your Investment Property More Tax Effective!

Are you maximising your tax depreciation deductions? Many landlords are missing out on literally thousands of dollars in lost tax depreciation deductions.

What you should know:

- Your investment property does not have to be new. Most properties, both new and old, will attract some depreciation deductions. A common myth is that older properties will attract no claim. ANY property is worth making an enquiry.
- If you have been unaware of this tax deduction you can adjust previous years' tax returns. When a property owner has not been claiming or maximising tax depreciation deductions, usually the previous four financial years' tax returns can be amended easily.

- You need a specialist to maximise your claim. Quantity Surveyors are recognised by the Australian Tax Office under TR 97/25 as appropriately qualified to estimate construction costs of a building for depreciation purposes.



Take the time to contact your Accountant to ensure that you are receiving the additional tax deductions to the maximum capabilities. You may also need to ensure that your Accountant is utilising the deductions from a Property Depreciation Report.

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INSPECTION CHECK



Owning an investment property requires landlords to ensure that the property is safe for the tenant to reside in as well as focus on preventative maintenance. Each year landlords should be undertaking the following checks on the property:

1. Building inspection
2. Pest inspection
3. Smoke alarm inspection (where applicable)
4. Safety switch inspection
5. Pool inspection (where applicable)

Are you up-to-date with your annual inspections?

If you require assistance or further information regarding the inspections, please feel welcome to contact our property management team. ■

DON'T BE AFRAID TO ASK FOR A LOWER RATE

With interest rates at a low and the property market at a low, but showing signs of turning, investing in property is a smart choice right now.

Like the turning of a property market, interest rates won't stay at this level for long. If you can afford to pay a little extra off your mortgage this could create a buffer for when the rates rise to their traditional level of about 7.8 per cent.

Alternatively, it may be the time to negotiate a lower mortgage rate. If you are on a standard variable

rate then you have the ability to compare rates and save hundreds of thousands of dollars over the lifetime of the loan or thousands per year. The finance market is competitively seeking new business and will drop rates to gain it.

But don't forget to do your homework, read the fine print and ensure that you are getting a comparable rate inclusive of fees.

CONDITION REPORTS

The most important form in a tenancy

When a tenant moves out of a property, the document that is used to judge whether or not the property has been left in the appropriate condition is the Ingoing Condition Report.

Therefore, particular importance must be placed on the completion and attention to detail in the initial report. If a dispute arises, and the matter needs to be heard in a Tribunal, a great deal of emphasis is placed on the Condition Report because an Adjudicator will form their judgement based around this paperwork. There is no substitute for detail, because the more detail, the less room for dispute or misinterpretation.

As your property managers, we are constantly reviewing and upgrading our skills with the completion of Condition Reports to ensure the best outcomes are achieved at the vacate time. ■

CONNECT WITH US

Just search paradiserealty



Properties Recently Rented!

Keeping you updated on the local rental market

TOWNHOUSES/DUPLEXES

Tulloch Close Casula \$460 p/w

Wattle Road Casula \$420 p/w

Thinking of selling....think of us

Properties Recently SOLD!

Keeping you updated on the local sales market

Strawberry Road Casula - auction \$610,000

Fox Valley Road, Denham Court – private treaty \$1m

Doomben Close Casula – private treaty \$359,000

Clune Close Casula – private treaty \$455,000

Guise Avenue Casula – auction \$590,000



Welcome to Adele Hanna our new Leasing Consultant.



Happy birthday to Leanne and Jess

