


# Property Essentials





We can help equip you to make the right decisions to meet your short, medium and long-term goals.

## Your property essentials

For first time and long term property investors, or those with the additional investment property through subdivision, you all need a plan. Start considering your short and medium term goals with a possible portfolio of investment property into retirement.

Property essentials, a property plan is our personalised service for you, where we develop a plan to show you how property can be used to achieve your personal and investment goals. From this you can make informed decisions for your future property portfolio investments.

Our taxation services take the worry out of preparing your tax returns, especially with multiple rental properties to be individually recorded.

### We can help you reach your goals

When it comes to your property investments, the right decisions for you should be the ones that enable you to sleep at night. We help you achieve this through:

#### Independent advice

Our first step is to understand you, your circumstances, your property plans and investment objectives.

- We are not salesman or developers, or property spruikers, but can help you invest wisely by directing you to areas where you can start your research into the purchase of one or multiple properties.

Our second step is to assist you with the development of your plans:

- Property plan
- Finance plan
- Administration plan
- Taxation plan
- Self Managed Super Funds
- Insurance

### The basics to property planning

- Evaluate current financial position
- Determine investment time frame
- Residential, holiday, student, commercial
- Old versus new
- Short term, purchase, renovate then sell
- Medium to longer term hold, then sell into or in retirement
- Ownership
- Inheritances
- Existing National Rental Affordability Scheme (NRAS) with possible future opportunities
- Location, suburban, regional, vacant land.
- Wealth and succession - how will your investment properties affect your entitlement to Centrelink
- Joint venture property development

## Finance plan

- Financial analysis
- Pay off house loan
- Pay 20% deposit up front
- Principal and Interest or Interest only
- Interest, fixed or variable
- Servicing repayments
- Cashflow budgeting
- Mortgage insurance borrowing costs
- Link to Offset Accounts

## Administration plan

- Property manager or self manage
- Record keeping, filing types of documentation, computer and hard copy storage, rental property spreadsheet for each property
- Rental property bank account for income and expenses
- Sinking fund for future repairs, one off body corporate payments
- Offset accounts, split loan, line of credit
- Quarterly analysis of records of income, expenses and repairs or improvements

## Tax plan

- Ownership percentages
- Joint tenants, tenants in common
- Quantity Surveyors report - depreciation schedule
- Income Tax with holding variation (ITWV)
- Negative gearing, positive gearing and positive cashflow properties
- Capital gains
- Cashflow budgeting
- Capital improvements versus repairs
- Borrowing costs, mortgage insurance
- 6 year rule, main residence/part rental
- Land Tax thresholds



## Insuring your investments

- Building
- Landlords
- Contents
- Income protection
- Mortgage

## Property in self managed super funds

- Ownership
- Compliance
- Contributions
- Commercial
- Borrowing

## Ongoing client communication program

We enhance your understanding of taxation laws and current developments through our exclusive publications.

Our communications program ensures that there are no surprises, helping to keep you focussed on your goals.

You will receive our quarterly eNewsletter which features articles by guest writers and taxation articles as well as current updates and issues.

You will have access to our website. Save time and enjoy the convenience of rapid online access to our team through our website. It offers you the convenience of being able to access information relating to your tax affairs, as well as links to other websites that may be of interest.

Whether you're looking to sell down as you approach retirement, or are about to embark on starting your property portfolio, we can help.

## Have you ever wondered what if..

- Interest rates rise?
- Can't get a tenant, or need to reduce the weekly rent?
- Property doesn't grow in value every year or goes down in the short term?
- Inflation stays low and rents stagnate?
- Rents are guaranteed for 2 years?
- Tenant does not pay the rent?
- Tenant damages the property?
- Government changes the Tax laws?
- I lose my job?
- I don't want to use a property manager?
- I buy a new property, off the plan (to be constructed)?
- I buy an old property to renovate, then sell?
- I put in a larger deposit?
- Loan is interest only?
- Loan is for 15 years paying principal and interest?
- I buy a holiday house, a unit or a managed short term furnished property?
- I buy more than one property?
- I want to retire, and live off the property rent?



If you have considered the above and would like more information, speak to one of our xpal accountants on **08 8291 2821** or visit **xpal.com.au**

## About xpal

xpal tax & accounting formerly XPAL Accounting Pty Ltd, was established by staff of both xpal and AMP (formerly ipac south australia). Originally the business stemmed from Tax & Financial Services Pty Ltd which came into being on 1 January 2000, when three long standing accountancy practices (Peter L Lines & Associates, In Home Taxation Services Pty Ltd and Tax & Financial Services Pty Ltd), merged and took on the name of Tax & Financial Services Pty Ltd (TFS).

xpal was established over 25 years ago and was formerly known as Peter L Lines & Associates, Tax & Financial Services Pty Ltd and XPAL Accounting Pty Ltd.

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