



# PROPERTY INVESTOR

# NEWSLETTER

JUL –  
AUG 2015

*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

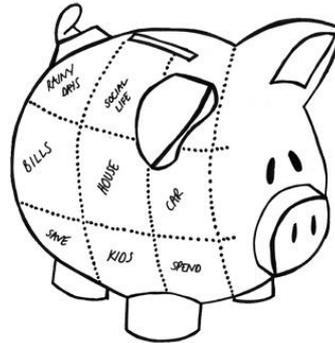
### BE ON GUARD FOR TAX SCAMMERS

Authorities have released warnings that tax scammers are targeting small businesses and consumers during this busy tax time of the year. The statement says scammers may contact you claiming to be from the ATO advising that you have overpaid your tax and due for a refund, or underpaid, requesting the debt to be finalised immediately. Contact can be by telephone or email where they will request your tax file number and credit card details, which they are using for identity theft, fraud and embezzlement.

### IT IS THE LAW... WE CANNOT DISCRIMINATE

Just a quick reminder that during the tenant selection process 'it is the law' that we cannot discriminate against children, single parents, nationality or race, gender or religious beliefs as there are serious fines. However, we can target the property description to attract a tenant that would suit the property. *E.g. 2 bedroom, quiet & secure unit, walk to bowls club.*

**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)



## INVESTMENT Budgeting

### SMART TIP

Many of us budget for our car, entertainment, home, insurance, holiday, utilities, and spending expenses... but how many landlords have budgeted for their investment property expenses? Not just repairs and maintenance, but improvements and renovations on the big items that wear out and depreciate over time... An investment property is just like a car. A car needs a regular service, oil change, replacement of spark plugs or a battery and attention to cleaning inside and out. Then there are those big items that we don't like investing in such as the replacement of tyres, an alternator, brake pads or the engine. An investment property is no different. Approximately every five years you should budget to replace the floor and window coverings, paint internally and improve kitchens and bathrooms if needed. We understand that this can be a great expense for the average landlord who is not a huge corporation with overflowing banks accounts. However, it is an area that needs to be factored into your budgeting. We encourage all of our landlords to take a moment to complete the below budget.

#### PROACTIVE SAVINGS BUDGET

Replacement Item	Total Cost	Replace Every Number of Years	Annual Savings Required	Weekly Savings Required
<i>Example: Cost to replace carpet throughout</i>	<b>\$2500</b>	<b>4 years</b>	<b>\$625.00</b>	<b>\$12.00</b>
Cost to replace floor coverings				
Cost to replace window coverings				
Cost to replace hot water system				
Cost to internally paint				
Cost to externally paint				
Miscellaneous maintenance				
<b>TOTAL</b>			<b>\$</b>	<b>\$</b>

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# ROUTINE INSPECTIONS A VISUAL INSPECTION ONLY



Routine inspections are a vital part of our management service to landlords to ensure that the property is being cared for by the tenant/s, is presented in a well-maintained condition and free from potential risk causing injury to the tenant/s or visitors.

Property management is a complex process involving many facets to the role (debt recovery, legal representation, counselling, mediation, accounting, administrative paperwork and financial management... just to name a few).

As a landlord, it is important to be mindful that our team are 'property managers', not professional and licensed 'property inspectors'.

When conducting routine inspections our team are assessing the 'visual' aspects of the property ONLY in regards to maintenance, repairs, renovations, improvements and obvious safety hazards.

It is the landlord's responsibility to ensure that annual inspections are undertaken at the property to mitigate potential risk in regards to electrical/safety switches, pool safety compliance, glass compliance, blind safety cord compliance, building code and safety compliance, pest control for white ants and any risk areas that are not obvious to the ordinary person.

It is important that you undertake these 'professional' inspection checks to protect and secure your investment property.

Please feel welcome to contact our agency to discuss organising these inspections, which are tax deductible.

## 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.

Do you own another investment property? We are here to help.

#### Properties Recently Rented!

##### Vale St, Wilston



Spacious Queenslander family home in a tranquil setting close to services and schools. Was let after a campaign less than two weeks for \$720 per week.

##### Waverly Rd, Taringa



This is great 2 bedroom apartment situated just walking distance from Indooroopilly Shopping Centre, yet boasts a lovely serenity.

### ACCUMMULATED REWARD POINTS \$\$\$



There seems to be a reward card system for just about everything. We sign up to some and decline others. We had one of our team members get super excited about accumulating \$700 worth of gift cards from her credit card and earning a \$90 grocery card from spending a certain amount of money shopping in one week, which prompted this tip. Have you looked into your accumulated rewards? If money is tight it can be a great way to save on your weekly spends! Many rewards you have to activate to participate – so it is worth checking them out.

### ARE YOU HAPPY WITH YOUR CURRENT PROPERTY MANAGEMENT SERVICE?

At Merv Smith Realty we know that you as a property investor have your own investment goals and strategies and that those plans can vary over time.

That's why this month we have launched a revised range of management plans at reduced commission rates to accommodate your individual circumstances.

**Just visit our website at [www.mervsmithrealty.com.au](http://www.mervsmithrealty.com.au) to view this great deal!**

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### SUDOKU COFFEE BREAK

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

