



Why wait? Earn more now from your investment property.

Claiming depreciation and using a Pay As You Go withholding variation can increase your fortnightly cash flow

Though investors often use negative gearing to offset the costs involved with owning a property, most have the aim to eventually use the property primarily as a source of income and to generate wealth.

Property investors evaluating their current financial position and considering what options they can take to improve the cash flow gained from their investment should consider a Pay as You Go withholding variation (PAYG).

PAYG Variation

The PAYG variation estimates your expected tax refund for the financial year and allows your employer to take less tax out of your wages. An accountant will usually organise the PAYG variation by submitting estimated financial information to the Australian Taxation Office (ATO). This can be done at any time during the year. For property investors, the tax liability is reduced based upon the anticipated deductions like interest, maintenance, rates, and depreciation on a rental property.

Once a request has been made, the property owner's employer will reduce the amount of tax withheld therefore increasing their take home pay in each pay packet.

It is important to note that submitting the PAYG variation does not replace a normal tax return. A tax return still needs to be filed at the end of the year to calculate the actual amount of tax liability.

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As depreciation is a non-cash deduction; nothing needs to be spent to claim it. The ATO allows investment property owners to claim property depreciation due to the wear and tear and decline in value of a building and the plant and equipment assets contained over time.

How Do You Get Started?

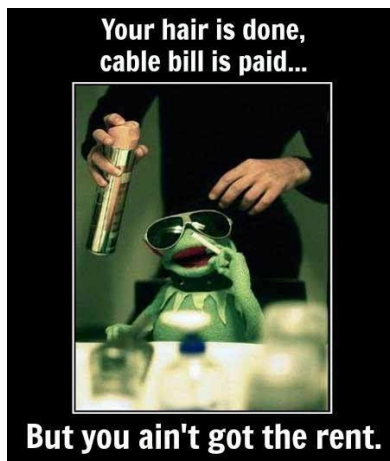
To support your PAYG application, a specialised Quantity Surveyor can produce a property depreciation schedule for property investors. The property depreciation schedule will outline all current and future depreciation deductions for an investment property.

By obtaining a depreciation schedule straight after purchasing an investment property, the new owner can maximise returns immediately through the PAYG withholding variation.

A PAYG withholding variation provides added flexibility for property investors. Having access to the extra money during the year will make it easier to manage cash flow especially when there can be surprise costs. This also provides an opportunity for the property owner to invest the extra money or reduce loan liabilities.

Talk to your First National property manager about how to get connected with an appropriate tax depreciation specialist. We can discuss what's best for you and help make sure you maximise your return on investment in the way that works best for your cashflow.

Jokes of the Month



Agent finder websites a raw deal

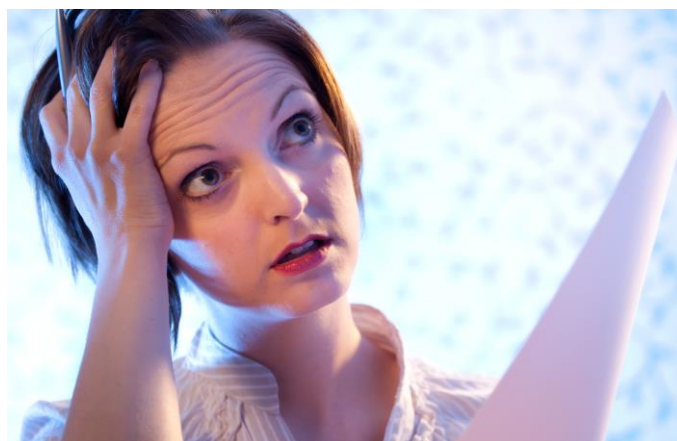
A range of real estate agent finder websites are misleading consumers, hounding agents, and potentially driving up the cost of vendors' selling fees says the chief executive of Australia's largest network of independents, First National Real Estate.

'There are a variety of agent finder websites that have inserted themselves as middlemen in the marketplace, claiming to connect consumers with the best local agents for free, but charging agents a 20 per cent referral fee' said First National's chief executive, Mr. Ray Ellis.

'Consumers don't understand that some of these services simply pay salespeople to find whichever agent is willing to pay a 20 per cent referral fee. If the best agent in an area refuses, as is often the case, they call lesser agents until they find one who will pay the fee. We've had reports of agents being hounded with up to five phone calls demanding they accept the referral of a listing.

'That's not helping people find the best agent; it's most likely helping them find an agent who will charge a higher fee in order to cover the cost imposed by them.'

Major websites such as realestate.com.au, domain.com.au and ratemyagent.com.au are chiefly the portals offering agent ratings and reviews without a vested interest. In less than two minutes, consumers gain insight into the agents who are genuinely the most active and successful in any suburb, without having to hand over personal information to a middleman.



'Agents are commercially competitive by nature when it comes to fees' says Mr. Ellis.

'Even the best agents, those who have worked long and hard to establish their credentials, expect to compete for listings. However, in the same way that you don't expect the best agents to easily reduce the price of your house, they're not inclined to give away part of their fee to somebody who does nothing' said Mr. Ellis.

A majority of First National Real Estate agents report that customers are disappointed when they learn that as a result of Google searching to try and find the value of their home, their inadvertent visit to an agent finder website has already cost their chosen agent 20 per cent of their sales commission. It seems the common theme, they say, is that they were going to call First National the next day to arrange an appraisal and are shocked to learn that a third party is now affecting the flexibility of their preferred agent to negotiate on commission. As always, the best guide to agent selection remains meeting as many as possible and then checking references.

Looking forward to the holidays? So are Burglars...

If you're heading off soon for a summer holiday, give some thought to some simple and cost effective security measures that will assure your home is safe while you're away.

Over 250,000 households fall victim to at least one break-in a year, according to the Australian Bureau of Statistics, and even more are the target of an attempted break-in.

Many people leave their homes and cars unattended when they head off on summer holidays and that can be a green light for burglars. It's important to take as many precautions as you can to ensure you don't return from your holiday to find you're a victim of crime.

Tips to boost your home's security include:

Security alarm: If you have the time and the budget, install a burglar alarm. This is still one of the best deterrents. For most burglars, an alarm simply makes your home too difficult to try and enter. Be sure to display notices about the alarm system prominently at doors and windows.

Lock all doors and windows: It sounds obvious, but people in a rush to head off can easily forget to close a window or secure a door. If possible, fit deadlocks to main doors and windows, as these are major hurdles for would-be burglars.

Create a lived in look: While away, make sure your home still looks "lived in". Leave a pair of shoes at



the back door, water in the dog's bowl and hang some towels on the washing line. Make sure a neighbour or family member collects mail and regularly adjusts curtains and blinds. If possible, ask a friend or neighbour to randomly park in your driveway or outside your home, to suggest activity.

Set timers: Timers are available from hardware stores and allow you to switch your TV or radio on at various times during the day and some lights on at night. Tune your radio to a talkback station so there's the sound of many different voices. If someone is snooping around, it will make it harder to know if someone is inside the house.

Sensor lights: These are an inexpensive deterrent that remain useful throughout the year. Install them at all external doorways.

Secure the shed and garage: Put away and secure items like ladders, tools and gardening implements as these can assist in forced entry; and make sure the garage is locked. Store away any valuable outdoor items, such as bicycles and the barbecue.

- Turn down the phone. An endlessly ringing

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Beerwah Street Party 2017

First National had the photo booth and face painting which was free to the community, our team couldn't help but get in on the action!

It was another successful street party and we were proud to be a part of it 😊

We look forward to seeing you all at the next street party and to give away more stubbie coolers, pens and bags.