



Tips for Property Investors

Some key ways to increase your investment properties value and income:

<p>INSURANCE</p>	<p>ADD A FEATURE</p>
<p>Be ready for the unexpected with Property Insurance. We suggest owners insure for; Building loss, Public Liability, loss of rent, tenant damage, owners contents such as; carpet, paint, blinds, curtains, stove, etc. Google 'Landlord Insurance' to find the best policy for you.</p>	<p>Make your property stand out from the rest by adding a new feature such as ; Air Conditioning, heating, dishwasher, blinds, shutters or curtains or add some built in storage cupboards.</p>
<p>REPAIRS & MAINTENANCE</p>	<p>TIDY THE GARDEN</p>
<p>Keep your property looking good by completing some regular repairs. But don't over capitalise. Important areas to maintain are; floor coverings, painting, kitchen and bathrooms. A kitchen update could include, paint cupboards, replace the door handles, new floor covering, new splash back and new bench top. A bathroom makeover could include, update mirrors, paint, new vanity or replace taps & tiles.</p>	<p>A well presented garden makes a great first impression. Fix the fence, mow the lawn, make the garden low maintenance and make it easy to care for.</p>
<p>MAXIMISE YOUR TAX DEDUCTIONS</p>	<p>REDUCE VACANCY PERIODS</p>
<p>There are numerous deductions for rental properties. Download the Australian Tax Office guide for rental property owners. Remember to claim Depreciation deductions (if available). You need a Tax Depreciation Report by a Quantity Surveyor to determine your individual claim. Google 'Rental property depreciation' and find out more.</p>	<p>Don't set the rent too high and out of the range of the current market conditions. A two week vacancy reduces your income return by around 4%.</p>