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Ristic



PROPERTY INVESTOR

NEWSLETTER

APR –
MAY 2018

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

DO YOU HAVE ANOTHER INVESTMENT PROPERTY?

Or do you know someone that requires a professional management service?

We are on the lookout for new rental properties for our many waiting tenants. We pride ourselves on our skilled and professional service that we offer and we will pay you a referral fee for all new referred business. Telephone us to find out more.

BEWARE... WHITE ANTS

When was the last time you had your property inspected?

It is important to us as your managing agent to remind you about annual pest control inspections for white ants.

We do carry out regular routine inspections on your investment. However, we are not equipped or professionally trained to determine if there is white ant activity.

For such a minimal annual (tax deductible) fee you can have peace of mind that your investment is protected... which can save you \$10,000+.

Feel welcome to telephone our office to discuss this further.

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

GAS SAFETY ALERT



Energy Safe Victoria has issued a warning for Victorians who live in a property with a Vulcan Heritage or a Pyrox Heritage gas heater not to use it until it has been tested by a qualified gasfitter.

According to Energy Safe Victoria, open flue heaters, like the Vulcan Heritage or Pyrox Heritage space heater, are old technology and have a real risk of carbon monoxide circulating in the home.

All Vulcan Heritage or Pyrox Heritage space heaters have been withdrawn from sale and they are no longer being manufactured.

“This is a timely reminder that everyone should have indoor gas appliances, especially heaters, checked by a qualified gasfitter every two years,” Mr Fearon (Director of Energy Safety Victoria)

Ristic Real Estate has negotiated a deal with our preferred Plumber, offering our clients a service, clean and carbon monoxide check for \$177. Contact your property manager if you would like us to arrange this for your investment property.

To take up this offer, please contact your property manager.

More info: <http://www.esv.vic.gov.au/news/program-in-place-to-address-co-risk-in-heritage-gas-heaters/>

HOW TAX DEPRECIATION CAN MAXIMISE CASH FLOW

Tax time is fast approaching and claiming depreciation expenses can put a lot of money back in your pocket.

Investment property tax depreciation allows you to claim a tax deduction for the wear and tear of the structural elements (the actual building) and the plant and equipment (fixtures and fittings) of an investment property.

By claiming depreciation as a tax deduction, you can lower your taxable income. This in turn reduces the amount of income tax you need to pay, leaving more cash in your pocket each year. You can use this increased cash flow to pay down debt, create new investments or simply enjoy more disposable income.

You can maximise investment property tax deductions by considering the following:

Engage a registered Quantity Surveyor

To maximise investment property tax deductions, you need a detailed tax depreciation schedule. A tax depreciation schedule summarises the tax deductions you can claim on your investment property each year for up to 40 years. ATO rules insist that a tax depreciation schedule be compiled by a registered Quantity Surveyor, who will inspect your property and ensure that every depreciable item is identified and evaluated.

Claim small items immediately

To offset the usually higher cost of an investment property in the early years, claim small items as soon as possible. Items under \$301 dollars can be written off immediately.

Furnish your investment property

Furnishing a property can often help achieve a higher rental return. Furniture in an investment property is depreciable and you can claim a large rebate back in the first year. This option will depend on the demand for furnished properties and the potential of an increased rental return.

Claim scrapping value when upgrading or renovating

Scrapping, or residual value, is a depreciable element that many property investors overlook. You can claim a tax deduction for fixtures and fittings that are replaced during an upgrade or renovation. Have a Quantity Surveyor review your renovation plans and estimate what you will 'lose' when throwing out old carpets, kitchen cabinets or other fittings. This 'scrapping' amount can be claimed as a tax deduction.

INVESTORS, HAVE YOU CONSIDERED SOLAR PANELS?

For property investors in the past, the cost of installing solar panels has sometimes outweighed the benefits. Landlords could not justify the expense of installing a solar system when the reduced energy bill went to the tenant. And putting the rent up to cover the installation often outpriced the property from the market rent.

However, these days, there are options for landlords to benefit from the installation of solar panels.

There are companies who install solar on the property, then grants (manages) the income to landlords from selling power to the tenant – while guaranteeing tenant discounts on their current electricity rates. Another way it can be structured is by having landlords lease their roof space to the tenant to install a solar system (if they are on a long lease). Tenants can arrange the install and finance.

Solar panels can be an attractive and enticing renting option for a tenant, increase the asset value of a property while providing income to investors. For more information we recommend that you search 'Solar panels in rental properties' to obtain professional advice.

TALK TO THE PROPERTY EXPERTS

BUYING, SELLING & PROPERTY MANAGEMENT

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

Properties Recently RENTED

Keeping you updated on the local rental market

1 Railway Place, Fairfield
\$540 per week – 3 BRS
27/5 Delacombe Drive, Mill Park
\$360 per week – 3 BRS
5A Cheddar Road, Reservoir
\$330 per week – 2 BRS
4 Bentley Way, Mill Park
\$360 per week – 3 BRS
2 Kilborn Court, Mill Park
\$380 per week – 4 BRS
39 Pasture Crescent, Mernda
\$330 per week – 2 BRS
2/24 Nisbett Street, Reservoir
\$410 per week – 3 BRS
1A Maxwell Street, Lalor
\$400 per week – 3 BRS
27 Kingston Town Crescent, Mill Park
\$370 per week – 3 BRS
16 Arum Walk, Mernda
\$355 per week – 3 BRS
4 Camden Close, South Morang
\$430 per week – 4 BRS
1/191 The Boulevard, Thomastown
\$360 per week – 3 BRS
8B Vasey Avenue, Lalor
\$410 per week – 3 BRS
13 Jetstream Drive, Mernda
\$360 per week – 3 BRS
15 Starlight Gardens, Epping
\$385 per week – 3 BRS
13 Celadon Street, Epping
\$420 per week – 4 BRS
18 Sandover Street, Doreen
\$375 per week – 4 BRS



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