

This newsletter has been designed to keep you updated on what is happening within the industry and our Real Estate Office

**From the desk of the
Property Managers**



**Have you given our
office your em@il
address?**

Communicating with our clients and customers can be just a click away. More and more businesses are embracing email as their main form of communication. It is quick and easy. Do we have your latest email address? ■

Inspirational Tip

“Improve the quality of your life and your daily happiness levels by treating people the way you would like to be treated. Adopt a practice of complimenting three people every day and you will feel better and make someone else’s day at the same time.”

**Property Investment
Information Evening**

We are holding
A FREE
evening providing
information on Finance
Accounting
Tax Depreciation
Insurance and
Property Management

As our valued client, we would love for you to attend. Make sure you tell your family and friends.

Booking is essential as numbers are limited. You can register by phoning us or register online at

www.mypropertymanagersa.com



Finance Corner

**Finance the gap between
your property purchase and
sale.**

It's not always possible to ensure a smooth transition between the purchase of a new home and the sale of your old one. But there are a number of ways to mitigate the expense – and the impact on your family – should you find yourself in this position.

Assuming you've done the required research and made realistic assumptions on your capacity to upgrade to a new home, the next step is to determine a buying strategy. The most important part of this strategy is whether you should sell first then buy; or buy first then sell.

Both strategies have a number of pros and cons, and an assessment of your needs and wants will determine which is best for you.

Selling first and then buying is your safest bet as you will not be pressured into taking a cheaper price for your property under financial duress. You'll also have a measure for what you can spend on your next property while minimising any stress placed on your family or marriage. *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. The newsletter is issued as a helpful guide to clients and is for their private information. Every effort is made to ensure the contents are accurate at the time of publication. We take no responsibility for any subsequent action that may arise from the use of this newsletter. Published by THE PPM GROUP - www.ppmssystem.com & Raine & Horne North East

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Bear in mind that by selling first you may be without a home for weeks, or even months. Not only will this disrupt family routine, you will also need to allocate funds for rent, increased living costs as well as storage.

Alternatively buying first presents its own set of challenges, mainly the very real possibility that you may need to pay off two mortgages simultaneously.

One way to moderate this situation is to ask your solicitor to draft a clause making the purchase of your new home conditional on the prior sale of your existing property.

However in the event that you do find yourself burdened with two properties there are some alternatives: pay the default interest under the purchase contract for not settling on time or apply for bridging finance.

Bridging loans are generally available for up to 12 months for borrowers that have sufficient equity in their home. They are usually interest only with rates sometimes as low as the standard variable rate, although more often than not, they are one to two per cent above.

When crunching the numbers to see whether a bridging loan is cheaper than paying default interest, you should also factor in between \$500 to \$1,000 for application fees.

Explore the feasibility of bridging finance when securing pre-approval for your new home purchase – it is useful to know whether it's an option should you find yourself with two properties.

Steve Murphy
General Manager
Raine and Horne
Financial Services ■

Special Offer

There is no advertising more valuable than 'word of mouth' and we greatly appreciate it when our existing clients refer possible new clients onto us.

Do you have a friend, family member or associate you could refer to our services?

Should we be successful in obtaining the business we will provide you (our existing client) with a

\$100
Westfield
Gift Voucher



Conditions apply



Home Safety Tip!

ENSURE YOU CLEAN YOUR LINT FROM THE INSIDE AND BACK

A tumble dryer nearly cost a Sydney woman her home – simply because she had not realised that lint build-up needed to be cleaned out from the back of the dryer as well as the front filter.

The dryer over-heated and ignited turning the laundry into a furnace within seconds and destroying the roof of the woman's home.

WARNING! – Take a moment to clean your dryer. ■



Capital Gains Tax Focus for 2007-2008 Tax Returns

People who do not report capital gains for the sale or disposal of assets including property will come under the scrutiny of the Tax Office this year.

Last year 1.2 million people reported capital gains on their tax returns.

Data from state and territory revenue offices will be matched against information reported in tax returns to identify property sales that may involve capital gains.

The Tax Office has several guides available to help tax payers understand capital gains tax obligations.

These are available by calling the Tax office on 13 28 61. ■

Properties Recently Rented

Keeping you updated on the local rental market

HOUSES

Dalrymple Way, Greenwith

\$350 per week

Derrilin Road, Ingle Farm

\$250 per week

Titmus Avenue, Salisbury East

\$280 per week

Lumsden Avenue, Ridgehaven

\$320 per week

Rundle Court, Greenwith

\$300 per week

Kurralli Street, Surrey Downs

\$285 per week