

GETTING EOFY READY WITH YOUR INVESTMENT PROPERTIES.

It's that time again, end of financial year! As a property investor, there are a few things you need to be mindful of at EOFY to keep yourself organised and ensure this time of year goes smoothly. Here are the things you need to do to make EOFY productive and organised.

Keep your documents organised.

Owning investment properties involves a lot of paperwork. Between lease agreements, bills, and loan statements, it can be easy for things to get lost. Make sure you have a system in place for organising all of the documents associated with your investment properties.

Keeping these documents organised throughout the financial year will also make the process of finding documents for your accountant at EOFY quick and easy.

Ensure you're maximising your tax refund.

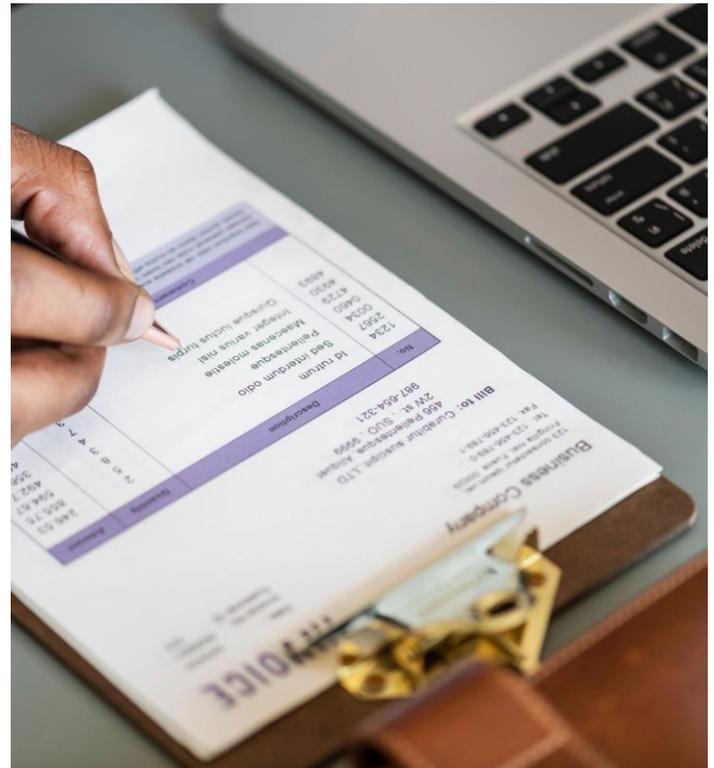
There are some things you can do at EOFY to maximise your tax refund.

Some of these things include:

- Understanding all the possible tax deductions for your investment properties.
- Think about moving forward any small repairs or works to your properties to June to maximise your tax refund.
- Review and identify other tax deductions that can be made in other areas such as your business or employment.

Delay big purchases.

Big purchases such as appliances or equipment depreciate over time. This means if you make a big purchase on something like an oven, fridge, or hot water system in June, you'll only be able to claim one month of depreciation in the current financial year. Instead, try delaying your big purchases until early in the next financial year.



Review your loans.

Interest payments on your loans are likely your most significant cost associated with owning investment properties. EOFY is a good time to speak with your bank or mortgage broker to ensure you're getting the best possible interest rate.

As always, make sure you talk to your accountant or qualified finance professional, so you understand all of your financial obligations at the EOFY.

Understanding what's needed to make your EOFY go smoothly will help you avoid any headaches when you're organising your tax return.

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THE GROWTH OF SHORT-TERM RENTALS ACROSS AUSTRALIA.

With the growth of peer-to-peer platforms like Airbnb, it's no surprise that the demand for short-term rentals is growing across Australia. One of the key issues with short-term rentals, until recently, is the often unregulated and "frowned upon" nature of Airbnb. Recent developments in the real estate industry, however, demonstrate that short-term rentals are beginning to become more mainstream in Australia.



Take the recent partnership between MadeComfy and Raine & Horne and Belle Property. These partnerships are providing a legitimate avenue for landlords and tenants to access the benefits of short-term rentals. MadeComfy are short-term rental specialists who also have agreements with Airbnb, Booking.com and Stayz. It's estimated that listing properties for short-term rentals can provide 40% higher than average returns.

The property management partnerships between MadeComfy and Raine & Horne and Belle Property means homeowners can explore short-term rental agreements, while continuing to have their property managed by a professional. These services are currently available in Raine & Horne's Dee Why agency and Belle Property's Mosman and Neutral Bay agencies.

The growth of short-term rentals on platforms such as Airbnb, coupled with MadeComfy's partnerships with established real estate agencies demonstrates the potential for the short-term rental market to continue growing across Australia. Adding to this potential, MadeComfy recently secured \$6 million in funding in its latest capital raising round. This capital came from MadeComfy's existing investors and global investment bank, Investec.

While the increased returns of the short-term rental market can be tempting for landlords, it's important to ensure your property has all the features short-term renters are looking for in a short-term lease. For example, properties in popular tourist areas can be great to advertise as a holiday let, while a comfortable suburban home may be best left in the long-term rental market for six-month, twelve-month, and ongoing leases.

Before you make changes to the leases you offer for your property, talk to your property manager and a trusted financial advisor about the most suitable option for your portfolio.

ONE TENTH OF AUSTRALIANS ARE LIVING IN APARTMENTS.



A recent report by the City Future Research Centre at the University of New South Wales Sydney (UNSW) has found that the majority of apartment households are rental properties. The report detailed that there are approximately 2.6 million strata titles across Australia. These titles have an insured value of \$995 billion.

With strata data previously difficult to compile and analyse, this report by UNSW provides a valuable overview into the apartment market across Australia.

Strata titles in Australia refer to apartments and other semi-detached properties such as townhouses. A few key figures about the apartment dwellers in Australia were detailed in the report:

- 48% of apartment households in Australia are rental properties.
- 12% of apartment households are owner-occupied.
- 14% of apartment households are under mortgage.
- 50% of apartment dwellers are 20 to 39 years old.
- 20% of apartment dwellers are 40 to 59 years old.

These figures mean that nearly one tenth of Australians live in apartments. Amongst Australia's apartment households, 35% have one person living in them. Couples without kids make up 24% of apartment households, while 13% of apartment households are made up of couples with kids.

Interestingly, the report detailed the size and economic responsibility of strata schemes around Australia. Operating similarly to Governments in their ability to collect levies and taxes for building upkeep, strata schemes are operated by elected volunteers who make management decisions on behalf of the building's residents.

What this report shows is the changing landscape of living for people across Australia. As the Australian population wants to remain living in areas that have all the amenity they desire, while property prices continue to rise, the number of Australians living in apartments continues to grow.

Apart from the potential savings offered by apartment living, instead of a detached dwelling, the maintenance and care of apartment buildings also make apartments an appealing option for owners and renters of all ages.

We are excited to announce we will be attending REDFEST 2018 for the second year in a row! We are collaborating with local businesses to bring you the best stall you have ever seen. Are you a business owner or is someone you know? We need you! We are looking for local businesses to provide flyers on their business to put into our giveaway bags to all the patrons that come past our stall at the 3 day event. Please get in touch if you think you can help & get some advertising for your business as well 😊 If your unable to assist, that's ok but please come & say hello to us at Redfest this year. 7-9th September 2018.....