



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

Paris St, West End \$850  
Executive huge 4bed 2bath 2car

Forbes St, West End \$430  
Neat & Tidy 2bed walk to river

Raven St, Camp Hill \$530  
Great 3bed + deck and granny flat

##### UNITS

Melbourne St, South Brisbane \$395  
Executive 1bed with pool spa gym

Granston St, Windsor \$360  
Spacious modern 2bed 1bath

Alice St, Kedron \$385  
Modern 2bed 2bath a/c balcony

Harcourt St, New Farm \$270  
Art Deco 1bed aircon gas stove

##### TOWNHOUSES

Bracken Ridge \$380  
Modern large 3bed, 2bath 2car

## WHAT EVERY INVESTOR NEEDS TO KNOW ABOUT TERMINATION NOTICES TO VACATE

In a perfect world of *property management* it would be great if every tenant paid their rent on time and adhered to all of the terms and conditions of the tenancy agreement.

However, the reality is that sometimes, even after the most careful and stringent tenant selection process, circumstances and unexpected situations can arise, resulting in the tenant breaching their agreement.

As a property investor it is important to understand the ramifications and legislative processes involved if a tenant does breach their agreement.

In most situations, as your managing agent, we are able to follow up, mediate and negotiate a resolution to avoid the breach escalating.

However, if a tenant fails to take our advice, letters and follow up telephone calls on the importance of rectifying the breach seriously, we are often left with no other resolution than to issue a *termination notice to vacate*.

Issuing this notice is always our last desired action, but particularly important when addressing tenant rent arrears to mitigate further financial loss.

Failure to issue the notice can result in the tenant remaining in the property without paying rent.

If the situation becomes serious we must apply to the Tribunal to gain possession of the property and seek compensation for the lost rent. We can only apply to the Tribunal if the notice has been served.

**Once you issue a termination notice this allows the tenant to vacate the property!**



Managing this process can sometimes be tricky as you can have a tenant who is experiencing short-term financial hardship who promises to pay... leaving you with two options. Trust the tenant to pay and risk a greater financial loss if they don't follow through or issue a notice to protect yourself against a greater financial loss.

Due to the ramifications of issuing a termination notice to vacate to the tenant, you can be assured that prior to issuing, we will contact you to seek your instructions and discuss the best course of action.

P.T.O. >

**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.

### IN THIS ISSUE

- What every property investor needs to know about termination notices to vacate
- A Self Managed Super Fund
- Sale Property of the Month
- Interesting Rental Facts



## A Self managed Superannuation Fund - Is it for me?

Over the years many clients have asked me about Self Managed Super Funds and whether they may be an appropriate investment vehicle. Below is a brief summary of the advantages and disadvantages of a self managed superannuation fund. If, once you have read this you are interested in pursuing this type of structure, please contact our office at O'Neill's Accountants.

- Provides you with the opportunity to reduce income tax on investment income and capital gains;
- Increases the flexibility of investment choices and the asset selection;
- Provides control over your total investment portfolio, with the ability to take account of the risk profile of all your assets, including those held outside superannuation;
- A fund can have between 1- 4 members in the fund and allow the pooling of resources of others with similar financial objectives (for example, a family unit);
- Provide maximum flexibility in relation to the use of pension income streams such as Account Based Pensions inclusive of Transition to Retirement Income Streams;
- Enable you to transfer personally owned shares and other listed securities directly into superannuation;
- Enable you to own your business' real property (but not operating assets) in the superannuation fund, assisting funding and cashflow problems for many businesses; and
- Provide the opportunity to borrow or gear an investment, via limited recourse borrowing arrangements, provided the asset is allowed under the rules of the SISA Act

Source: Fiona O'Neill CA  
O'Neill's Accountants [www.oneills.com.au](http://www.oneills.com.au)

## Investment Equity

Purchasing additional investment properties often involves no upfront financial outlay.

Our experienced sales team can undertake an obligation free appraisal on your current investment property to give you a realistic indication of the current market value.

Are you looking to purchase an investment property?  
**CALL US TODAY**



## Investment Property of the Month



**This is one of the best value 2 bedroom 2 bathroom apartments in Zillmere.**

Situated on the 2<sup>nd</sup> floor in front of the complex this apartment boasts all the fixtures and fittings you've come to expect; with an open plan kitchen and plenty of cupboard space, combined living/dining opening onto a large balcony accessible from main bedroom bedrooms, the main bedroom with built-ins and ensuite, the second bathroom comes complete with bath tub, internal laundry, built-ins in the second bedroom and air conditioning in the living and main bedroom, and lock up garage.

The property is perfect for the owner occupier looking to live the inner city lifestyle or the astute investor who wishes to take advantage of the attractive rents that the complex has to offer.

**\$375,000**

## Interesting Facts

**MOST SEARCHED RENTAL SUBURBS ON-LINE**

The top five (5) most searched suburbs/regions for rental property online, State by State.

Metro Suburbs	Regional Suburbs
<b>VIC</b>	
Melbourne	Geelong
St Kilda	Ballart
South Yarra	Bendigo
Richmond	Mildura
Brunswick	Traralgon
<b>NSW</b>	
Sydney	Wollongong
Parramatta	Coffs Harbour
Manly	Port Macquarie
Cronulla	Wagga Wagga
Blacktown	Tamworth
<b>QLD</b>	
Brisbane	Toowoomba
New Farm	Surfers Paradise
Redcliffe	Cairns
North Lakes	Southport
Toowong	Mackay
<b>SA</b>	
Adelaide	Mount Gambier
Glenelg	Mount Barker
Mawson Lakes	Whyalla
North Adelaide	Murray Bridge
Norwood	Port Lincoln
<b>WA</b>	
Perth	Bunbury
Mandurah	Albany
Fremantle	Geraldton
South Perth	Busselton
Scarborough	Karratha
<b>NT</b>	
Darwin	Alice Springs
Palmerston	Tennant Creek
Nightcliff	Yulara
Stuart Park	Newcastle Waters
Leanyer	Ali Curung
<b>TAS</b>	
Hobart	
Launceston	
Sandy Bay	
Devonport	
Burnie	
<b>ACT</b>	
Canberra	
Belconnen	
Kingston	
Gungahlin	
Bruce	

Data Source: Measured by Omniture based on activity on realestate.com.au using search result page views on the 'rent' site