

ISSUE  
MAY – JUN  
2021

# THE INVESTOR

## WE NEED MORE RENTAL PROPERTIES

The rental market is on the rise. Are you looking to purchase another investment property, or do you know someone who has an investment property in our area? Connect with us today, and we can discuss the benefits of growing your investment portfolio and how we can increase your income and wealth.

## LET US KNOW IF WE GET IT WRONG

As your managing agent, our focus and commitment to you are to strive towards:

- skilfully representing you,
- delighting you with our service,
- maximising the returns on your investment,
- optimising long-term capital growth, and
- taking the hassle out of managing the property.

However, sometimes we can get it wrong, and if we do, we want you to let us know so that we can take immediate action. It can be a minor niggling issue that we may not be aware of or something more significant. Nothing is too small or too big. Our focus is all about YOU.

Please feel welcome to telephone our agency or send a quick email to share any concerns you may have or simply let us know how we can do better.

Equally, if we have delighted you with our service, please share your positive feedback.

Property management can be challenging for all parties, and it is through open communication, we can do better.



You have to  
*Work for it*  
more than you  
*Hope for it*

## THE TENANCY CHANGEOVER IT IS MORE THAN JUST ANOTHER PROCESS

When a tenant gives notice to vacate, we do understand that it can be a stressful time for property investors, as they consider the possible uncertain times of questioning:

- How long will it take to find a new tenant?
- What condition will the tenant leave the property?
- Will I have to top up the income during this period? and
- How much will the tenancy changeover cost me?

The changeover period is an important time during the management process of the property. Take the time to plan to minimise any potential income loss and utilise the time while the property is vacant to focus on scheduled maintenance, renovations/improvements to optimise the long-term capital growth value.

### QUICK THOUGHT-PROVOKING TIPS

- At the commencement of a new tenancy, '*start thinking with the end in mind*' about potential renovations/improvements to the property that may be necessary and set up a budget to reduce financial pressures.
- Schedule into your calendar the agreement expiry date as a reminder.
- Allow a minimum three-day turnaround between tenants to factor in the final inspection, possible cleaning, and repairs that may be required.
- Utilise the tenancy changeover period to undertake any necessary repairs and more significant renovations/improvements, such as painting, replacing carpets, window coverings, rejuvenating gardens, etc.
- Be mindful that when a tenant vacates, legislation states that the property must be left in the same condition as the commencement taking into consideration fair wear and tear. In accordance with the possible formalities of 'fair wear and tear,' it may be necessary for the Investor to undertake a spot clean of the property before new tenants move in, depending on the circumstances.

At all times, our agency will keep you updated and informed on all tenancy matters. If you have any questions, we are always here to support and assist you.

# TAX TIME... UNDERSTANDING THE BASICS

We are fast approaching that time of the year where property investors need to get prepared and take the time to understand their tax obligations.

Whether you plan on preparing your tax return or working with an accredited accountant, the following can assist you in getting organised, including a couple of helpful tips to better understand rental income and expenses.

Rental income is simply the total amount of rent and other associated payments, such as refunded bond money at the end of the tenancy, reimbursements, insurance payouts, and booking or cleaning fees received.

Rental expense is the total amount incurred or paid that is directly associated with renting the property.

There are three (3) categories of rental expenses:

1. Non-claimable deductions
2. Immediate claimable deductions
3. Deductible over several income years

## NON-CLAIMABLE DEDUCTIONS (EXPENSES)

- Acquisition and disposal cost of the property.
- Expenses not incurred by you, such as water or electricity usage paid by the tenant.
- Expenses related to periods where the property was not available for rent.
- Travel and seminar expenses related to the prior purchase of a property.
- Travel expenses relating to the management of the property incurred from July 1, 2017.

## IMMEDIATE CLAIMABLE DEDUCTIONS (EXPENSES)

We have created a checklist-style summary of these deductions to assist our property investors in ensuring they have accounted for all expenses.

### RENTAL PROPERTY STATEMENTS

- Administration costs (stationery and postage)
- Advertising for tenant costs
- Agent's fees and commissions
- Body corporate fees
- Cleaning & caretaking fees
- Council rates
- Electricity and gas
- Gardening and lawn mowing
- Inspection costs (including annual certificate fees)
- Insurance premiums (landlord, building, contents, public liability)
- Pest control
- Repairs and maintenance
- Water charges

### PRIVATE RECORD STATEMENTS

- Accounting fees
- Bank charges
- Home office expenses (where deductible)
- Interest on loans
- Land tax
- Legal expenses
- Mortgage discharge expenses
- Quantity surveyor's fees
- Stamp duty fees
- Stationery and postage
- Tax-related expenses
- Travel and car expenses (where deductible)
- Borrowing expenses, depreciation (as per schedule), and capital works

## DEDUCTIBLE OVER SEVERAL INCOME YEARS

There are three (3) types of expenses deductible over several years as outlined below, which can be a more complex part of the overall tax return that will require professional advice, reports, and the preparation of schedules.

1. Borrowing expenses
2. Depreciation
3. Capital works

The above is a brief overview of understanding tax time so that you can be more prepared. We recommend that all investors organise a pre-tax planning meeting with their accountant or financial advisor to ensure you claim the maximum benefits.

You should not act solely based on the material contained in this newsletter. The information and statements herein are general comments only and do not constitute or convey advice per se. Seek independent professional advice before making any decision or acting. | © International copyright and published by PPM Group (www.ppmgroup.com.au)

## PM NEWS:

### ROUTINE INSPECTIONS

Inspections are conducted throughout the lease to ensure there is no damage or other issues to your investment.

Please ensure you read and review the report we send out. As new legislation is in place effective 29<sup>th</sup> March 2021 all properties must meet minimum standards. Please contact your property manager to discuss further.

### SUDOKU COFFEE BREAK

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

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

### OUR SPECIAL DAY IN JUNE

*Monkey Around Day...* Yes, this day really does exist. Put aside your troubles, stresses & worries, and take a moment to be silly or wild. Set a reminder for **June 14**.



**Fusun Ristic**  
Director of  
Property  
Management