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THE INVESTOR

NOTICE PERIODS – THEY ARE THE LAW

We are living in a very litigious society where tenants are becoming more educated in their rights.

Owning and managing a rental property comes with many responsibilities, such as acting in accordance with the law.

If you want to conduct, perform, or undertake any of the below tasks or requests, you must first give the tenant adequate notice.

For example:

1) Implementing a rental increase
2) Inspecting or entering the property for varying reasons
3) Terminating or ending a tenancy
4) Breaching a tenant

The notice period for each task or request will be different depending on the circumstances and the type of agreement in place, such as a fixed-term agreement or periodic/continuing agreement.

If we fail to give notice or get the notice period incorrect, it can have serious consequences.

If you are ever unsure about your rights and obligations as an investor/landlord, we are only a telephone call or email away.

Our focus is always to maximise your income, optimise capital growth and minimise any challenges to you that may occur in owning an investment property.

We are here to serve you and assist you in creating wealth.

WHAT IT COSTS TO SELL A PROPERTY

When it comes to selling a property, you must do your research to determine the sale price. However, it is equally as important that you also take the time to factor in 'How much the transaction of selling the property will cost you?'

When you are selling your property, it's easy to underestimate the costs involved. You'll need to consider everything, from fixing the garden fence to paying legal fees.

SELLING A PROPERTY
✓

- ☐ **Agent selling fees**
  $ _____ 2%-4% of sale price
- ☐ **Auctioneer costs**
  $ _____ $250 - $1,000
- ☐ **Signage, advertising & marketing**
  $ _____ $500-$5000
- ☐ **Cleaning, repairs, & renovations**
  $ _____ $1,000 ++
- ☐ **Property staging costs**
  $ _____ $1,500-$8,000
- ☐ **Legal and conveyancing fees**
  $ _____ $700-$2,500
- ☐ **Outstanding Strata & Council Rates**
  $ _____
- ☐ **Mortgage discharge fees**
  $ _____ $200-$1,500
- ☐ **Valuation fee (If applicable)**
  $ _____ $2,000-$5000
- ☐ **Pest & build report (If applicable)**
  $ _____ $500-$800
- ☐ **Capital gains tax (If applicable)**
  (Refer to the ATO or your accountant

Don't forget to factor in:

- The possibility of further advertising costs if the property does not sell.
- Removalist costs of moving home.
- Potentially, staying in temporary accommodation if you need to.

Selling a property can be overwhelming at times. Our knowledgeable and friendly team are always here to guide and assist from the start to help take the stress out of selling and moving.

RENTAL EXPENSES AND WHAT YOU NEED TO KNOW ABOUT THE ATO

Times are forever changing. Today, property investing is very different from 20 years ago, especially when cross-referencing data, facts, and figures with your personal information. The ATO is in the know and is gaining more and more access to data. Therefore, we need to ensure that we are 'dotting our i's and crossing our t's' as they say.

Following is just a handful of cross-checks that the ATO can do, such as:

Bank account deposits and withdrawals, utility bills, bonds lodged, access to general property data, online booking systems, and all government department records such as Centrelink, Child Support, Stamp Duty register and much more. Don't get caught. We need to be aware, very transparent, and honest during tax time.

FAIR WEAR & TEAR | A FRIENDLY REMINDER

The concept of '*Fair Wear and Tear'* is the normal deterioration or ageing of a property that occurs over a period of time during the tenancy because of the ordinary use by the tenant.

Determining what property damage is; compared to fair wear and tear can often be a grey area.

If damage occurred at a property that the tenant disputed; then the following would be taken into consideration by the mediation or court process:

- The original condition report of the property and compare it to the final exit report
- How long had the tenant been residing at the property?
- How many tenants lived at the property?
- The age and the depreciated value of the items (E.g., carpets, window coverings, screens, appliances, etc.)

The circumstances of the tenancy will have a direct impact on fair wear and tear.

If a tenant had lived in the property for five years with three children, the following might be considered fair wear and tear: worn and marked carpets, insects in globes, marks on walls, stained oven, etc.

However, if a couple had lived in the property for 6-months and the same wear had taken place, it may not be considered fair wear and tear.

When a tenant vacates the property, we are required to take fair wear and tear into consideration.

There may be times as an owner when you will be required to invest in a final vacate touch up clean to avoid a costly Tribunal hearing if the tenant disputes the matter.

WHITE ANTS | **ARE THERE ANY AT YOUR PLACE?**

White ants are, without a doubt, unwanted visitors to any place, home, or property.

They are tiny pesky ants that can often go undetected for years.

For this reason (as your managing agent), we highlight the importance of undertaking an annual pest control inspection for white ants to give you peace of mind and potentially save you thousands of dollars in repair, renovation, and rebuild costs.

It is not just the older homes that need to be inspected for pests and white ants; it is every home. There have been many documented cases where white ants have been detected in brick homes and homes with capping sheets on their stumps.

For such a minimal annual (tax-deductible) fee, you can have peace of mind that your investment property is protected.

Please feel welcome to telephone our office to discuss this further.

PROPERTY MARKET

Keeping you updated.

FEATURE PROPERTY OF THE MONTH

12/38-40 Gover St, Peakhurst

MASSIVE APARTMENT

Solid double brick apartment combines both natural light and easy living layout.

Close to public transport, local shops and Peakhurst Public School.

Price guide: $700,000 - $720,000

Contact Olive Li on 0424 873 428

SUDOKU COFFEE BREAK

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

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8								4
		1		2		6		
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		7		9		2		
		6		5		3		

★ FROM ALL OF US TO YOU ★

Thank you for your valued business

As we take this moment to think about Christmas

We wish you love, laughter, and lots of cheer

During this festive special time of year

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