



PROPERTY MANAGEMENT NEWSLETTER

Property Marketing and Management

May 2009 No. 85

6244 5588

1a Bligh Street, Rosny Park.
Located opposite Eastlands
rentals@pmmrealestate.com.au



End of Financial Year

End of financial year statements will be posted out early July 2009.

Rental Property Tax Claims

Property investors can make some common mistakes when claiming rental deductions in their tax returns. Taking a little extra time to get it right when you prepare these claims could save extra time and heartache later on.

Some of the common mistakes include:

- Claiming deductions for rental properties not genuinely available for rent
- Claiming deductions for properties only available for rent for part of the years, for example a holiday home
- Claiming the cost of structural improvements as repairs when they are capital works deductions, such as remodelling a bathroom or building a pergola.

The Rental Properties booklet is available from Tax Office shop fronts, on the web at www.ato.gov.au under 'booklets and publications' or call the ATO on 13 28 61.

Rental Deposit Authority

This will be starting on the 1st July 2009. As of this date bonds will be held by this authority and not real estate agencies or private landlords. We will provide more information in our July newsletter.

Emergency Repairs

It is important for property owners to understand, that a tenant may arrange for a suitable qualified person to make emergency repairs to a rental property if they have;

1. Been unable to notify the lessor / lessor's agent or nominated repairer of the need for emergency repairs or

2. Given notice that emergency repairs are needed but the repairs have not been made within a reasonable time.

What is deemed to be emergency repairs?

- A blocked water service
- A blocked or broken lavatory system
- A serious roof leak
- A gas leak
- A dangerous electrical fault
- Flooding or serious flood damage
- Serious storm, fire or impact damage
- A failure or breakdown of the gas, electricity or water supply to premises
- A failure or breakdown of an essential service or appliance on premises for hot water, cooking or heating
- A fault or damage that makes the premises unsafe or insecure
- A fault or damage likely to injure a person, damage property or unduly inconvenience a resident of the premises
- A serious fault in a staircase, lift or other common area of the premises that unduly inconveniences a resident in gaining access to or using the premises.

Swift action to attend to maintenance needs ensures that we (the agent and landlord) have control – not the tenant. If the repair is deemed as an emergency repair and organised by the tenant, payment of the account will be at the owners cost.

Repairs and Maintenance

Neglect of minor repairs can often lead to major repairs and expenditure and can result in the loss of a good tenant. A well presented and maintained property also results in a lower turnover of tenants, thus incurring fewer re-letting expenses.

Your portfolio manager can handle any maintenance requirements. You are able to use your own tradespeople if preferred. We have a reliable team of maintenance tradespeople and all people we use are qualified and hold the required Public Liability Insurance.



NOW SELLING - STAGE 1
3 Bedroom Villas Buyer Inquiry Range **\$210,000 - \$260,000* each**

- First Home Buyers - Secure up to \$25,000 in Government Grants Before Expiry
- Investors - High Returns with Rental Guarantee of 7%
- Two Living Areas, Ensuite, Garage & Private Yards
- Brand New Rendered Finish
- Construction Begins Around August 2009

Units 1,3,5,7,10,12,17,18,19 & 20 / 6
 Aralia Street, Risdon Vale

3 2 1

Unit Size: 135 square metres (approx.)
 Living Size: 111 square metres (approx.)

* If you are looking to purchase around this range we recommend an inspection. This is not the selling price but a Buyer Inquiry Range. For disclaimer see reverse side.

Call Ron Schnakenberg
m: 0414 592 920
e: ron@pmmrealestate.com.au