

PROPERTY INVESTOR NEWSLETTER

JULY 2010



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**LOGAN WEST LEADER BUSINESS
ACHIEVER AWARDS 2010**

Quest Community Newspapers plays a pivotal role in supporting small business across the Greater Brisbane region through the annual Business Achievers Awards.

Established in 1994, the Business Achiever Awards allow communities the opportunity to recognise and reward their local businesses.

VOTE FOR US NOW & WIN

Vote for us and you will automatically go in the draw to win a Double Island Adventure on Moreton Island courtesy of our friends at Tangalooma Island Resort, valued at \$270.00. The winner will be the first entry drawn at random and will be notified by phone and published in the following edition of this newspaper.

Vote at: www.questawards.com.au
Deadline: 10am Monday 12th July 2010

PROPERTIES RECENTLY RENTED

Munruben \$400.00 per week
3 bedrooms, 1 bathroom, double carport, single garage

Browns Plains \$295.00 per week
3 bedrooms, 1 bathroom, single carport

Waterford West \$245.00 per week
2 bedrooms, 1 bathroom, single garage

SHARON'S BABY GIRL

Jordan Jennifer Hildrew
Born: 20th May 2010

Time: 1.57pm
Weight: 3.3 kilos



TENANTED INVESTMENT PROPERTIES FOR SALE

Heritage Park, \$317,000 duplex with no body corporate, 3 bedrooms, 2 bathrooms, lounge and dining, entertaining area, single garage, \$300/week rent.

Regents Park, \$339,000, 3 bedrooms, 2 way bathroom, single carport, \$310/week rent.

Regents Park, \$319,000, 3 bedrooms, lounge, dining, single garage, quiet court location, walk to schools and shops.

Regents Park, \$419,000, 4 bedrooms, ensuite, double garage, 3 years old, \$370/week rent.



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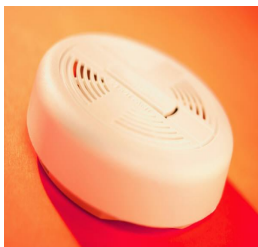
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SMOKE ALARM SOLUTIONS

***Strictly Limited Offer
2 years for the price of 1
Unlimited visits***

This offer applies to all properties enrolling in our Annual Service Plan for the first time.
1st July 2010– 31st July 2010
No time extensions possible.

If you are one of our owners that attend to the smoke alarms yourself but would like to take up this offer please contact your Property Manager on 07 38003322 or by email at rentals@brownsplainsrealestate.com.au



Get ready, it's nearly tax time!

It is almost tax time again and the tax office is set to crack down on property investors, doubling the number who were audited in the past year. It is a concern that rental deductions are being over claimed especially as the growth in rental expenses continues to outweigh rental income.

A tight rental market in many cities might suggest that more people now own properties so that rental deductions might be expected to be increasing. The tax office will also focus on excessive claims for interest deductions and building depreciation. The audits will aim to examine initial repairs or renovations that are incorrectly claimed as repairs & maintenance along with body corporate fees.

So what documents do you need to keep? You need to keep all supporting documents such as bank statements, mortgage statements, end of month statements from your agent and copies of all receipts for costs as council rates, insurance, repairs and new equipment. Basically if you are making a claim you must keep the receipt.

Information provided by Brad Yen, Business Relationship Manager, New South Wales—
Terri Scheer Insurance.



GOOD TENANTS ARE TOO GOOD TO LOSE

Landlords who raise their rents too high risk losing good long-term tenants. Following recent interest rate rises and in line with current low rental vacancy rates, some landlords may be tempted to increase rents. Rising interest rates are likely to be taken into consideration by landlords when leases on their properties come up for renewal so it is understandable that landlords may need to raise their rents to keep pace with rising costs. However, financial consideration should be balanced against the importance of keeping good tenants in a property.

Unreasonably high rent increases may prompt the angry departures of good long-term tenants, leaving empty rental properties generating no income for weeks, it could turn out to be a very costly affair.

We see many cases where tenants have caused extensive malicious damage to rental properties or absconded without paying their rent. A tenant who pays their rent on time and maintains your property is well worth keeping. This doesn't mean you should never raise the rent, but think carefully if you are considering a significant increase. In some cases it may be worthwhile 'rewarding' good long-term tenants by keeping rent rises to a minimum. Information provided by Carolyn Majda, General Manager—Terri Scheer Insurance Services