



METROCITY REALTY

173 Boundary St, West End Q 4101
Ph: 07 3844 8399 Fax: 07 3844 3276
E-mail: info@metrocityrealty.com.au
Web: www.metrocityrealty.com.au

PROPERTY INVESTOR NEWSLETTER

MAY – JUNE 2011

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

Properties Recently Rented!

Keeping you updated on the local rental market

HOUSES

Drake St, West End \$510
Great 3bed mod kitchen front balc

Gladstone Rd, Highgate Hill \$470
Neat & Tidy 3bed polished floors

UNITS

Boundary St, West End \$405
Modern 2bed 2level top position

Hardgrave Rd, West End \$320
Renovated 1bed pool sec complex

Gillliles St, Zillmere \$390
Executive spacious 3bed 2bath

Dorinda St, Greenslopes \$430
Modern big 2bed 2bath 2car balc

TOWNHOUSES

Western St, Chermside \$400
Modern 3bed 2bath private c/yard

Inspirational Tip

Anyone who has never made a mistake has never tried anything new. *Albert Einstein*

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.

Is your property ready for winter?

Wintry winds, rain and frost can play havoc with poorly maintained investment properties.

Prevention is much better than cure, and it is therefore important to assess any potential or existing issues at the property before they escalate.

In determining if your property is ready for winter you should take into consideration the following:

Gutters

One of the most common winter household maintenance issues is clogged gutters, which can cause leaking and water damage. Landlords should ensure that gutters are free from leaves, twigs and other debris.

Fences

Fences should be well maintained and secure. Check that footings are stable and fence panels or brush fences are in order. Landlords should check with other property owners if shared or boundary fences are in need of repair as there may be a joint responsibility.

Roofing and eaves

Check for cracked or loose roof panels and tiles as these can cause leaking and water damage.

Look for rotting or water damaged eaves which can lead to salt damp and mould on interior and exterior walls.

Tiles and pavers

Cracked tiles and floor pavers should be replaced and repaired as they may pose a legal liability risk if a tenant trips and injures themselves.

Trees and shrubs

Prune loose or dead branches and check if there are any branches that have a dangerous overhang.

At routine inspections you can be assured that we will comment on any obvious signs of deterioration, however it is important to note that during these inspections, we cannot access all areas of the property (ie. roof), therefore it is recommended that you regularly employ the services of a building inspector to give you professional building advice as to any potential issues. P.T.O >

IN THIS ISSUE

- Is your property ready for winter?
- Property Improvements
- How would you like us to keep you informed?
- Tax Time Reminder
- Sale Property of the Month



Property Improvements

Before Making Improvements

It is important to consult a quantity surveyor before conducting any improvements to your investment property as the old structure may be able to be 'scrapped'.

Essentially if an item is scrapped the value of the item can be written off as a 100% tax deduction at the time of disposal,

It is a very complex procedure to prepare these reports.

The process involved in determining the amount of potential deductions available from a property often requires the engagement of a specialist surveyor.

Instead of repairing an old item it may be financially viable from a tax advantage to replace it.

Such as: fences, appliances, window coverings, carpets, etc.

After Making Improvements

A specialist quantity surveyor is able to maximise the depreciation deductions from an investment property when works are deemed to be capital improvements.

Quantity surveyors are appropriately qualified to estimate construction costs for depreciation purposes.

When the total construction cost of an improvement is known, a surveyor will utilise methods that are ATO accepted to maximise depreciation deductions through the apportionment of items such as preliminaries, consultant fees and other associated costs. ■



How would you like us to keep you informed?



With technology & communication methods progressively moving forward, our office has the ability to utilise many different options to keep you informed of the status of your property.

Whilst we look forward to speaking with you regularly on the 'good old' telephone, we also understand that this is not always convenient for all of our clients.

Please contact our office to advise if you prefer another form of communication, as we understand that your time is valuable and you may find it more convenient for us to send you an email or sms message when communicating with you or giving you general updates.

Regardless of whether you nominate another preferred method of communication (other than telephone), you can be assured that in the event that we require urgent information or time is of the essence we will still contact you via the telephone to seek your instructions. ■

Tax time reminder...

With tax time nearly upon us, it is important that you take the time to carefully review your accounts and seek independent professional advice to assist you with getting the most from your investment. Seeking professional advice can sometimes mean the difference in saving \$100's to \$1000's in tax \$'s

Sale Property of the Month



FIRST TO SEE WILL BUY!

Be quick to inspect this spacious 3 bedroom 2 bathroom modern apartment in a highly sought after pocket of Enoggera close to everything.

The attractive apartment boasts many great features including; an open plan living area with 2pac cupboards and island bench, 3 good sized bedrooms all with built-ins, large covered balcony for entertaining, second private balcony off the 2nd/3rd bedrooms, ensuite in the main, main bathroom with tub and internal laundry, and remote double lock-up garage.

The unit is in a small complex close to railway station, local shops, and parks. Body corporate are around \$1800pa, rates \$1000pa and current rental of \$430pw.

Units like this don't last long. You will have to be quick! **\$429,000**