



Professionals

kendall  
real estate



# Tradies Newsletter 2015

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

## FROM OUR PROPERTY MANAGEMENT TEAM

### THE BUSY SEASON

We are on the lookout for new rental properties.

Do you know of a family member or friend who requires the services of a professional property management agency? We have many tenants waiting. Refer a successful new rental property and receive a \$300 finder's fee

### REMINDER – ACT QUICKLY ON EMERGENCY REPAIRS

Emergency repairs are works required that affect the tenant's living standards or their safety, such as a blocked water service or toilet, serious roof leak, gas leak, dangerous electrical fault, serious storm, flood or fire damage, failure or breakdown of gas, electricity or water supply, failure of an essential appliance for hot water, cooking or heater, or damage making the property unsafe.

If one of these events occurs we must act quickly. Failure to do so could result in the tenant taking action to rectify the issue.

**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. Every effort is made to ensure the contents are accurate at the time of publication. Clients should seek their own independent professional advice before making any decision or taking action. We take no responsibility for any subsequent action that may arise from the use of this newsletter. Published by THE PPM GROUP - [www.ppmsystem.com](http://www.ppmsystem.com)

## Tradespeople MUST be licensed & insured



We start the New Year with a reminder that tradespeople must be licensed and insured. We are receiving several requests where owners are wanting to attend to their own repairs and maintenance at the property. While we understand that some requests can be minor, it is a legal requirement and a condition of our professional indemnity insurance that we hold a copy of licences and insurance for any person entering the rental property to carry out works or cleaning.

If injury occurs and the tradesperson is not insured or licensed to conduct the work, it could cost thousands in a compensation claim to the owner and our agency.

If you would like to discuss this issue in further detail, please feel welcome to call us.

### IN THIS ISSUE

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- Emergency repairs
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- Money tips



The great Australian dream for many is to build long-term financial stability. For some it is for a secure retirement, providing better education opportunities for the children, improved lifestyle or inheritance for the children.

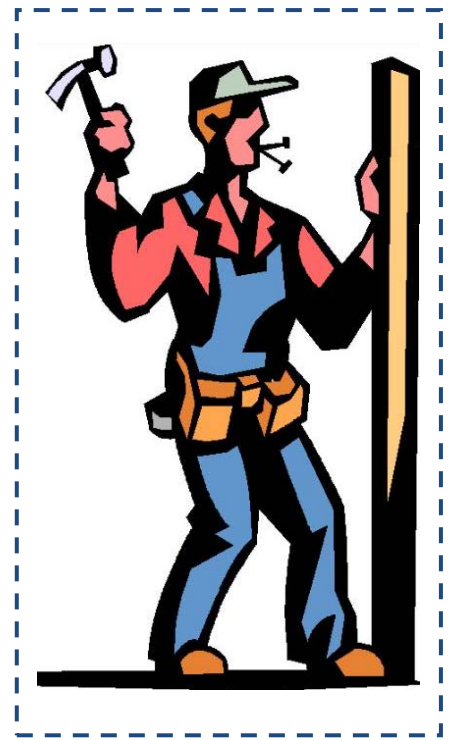
Changes to the Superannuation laws have made it possible to borrow to purchase real estate from SMSFs (*Self-Managed Super Funds*) as long as strict legal requirements are adhered to.



Previously, purchasing investment properties with Super has been difficult due to the high up front capital required.

These changes have made it possible to borrow up to 80% for residential property and 70% for commercial.

There are a number of factors that should be discussed with your financial advisor or accountant to become more aware of the legal requirements for investing with your superannuation. Some questions to ask: Is your current superannuation enough to purchase another property? Is it financially viable for you to have a SMSF? Will the rental returns sustain the investment?



### SMART MONEY SAVING TIP

With the average family feeling the pinch of tighter money, every extra dollar can assist. If you have not done so yet, consider having your wage transferred to your mortgage account, reducing your weekly interest, which can save you thousands.

Pay your living expenses on your credit card and then before the interest period occurs transfer the balance from your mortgage to the card. To make this interest saving work, you must have an achievable budget (not overspend) and ensure that the credit card is paid on time.



### SUDOKU COFFEE BREAK

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

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### YESTERDAY, TODAY & TOMORROW

Did you know?... 'the best time to buy real estate was yesterday, the next best time is today and the least best time is tomorrow'

(Author: Unknown)



WE ARE FOCUSED ON TEAMWORK

