



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

CALLING YOUR PROPERTY MANAGER

The easiest way to contact your property manager is by email as all team members are operating on tight schedules with out of the office inspections and sign up appointments. However If you need to call the office, we always have someone in the office more than happy to help with your query.

UPFRONT COSTS IN BUYING A PROPERTY

It may have been some time since you last purchased a property so here is a refresher of the upfront costs.

- Purchase price requiring a 10-20% deposit
- Stamp duty, mortgage registration and transfer costs
- Loan application and bank charges
- Lenders mortgage insurance if your deposit is less than 20% (depending on your circumstances)
- Legal and conveyancing fees
- Building, pest and strata inspection reports
- Moving costs if you are planning on living in the property

ROUTINE INSPECTIONS Why do we do them?

Routine inspections are one of the most important tasks that our property management team undertakes and we take them very seriously.

We conduct routine inspections for the following reasons:

- To connect with the tenant and obtain their feedback on the property
- To prompt the tenant to spring clean the property
- To ensure that the tenant is caring for the property in accordance with the tenancy terms
- To provide feedback on maintenance and repairs required
- To ensure that the property is safe for the tenant to reside in
- To keep landlords up-to-date on future renovations and improvements required

It is paramount for a property to be well-maintained and presented in a clean and tidy condition to protect your investment and reduce the possibility of a litigation claim should there be a slip and fall.

VISUAL INSPECTION ONLY

As your managing agent it is our obligation to visually inspect the property only. We are not licensed 'professional experts', such as building, pest, electrical or pool inspectors.

What we look for visually:

Leaks, doors and windows working, tears or ripples in carpets, fixtures and fittings working, marks, chips or holes, locks working (just to name a few) and the overall condition and presentation of the property.

We strongly recommend that professional experts undertake the necessary tax deductible annual inspections to protect your investment.

If work is required following an inspection it is important for all landlords to actions these requests as quickly as possible. We are always here to assist and support you with all your property needs.

DEPRECIATE AND APPRECIATE



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.

Property investors who own income producing properties are eligible for significant taxation benefits. Research shows that 80% of property investors are failing to take advantage of property depreciation and are missing out on thousands of dollars in their pockets. Depreciation is often missed because it is a non-cash deduction – the investor does not need to spend money to claim it.

What is depreciation?

As a building gets older, items wear out – they depreciate. The ATO allows property owners to claim this depreciation as a deduction. Depreciation can be obtained by any property owner who obtains income from their property.

Depreciation Facts:

- Investors can adjust previous years' tax returns – claim missing deductions from the ATO.
- An investment property does not have to be new – older properties also have good depreciation potential.
- By claiming property depreciation on an income producing building an investor will pay less tax.

Obtaining a depreciation schedule that maximises deductions may result in an investment property returning a positive income.

Quantity Surveyors are qualified under the tax legislation ruling TR97/25 to estimate construction costs for depreciation purposes and are one of the few professionals who specialise in providing depreciation schedules.

Source: BMT Tax Depreciation

Properties Recently Rented!

Keeping you updated on the local rental market

- 4 x 2 Guildford \$640 per week
- 4 x 2 Bassendean \$495 per week
- 4 x 2 Bassendean \$460 per week
- 4 x 2 Bassendean \$430 per week
- 4 x 2 Caversham \$470 per week
- 4 x 2 Ellenbrook \$400 per week
- 4 x 2 Morley \$400 per week

4 x 1 Bassendean \$400 per week

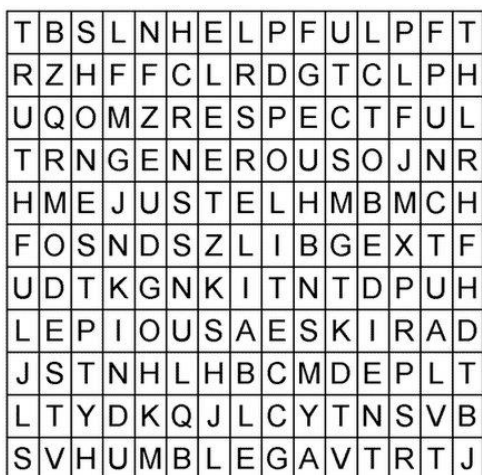
- 3 x 2 Bassendean \$460 per week
- 3 x 2 Bassendean \$420 per week
- 3 x 2 Bassendean \$390 per week
- 3 x 2 Cannington \$360 per week
- 3 x 2 Ellenbrook \$330 per week
- 3 x 2 Midland \$340 per week

- 3 x 1 Ashfield \$330 per week
- 3 x 1 Bassendean \$300 per week
- 3 x 1 Bassendean \$395 per week
- 3 x 1 Lockridge \$300 per week
- 3 x 1 Lockridge \$330 per week

- 2 x 1 Girrawheen \$280 per week
- 2 x 1 Mount Lawley \$320 per week

1 x 1 Highgate \$300 per week

TENANT CHARACTERISTS WORD SEARCH



- | | | |
|------------|----------|----------|
| truthful | honest | obedient |
| respectful | humble | polite |
| punctual | reliable | |
| generous | pious | |
| just | kind | |
| helpful | modest | |

INVESTMENT PROPERTY OF THE MONTH



2/133 West Road, Bassendean
PRICE \$280,000 to \$320,000

