



## PROPERTY INVESTOR

# NEWSLETTER

AUG –  
SEP 2016

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

“The purpose  
of a  
**BUSINESS**  
is to create a  
customer  
who creates  
**CUSTOMERS**”

### EXPANDING YOUR PROPERTY PORTFOLIO

Expanding your property portfolio and wealth can be easy if you have equity in your current property/s.

Do you know if you have equity in your property/s?

We are here to assist and support you with your property wealth creation plans.

Contact our agency today for an obligation free market appraisal to find out what your property is worth.

You could be surprised to find out that you can purchase an additional investment property with no upfront costs or financial outlays. **Ph: 9800 0700**

## What you need to know about increasing the rent

Are you investing in property with planning, purpose and direction?

Property investing is about making money. There are short-term returns and long-term returns.

Long-term returns relate to capital gains achieved over a long term and short-term returns are the profits you make from the rent less expenses.

The obvious way to increase short-term returns is to minimise expenses and obtain the highest possible rent achievable.

Landlords are often afraid to raise the rent on their tenants for fear that they will move out. But the reality is – rising rents is part of a healthy rental market and tenants don't expect to pay the same amount for their home, year after year, after year.

There are three smart investing tips for increasing the rent.

**Gather evidence:** It is important to know what the market rent is. How does the tenant's current rent compare to other properties that are 'available for rent'. Don't compare to friends and families rent of similar properties, as the 'market rent' is what is achievable right now if the property was to become vacant. The rent achievable can fluctuate with supply and demand and at different times of the year.

**Offer a discount:** If you have a great long-term tenant and you want to reward them, we can let the tenant know that you want to offer a rental increase discount. Our evidence may suggest that the market rent is \$440 when the tenant's current rent is \$400. Instead of a \$40 per week increase we could state that the landlord has requested a \$20 per week increase, being a \$20 discount.

**Implement regular increases:** This is where some landlords can get it wrong. They have long-term tenants and leave the rent unchanged throughout the tenancy, missing out on putting more investment dollars in the bank. Tenants understand (while they might not like it) that rents increase. The tenants will also be comparing their property to other rentals that are 'available for rent' in times of rent increases. Rent increases (market rent reviews) should take place at each tenancy change or a minimum of one per annum.

If you gather evidence, offer a discount and implement regular increases you as a landlord will be increasing your wealth creation and the tenant will appreciate your consideration of their needs.

P.T.O. >

**We are focused on maximising your rental income and optimising your capital growth**

# BEWARE OF ONLINE FRAUD SCAMS

According to the Australian Federal Police, the term 'online fraud' refers to any type of fraud scheme that uses email, web sites, chat rooms or message boards to present fraudulent solicitations to prospective victims, to conduct fraudulent transactions or to transmit the proceeds of fraud to financial institutions or to others connected with the scheme.

Online fraud is a billion dollar industry preying on naive and trusting people.

## SOME SIMPLE TIPS

If it sounds too good to be true, then it probably is

Avoid emails that state they want to refund you money and then request details

The age old saying, "Don't talk to strangers". It is a full time business worldwide to randomly connect with people, develop relationships with the end goal (that can take months or even more than a year) to extort money

Avoid emails from banks, PayPal and other institutions that state they need to update details, accounts with be closed or an authorised person has accessed your account

The fraudulent emails look real. They use the company's logo and at a glimpse the email address looks real

The next time you receive an email requesting personal information take a closer look at the email (Eg. info@\_cba.com.au or service@ip.paypal.com looks like cba.com.au or paypal.com, but there will always be a couple of symbols or letters before the name.

Don't get caught. Protect your wealth.

## HAVE YOU FORGOTTEN ABOUT A BANK ACCOUNT?

There are a large number of bank accounts that have not been accessed.

Visit [www.moneysmart.gov.au](http://www.moneysmart.gov.au) and search 'unclaimed money'.

Good luck.

## INVESTMENT PROPERTY OF THE MONTH



**FOR SALE**

**26/26 Elmhurst Rd, Bayswater Nth**

Set in a large complex with lots of space, with bike track and Marie Wallace Park behind.

## Properties Recently Rented!

Keeping you updated on the local rental market

### HOUSES

**Gateshead Drive, Wantirna**

**\$500p/w**

4 Beds, 2 Bath, Double Carport

**Chong Court, Berwick**

**\$400p/w**

4 Beds, 2 Bath, Double Garage

**Marland Road, Boronia**

**\$350p/w**

2 Beds, 1 Bath, Double Carport

### UNITS/ TOWNHOUSES

**Robin Drive, Carrum Downs**

**\$295p/w**

3 Beds, 2 Bath, Double Garage

**Dorset Road, Ferntree Gully**

**\$195p/w**

1 Beds, 1 Bath, 1 Car Space

## TALK TO THE PROPERTY EXPERTS

### BUYING, SELLING & PROPERTY MANAGEMENT

Call us if you are thinking about buying or selling or know of someone that is

**Ph: 9800 0700**



### BUILDINGS SHOULD NOT GO UP IN SMOKE

Smoke alarms are compulsory and must be installed in every residential building on or near the ceiling of every storey.

The Building Regulations state that smoke alarms must meet the Australian Standard AS 3786-1993. You will find a range of complying models at most electrical appliances outlets or hardware stores.

Smoke alarms must be connected to your building's power mains as well as having a battery back-up, unless your building was built before 1 August 1997, where a battery-powered back-up, meets the Regulations.

If you are renting a dwelling or unit, it is your landlord's responsibility to ensure smoke alarms are installed and kept in working condition. However, you can take action to ensure compliance with the Regulations at any time.

Smoke alarms are intended to detect smoke before it reaches people sleeping in a building. Therefore they must be located in a position designed to wake sleeping occupants up and in time to evacuate a building.

For smoke alarms to be effective, it is essential they be maintained. At the very least you should:

- Check that your smoke alarm is working by depressing the button on its outside
- Replace your smoke alarm battery on an annual basis (if the battery is lithium ion, every 10 years)
- If your smoke alarm emits a warning sound, a high-pitched single beep every 30 seconds, replace its battery.
- Clean your alarm regularly to remove dust particles.
- Familiarise yourself with the manufacturer's maintenance guidelines.

[www.buildingcommission.com.au](http://www.buildingcommission.com.au)