

CLICK HERE to Insert Office Logo and Contact Details – you will need to delete these instructions! Click here to insert your logo & contact details into the header space using cut & paste. If the logo is not pasting at the correct size - right click over the logo - Click on Format picture - Click Layout - & choose **In front of text**.

PROPERTY INVESTOR NEWSLETTER

OCTOBER - NOVEMBER 2006

This newsletter has been designed to keep you updated on what is happening within the industry and our Real Estate Office

From the desk of the Asset Manager

Subscribe to our Newsletter for less than \$10 per month

There is nothing more frustrating than coming up with new fresh content for your newsletter.

Save precious time each month in thinking what to write, by downloading our newsletter.

Your landlords will love it!

Our newsletter format is easier to modify and personalise with your company logo.

Contact our office for more information: T: 07 5592 6511 or subscribe on-line at www.ppmssystem.com

Inspirational Tip

"Develop an attitude of gratitude, and give thanks for everything that happens to you, knowing that every step forward is a step toward achieving something bigger and better than your current situation."

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. The newsletter is issued as a helpful guide to clients and is for their private information. Every effort is made to ensure the contents are accurate at the time of publication. 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

Selling an investment property that is tenanted...

If you are looking to sell your investment property, it is important to communicate with the tenants, as they can often feel like their privacy and quiet enjoyment has been invaded.

If you get a tenant off side, it can cause unnecessary challenges and inhibit your ability to quickly sell the property.

For this reason, it is important that your managing agent is always the first to be notified of your intention to sell. The managing agent will have a relationship with the tenant and be able to negotiate inspections and open houses on your behalf.

Just a thought! - If a tenant is being difficult with inspection times, you may want to consider offering the tenant an incentive, such as a reward \$\$value if the property is sold within a period of time. This may motivate the tenant to take extra care in the presentation of the property and allow more frequent inspections,

as there will be a monetary reward for the tenant.

Being a tenant in an investment property that is on the market for sale can be unsettling, as you can imagine. We like to think that we take the time to care for the needs of our clients and customers, as without both we have no business!



If you are thinking about selling your property, contact our office today for prompt, friendly and professional advice. ■

P.T.O...

IN THIS ISSUE

- **Selling an investment property that is tenanted**
- **Q & A: Minimising land tax & Moving back into your property**
- **Landlord protection insurance**





Q & A – Land Tax

Q. Can you claim land tax as a tax deduction and are there any good strategies for property investors to minimise land tax?

A. Provided the property is producing income, you can claim the land tax as a tax deduction.

It is a state tax, therefore can be minimised by holding your investment properties in various states. ■

Q & A – What if we want to move back into our home?

Q: A commonly asked question is “If we want to move back into our home what do we have to do?”

A: If your tenants are on a fixed term tenancy you cannot move back into the property, unless both parties come to a mutual agreement in writing. If a tenant signs a 6 or 12 month tenancy agreement they have the exclusive right to occupy the property for that given period. If you want to move back into the property at the end of the tenancy agreement, it is a legal requirement that you give the tenant the prescribed notice period in accordance with your State’s legislation prior to the tenancy expiring.

If the tenant’s agreement has expired, they are residing in the property under a continuing or periodic tenancy agreement. It is

important to know that even though the tenant’s agreement has expired, you are still required to give notice in accordance with legislation requirements.

If you are considering moving back into your investment property, please contact our office to discuss this with a member of our team to ensure a smooth transition. ■

If you have a question that you would like answered, feel welcome to email our office on:
[\[click to add email address\]](#)



Do you have Landlord Protection Insurance?

Our office highly recommends Landlord Protection Insurance. Landlord Protection Insurance will provide you with peace of mind and ensure that you are protected in that *unexpected* situation for loss of income or property damage.

BEWARE! If you are utilising a Landlord Protection Insurance policy provided by your bank, ensure that you take the time to thoroughly investigate what the policy covers. We have heard of many stories where “bank” recommended policies have high excesses or do not cover for rent loss in certain situations.

Landlord Protection Insurance cover is a tax deduction. ■

* Policy Terms & Conditions apply

Properties recently rented

Keeping you updated on the local rental market

HOUSES

[\[click to add property details\]](#)

UNITS

[\[click to add property details\]](#)

TOWNHOUSES

[\[click to add property details\]](#)



Staff / local area update

SPACE FOR OFFICE / STAFF UPDATE NEWS

(Good news on the area, market research, holiday leave, awards, rate notice due - reminder, personal note, investment property of the month, new developments in the area) ■

OPTIONAL
ADVERTISING
SPACE