

IN THIS EDITION.

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ONLINE AGENT

Did you know you could be viewing your statements online in 60 seconds??!

Online Agent makes viewing your statements quick, easy and secure. All

- access to the website is restricted through a verification process.
- View investment property details
- See information on property inspections and maintenance tasks
- Download monthly statements

All it takes is 3 easy steps

1. Receive agent verification

(this code is listed on the bottom of your monthly statement)

2. Register with Online Agent

To access OnlineAgent you must create a user login on the OnlineAgent site using the verification code you obtained from your real estate agent.

<https://www.onlineagent.com.au/step2.html>

3. Login to Online Agent

OnlineAgent makes viewing owner's information quick, easy and user friendly.

<https://www.onlineagent.com.au/LogIn.aspx>

THERE IS LIGHT AT THE END OF THE TAX TIME TUNELL!

Howdy folks, end of financial has fast approached and zoomed past us again for another year and we all know that means it's tax time! During this stressful time of year it pays to have your affairs in order – and by getting your ducks in a row, you can save yourself the pain of a splitting headache for when it's time to do your tax return.

DID YOU KNOW, IF YOU KNOW EXACTLY WHAT YOU ARE ENTITLED TO CLAIM YOU CAN START ENJOYING THE SAVINGS IN YOUR PAY PACKET EACH WEEK, RATHER THAN WAITING UNTIL THE END OF FINANCIAL YEAR.

For instance, if you know that your property-related tax deductions

amount to \$6000, that equates to a tax refund of \$1890, if you pay tax on a standard 31.5% tax bracket (annual income of \$30,000-\$80,000)

That's \$36 per week you could have deposited into your account as part of your regular salary, instead of waiting to receive it as a lump sum when your file your tax return. To investigate this option, get in touch with your payroll officer or accountant so you can fill out the appropriate forms.

In the mean time and for future reference, here are some tax deductions you may be able to claim as a property investor.

As a landlord, you may be able to claim the cost of:

- Advertising for tenants
- Property management fees paid to a real estate agent to manage the property
- Bank fees paid on the account you deposit the rent into and pay expenses out of, and also on any bank loans used to finance the purchase of the property
- Body corporate or strata fees (usually only applicable for units or townhouses)
- Loan establishment fees paid to your bank to set-up the original loan to purchase the property
- Cleaning the property, such as professional cleaning carpets after the tenant has vacated the property
- Pest control
- Council rates and water rates



CORAL SEA DICTIONARY

Coral Sea YAHOO WAHOO education for dummies 101



YA•HOO –noun.

1. When all tenants are up to date with their rent, therefore no tenants in arrears!

WA•HOO –noun.

1. A shout out of joy
2. A sound all the staff at Coral Sea make when all the properties on our rent roll are fully tenanted. Backed up with a tragic booty shake, tragic levels vary between each staff member.

YA•HOO WA•HOO –noun.

1. A combination of the above, our landlords are very happy and time to go to the pub!

FUNNIES

Late one night in Canberra, a mugger jumped a well dressed man and yelled "Give me your money!" The well dressed man stiffened, but said indignantly, "You can't do this to me I'm an Australian politician!" "In that case," replied the robber, "give me MY money!"



Why do politicians envy ventriloquists?

Because they can lie without moving their lips.

(Cont.)

- Maintenance, such as looking after the gardens and pool
 - Insurance, including building, contents and landlords insurance policies
 - Mortgage interest. Note that you can only claim interest on a loan that is specifically taken out to purchase or renovate the rental property
 - Land Tax, if applicable
 - Repairs made to the property, fixtures or plant, such as bathroom fittings, stoves, lighting, carpets and blinds
 - Replacing "capital" items such as stoves, dishwashers, bathroom fittings, pool pumps, carpets and hot water heaters
 - The cost of travelling to inspect, undertake maintenance and repairs or improvements to the property
 - Stationery, postage, telephone calls and internet access related to the property, collecting rent or undertaking maintenance and improvements
- We suggest that you keep receipts for all purchases that relate to your investment property, even if they're not on this list.

That way, when your accountant prepares your tax return, they can decide whether you are allowed to claim a tax deduction for them or not.

Happy tax time!

Shaun Podbury

www.coralseaproperty.com.au/blog



\$10,000 QLD BUILDING BOOST GRANT

Great News for investors

The Queensland Building Boost Grant is a grant of \$10,000 for a person or corporation buying or building a new home in Queensland for a value less than \$600,000. The grant is to assist recovery in the housing construction sector, Queensland's third-largest job generating industry.

Quick facts:

Yes, buyers can have \$10k for each and every home they purchase.

Yes, it can be for investors (property must be lived in by someone during first 12 months following completion),

Yes, first home buyers can also get FH \$7k Grant.

Yes, second home buyers are eligible for this \$10k.

No, the buyer doesn't need to be a Queensland – but yes they do need to be buying / building in QLD.

If you've been thinking of building or buying a brand new home or investment property, now could be the perfect time.

For more important information go to:

<http://www.budget.qld.gov.au/current-budget/tax-reform/>



REFERRALS

We love nothing more when owners are so happy they go out and tell their story to friends!

A huge thank you this month goes out to:

- Brit Ashman & David Bickerton
- Chris & Wally Geissler (again!)
- Cu Phan
- Steve Gardener



Brit and David chose to spend their referral fee on a fantastic dinner

Mmm Yummo!

What will you spend yours on?

WE RECOMMEND:

Terry Scheer Landlords Insurance

Which also includes loss of rent and automatic coverage for contents.

Contact Terry Scheers direct or our office for more info.

PLEASE SIR, CAN I HAVE SOME MORE?

Do you have more investment properties?

"Starving we are"...great prospective tenants call us every day and we need more properties (check out our stats below). We are hungry to know if you would happen to know anyone who is serving up hot property and in need of an exceptional property management service?



4 REASONS TO TELL YOUR FRIENDS TO CHECK US OUT...

1. We specialise in residential property management. We don't get distracted by the buy/sell business that other property managers tend to let reduce their effectiveness.
2. We measure our activities that produce the best results for our landlords on a daily basis and even better an hourly basis – this gets results – predictably.
3. **We are a bunch of good lookers ... >>>**
4. We will take the fuss and stress out of getting your properties humming along nicely.



We are yes people; we take care of the details and most importantly get things done for you and your property. If it suits you, we can take care of everything.

So whether you're sipping cocktails on a beach in Bail, drinking steins in Germany or skiing the Alps you can sit back, relax and know that your property is in the safest hands, as we manage each property like we own it.

So you think you can Sudoku...

Time to put on that thinking cap & chill out with sudoku!

The puzzle consists of a 9x9 grid containing given clues in various places. The object is to fill all the empty squares so that the numbers 1-9 appear exactly once in each row, column and box.

		7		4	2			
		2						5
6	8						2	
	9				7	5		
4				2	9			8
		3	6				9	2
	8		2				6	1
6					5	9		
				8		2		

THIS MONTH'S STATISTICS (FOR THE GEEKS)



- For the month of July we maintained an average vacancy rate of 2.07%.
- As of the 18th of August we have 4 properties vacant

We have had 10 YAHOO's for the month of August so far!

- And...99.91% of our tenants are up to date with their rent
- 97.77% of our tenants are on lease

FOR THE LAID BACK OWNER

...the money is in the bank!



Coral Sea have stepped up to a new dimension of advertising and presentation! Check out our Youtube Channel for the latest in rental property news, advertising and feature properties.

Coral Sea You Tube Channel

Search TownsvilleRentals, feel free to leave us comments! We always love your feed back!

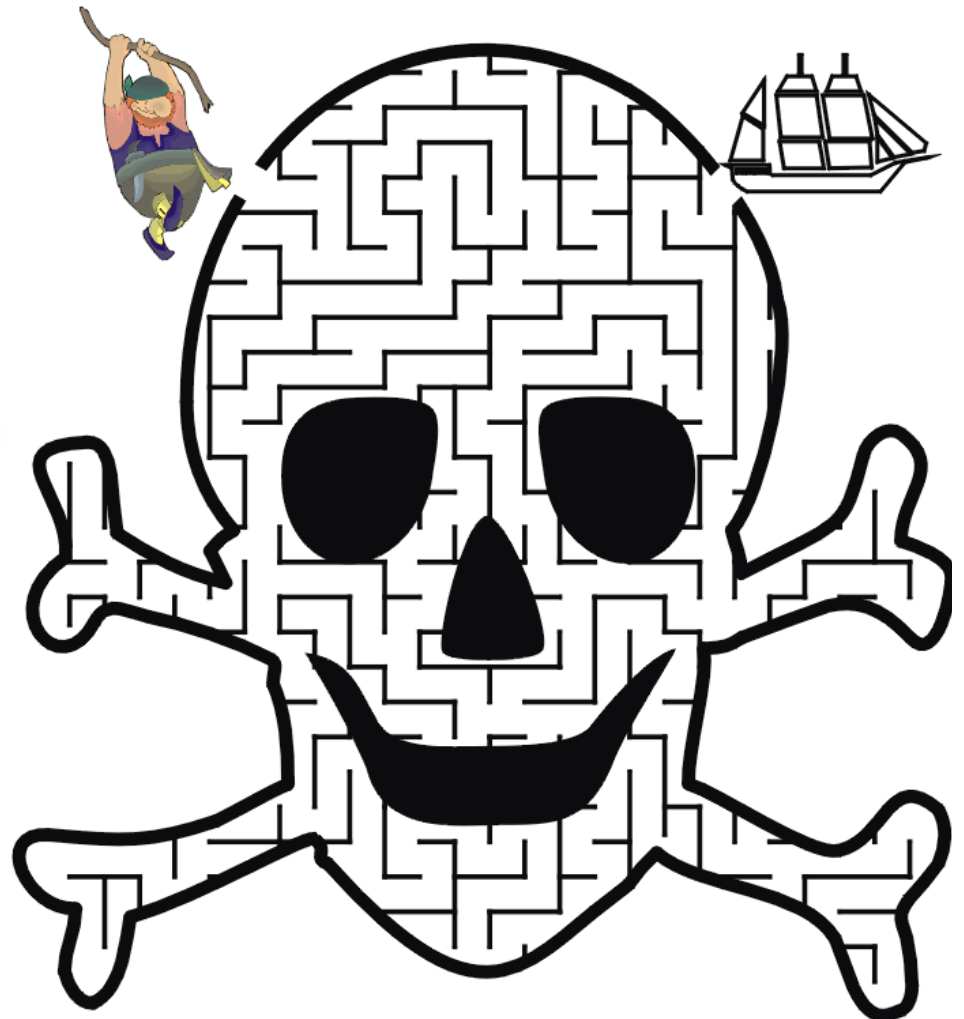


SOME OF OUR PROPERTIES RENTED THIS MONTH:

- **City** – 2 Bedroom 2 bathroom fully furnished executive apartment **\$450**
- **Hermit Park** – 1 bedroom 1 bathroom cute & cosy unit **\$200**
- **Kelso** – 4 bedroom 1 bathroom family home **\$360**
- **Annandale** – 3 bedroom 1 bathroom family home with pool **\$400**
- **Bushland Beach** – 3 bedroom 2 bathroom brand new home **\$385**
- **North Ward** – 2 bedroom 2 bathroom executive inner city apartment **\$495**
- **Pimlico** – 2 bedroom 1 bathroom townhouse **\$295**

Aye! Get ye pirate to ye ship...

And ye be a happy treasure-sharing freebooter!



(If you have appointed a scurvy bilge-rat to manage your investment property order them to walk the plank!! Sail under the Coral Sea flag and leave ye magpie-legged corporate wankers for Davey's grip!)

Unleash your inner buccaneer!

CHAIRMAN'S MEOW



Through recent discoveries, we have acquired the one and only Chairman Meow's own diary. Over the next coming month we will reveal one at a time Chairman's secrets, plots and crazy cat antics. If you can't wait to see what he has been up to, hop on to our blog which also features more than feline shenanigans, it also keeps you up-to-date with all things property management from increasing capital growth, helpful hints for landlords, funnies, all our monthly newsletters & everything in between.

DAY 761: Dear Diary,

Today my attempt to inspire guilt in my captors was successful! Hazah! I slowly approached one of them from behind and inconspicuously squatted there, to my plan they stepped back and stood on me. This inspired an undying need in them to shower me in pats and attention. Months of late night plotting finally paid off!

DAY 765: Dear Diary,

Decapitated a mouse and brought them the headless body, in attempt to make them aware of what I am capable of, and to try to strike fear into their hearts. They only cooed and condescended about what a good & cute little cat I was... Hmmm. Not working according to plan.

Until next time,
The Chairman

MEET THE TEAM

TIME TO PUT NAMES TO FACES, AND MEET YOUR WONDERFUL CORAL SEA TEAM!

This month we welcome **Anita Stirrat** as our new leader of the expanding property management team. Anita comes to us after 4 years with LJ hooker. (Sorry Mister Hooker!).

Just like Coral Sea Property Management, Anita is remarkably unique in her own way. Raised by deaf parents, English is her second language and she is an expert at sign language.

Anita will be in contact with all you folks over the coming months to introduce herself and get to know all her new owners and properties. Feel free to give her a call, we're sure she would love to hear from you!



Team Leader:
Anita Stirrat



Owner Team:
Stella Rose

Owners Team - The Protectors

The owners go-to contacts in the office. These ladies work hard to ensure all of our wonderful owners sleep well at night, and know that their properties are in the safest hands.

Tenant Team - The School Teachers

These guys keep our second most important asset happy. After selecting our favourite few from our many applications, they spend much of their time educating our fabulous Coral Sea tenants on how we need them to behave in order to graduate to excellent tenant status. They teach them all about paying their rent on time, keeping properties beautiful and helping with any needs they have during their tenancy.



Team Leader:
Verena Evans



Tenant
Team: Nicole
Geissler



Team Leader:
Anita Aakjaer



Handyman:
Cameron
Murchie

Maintenance Team - Team Fix It!

The maintenance cell is the contact point for all your maintenance needs. Repaints, carpets, pest inspections or just a simple garden tidy up or a leaky tap; Anita and Cameron ensure all your properties are kept in tip top shape and your tenants stay safe and happy so we can renew their leases year after year.



Team Leader:
Chairman of the
Board Chairman
Meow



Principal
Licensee: Shaun
Podbury

Management Team - The Boardroom

Our fearless leaders. We're not actually sure what these guys do but it seems it involves lots of lying around the office and demanding attention! They take all the adulation without appearing to do any of the work (maybe they are just great time managers). Sounds like a great job if you can get it!

For the uninitiated **Chairman Meow** is our office cat. He seems to spend his days lazing in the reception area greeting all and sundry and demanding pats and attention before swiping at an unsuspecting ankle or tiptoeing across a computer keyboard in the middle of any important task. He is the Chairman of the Board and lets it be known his word is law. (especially if his claws haven't been clipped!)