



## PROPERTY INVESTOR

# NEWSLETTER

AUG – SEP  
2017

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

### INSPECTING YOUR PROPERTY

It is important for all landlords to inspect their investment property/s (where practical) 'at least' every couple of years.

Our agency does conduct this service on your behalf and provides you with detailed reports to keep you connected and up-to-date on the property. However, it is always a good idea to visit the property yourself.

If you are considering inspecting your property, please discuss this with your property manager, as there are strict guidelines on how many inspections can be conducted during the year and notices must be issued for entry to the property.

## TIPS FOR CHOOSING AN INVESTMENT PROPERTY...

Every property investor would love to have a crystal ball and be able to buy in an area before it becomes 'up and coming', in order to buy cheaply and reap the benefits of a subsequent increase in property prices.

There are certain indications that a suburb may boom, but none of them are set in stone and you can never be sure.

### OUR HOT SPOT GUIDE

Check the area for the following:

- Does demand (for whatever reason) exceed or apparently exceed supply
- Is the area's increase in price significantly greater, than the region as a whole
- Does the area have low prices, which are expected to rise in the near future
- Are neighbouring areas experiencing good capital growth
- Are there positive developments happening in the area (e.g. a new railway, shopping centre or an arterial road to the city) that will impact positively on capital gains

Prior to purchasing an investment property, it is highly recommended that you do your homework and seek professional advice.

- Check sales of similar properties in the area
- Check with your financial advisor/bank to see if you can afford the property
- Check with your solicitor to ensure that any extensions or additions were approved at the time of construction
- Engage the services of a building and pest inspector to professionally inspect the property
- Speak with neighbours to find out about crime levels, noise levels, pollution, industry smells, public housing developments, flooding or drainage problems



P.T.O >

We are focused on maximising your rental income and optimising your capital growth

## MAINTAINING YOUR PROPERTY IS SERIOUS & RISKY BUSINESS IF IGNORED

It may seem like a minor repair when your property manager touches base... a ripple or hanging thread in the carpet; a loose external door/window lock; a loose light fixture or power point; a wobbly step/s, a small patch of dry rot, mould, water leaks, pathways cracking or becoming uneven, poor external lighting or unknown power surges, just to name a few. However, each of these maintenance items, if ignored or not responded to in a quick and timely manner, can result in serious consequences of personal injury or a compensation claim, which can attract large excesses to defend the claim.

It is our duty of care in accordance with legislation requirements (as your agent) to report these issues, provide solutions and obtain quotes.

It is your duty of care to respond and act quickly.

Failure to attend to maintenance, can also lead to time consuming dispute resolution or the tenant terminating the tenancy in extreme situations.

### SUDOKU COFFEE BREAK

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

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

### QUOTE OF THE MONTH

**“GOOD THINGS HAPPEN WHEN YOU DISTANCE YOURSELF FROM NEGATIVE PEOPLE.”**

## TALK TO THE PROPERTY EXPERTS

### BUYING, SELLING & PROPERTY MANAGEMENT

Call us if you are thinking about buying or selling or know of someone that is

#### Properties Recently

##### RENTED

Keeping you updated on the local rental market

##### HOUSES

Boronia Ave Casino	\$260
Greenhills Dr Goonellabah	\$385
46 O'Flynn St Lismore	\$340

##### RURAL

411 Jiggi Rd Goolmangar	\$400
-------------------------	-------

##### UNITS

Smith Lane Wollongbar	\$340
-----------------------	-------

#### Properties Recently

##### SOLD

Keeping you updated on the local sales market

27 Bridge St Lismore	\$177.5K
94 High St Lismore H	\$520K
27 Ross St Lismore	\$336K

### ATO Guide for rental property owners

## Rental properties 2017

The ATO has a great publication guide that explains how to manage and understand rental income and expenses, including how to treat more than 230 residential rental property items; depreciation of items such as building, fixtures and fittings, capital gains tax; general value shifting regime, goods and services tax (GST); negative gearing; what you need to know when selling a rental property or buying a new investment property and lots of great real life examples to make it simple and easy to understand the concepts.

Visit <https://www.ato.gov.au/Forms/Rental-properties-2017/> to download your copy

## NEWS Update

### WATER RATE NOTICES

A reminder.....

Don't forget to ensure that we receive your water rate notice promptly. Under the legislation, a tenant is not obligated to any pay water usage if you've not sent the water rate notice within the said quarter.