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## Sales Data

Four years ago there were over 18,000 properties for sale in Perth. Today there are only 13,291 and the rental vacancy rate is running at 1.6% (REIWA website Real Facts). The best time for buyers to secure property is in a market that provides affordability and choice. Investors are in a prime position to enter the market and see real returns over the next few years and along with that the potential to amass a valuable portfolio. When properties are renting well, two debt-free properties can provide a nice inflation-linked income stream.

**Astute investors are currently buying !**



## Solutions For a New Economy— TAXING TIMES

Whilst there is some relief to homeowners with recent stable interest rates, at tax time we understand the real impact on the economics of negative gearing and the benefits of owning an investment property. Some of this impact has been offset with low vacancy rates and good steady rent increases, whilst the bottom has fallen out of many other asset classes, the property market has maintained positive growth.

**The question is, “what can we do to lessen the burden at tax time”**



**BANK:** If you have a Principal and Interest loan, your repayments include two components, you will need to separate these costs out. Check your statements to ensure you claim everything from ATM to overdraft charges and all those in between.

**DEPRECIATION:** It is money very well spent to engage a quantity surveyor to prepare a Tax Depreciation Report, this report is used when lodging tax returns over period of years, you can claim on the depreciation of applicable buildings and fixtures, you will be pleasantly surprised! Contact us to arrange a report for your investment property.

**STRATA:** Depending on the structure of the Strata, most of these fees can be claimed, however sinking funds for future improvements will be exempt.

**TRAVEL:** Travelling costs to and from the property for the purpose of inspection are claimable, so if you live in Port Hedland and need to travel to Perth to inspect your investment property, you can claim your airline tickets on your next tax return. Be sure to ask your Property Manager for confirmation of this visit.

**REPAIRS AND MAINTENANCE:** Your Property Manager will prepare an end of financial year annual summary which will provide most of this information. Ask that we draw up a cost to yield ratio so that you can be better prepared for the following year. Improvements to the property are a capital expense and this should be filed separately.

**ACCOUNTANTS:** Reduce your Accountants bill, make sure you have all your documents ready, filed and categorized to their specifications. This will include fundamental property data such as the total number of weeks the property was rented during the financial year and any changes to the loan in this time.

## **PORT HEDLAND SEMINAR**

We are off to Port Hedland from Wednesday 22nd for the weekend. We will provide information and opportunity to our hard working Miners to assist them to build a wealth portfolio and provide the services of our dedicated Management Team. We will be accompanied by

**Colin Hingston of Tolmac  
Property and Finance Group  
&  
Craig Lampard of Inspired  
Money**