



Issue 3, March 2012

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AUTUMN NEWSLETTER



Welcome to Autumnand to our two new Sales Consultants

We are already nearing the end of the first quarter for 2012 and it's been an extremely busy time for all at Doepels. Our Property Management team have been kept busy throughout January & February, a time that sees many people relocate to Ballarat for work or study. Our Owners Corporation team of Lesley & Alison have had many new enquiries for this year for new management opportunities within Ballarat, particularly with many new developments popping up.

Doepel Lilley & Taylor are delighted to announce the appointment of two new Sales Consultants to the Sales Team. Kylie Sharp and Learnee Jones commenced with Doepels at the end of February and both bring a wealth of experience to their new roles.



TEAM WANDERERS UPDATE

There is now only around 6 weeks to go until our walkers take on the challenging Oxfam Trailwalker 100km Trek.

Scott Beames, Shelley Best and Alison Sullivan from Doepels have teamed up with Kara Jones from W&D Finance to take on the challenge in an effort to raise some much needed funds for Oxfam. Their aim is to raise more than \$5000 for Oxfam.

In Australia, the Oxfam Trailwalk happens in Melbourne, Brisbane, Sydney and Perth. More than 700 teams will take part in the Melbourne event, celebrating its 10th year in 2012. Oxfam Trailwalker Australia has raised more than \$42 million since 1999. All monies raised enables Oxfam to carry out vital work in impoverished communities and helps bring about positive change in people's lives.

The DLT/W&D Wanderers have spent the past three months training hard, with regular long training walks up Mt Buninyong (up to 40kms at a time) and gym sessions. It is anticipated our team will complete the walk in 30 hours.

FIRST HOME OWNERS GRANT'S STILL AVAILABLE

If you are looking at purchasing your first home, make sure you are aware of what bonuses are available to you under the First Home Owners Grant.



Until June 30 this year, first home owners can claim a \$7,000 bonus when purchasing their first property—but to qualify for the grant the property must be used as your principal place of residence. It can be a house, unit or flat, townhouse or apartment located in Victoria.

Along with the initial \$7000, applicants may also be eligible for extra bonuses under the First Home Owners Bonus. This includes \$13,000 if you are building your first home, and an additional \$6,500 if you are building and living in regional Victoria. This brings the total amount available to Ballarat residents to \$26,500.

For more information about what is required to be eligible for the First Home Owners Grant and Bonus Scheme, visit the State Revenue Office website at

www.sro.vic.gov.au

AUTUMN PROPERTY MAINTENANCE

Autumn is a beautiful time of the year—particularly in Ballarat. For home owners it's a great time of the year to get the house into shape both inside and out. If you are a landlord now is the perfect time of year to start to think about carrying out maintenance on your investment property, being that it is the last quarter of the financial year, and you can make the most of any expenditure at tax time.

Here are a couple of tips to get your property ready for the cooler months ahead:

Outside:

- **Pruning:** deadhead all flowering plants to tidy and promote bushiness. Prune summer-flowering hedges to prevent seeding. Encourage a mass of late-autumn flowering on roses by pruning all over the bushes by a third in early autumn.
- **Lawns:** Fertilise, if required. Top-dress with loamy soil and sow/plant runners as necessary to repair worn patches. Autumn is ideal for laying of new turf.
- **Pests:** Keep an eye out for aphids, especially on roses, and treat fungal diseases such as black spot and powdery mildew with a fungicide.
- **Gutters:** Clear gutters, check for leaks or deterioration and repair where necessary.
- **Paint:** Check for peeling paint on the exterior of your property. If necessary, retouch the problem areas. This will help to protect your property and your investment!

In your home:

- **Heating:** Your heating system has been dormant for the summer months so now is the time for testing and cleaning. For central heating, clean heater vents and intake grills as these clog up with dust and make your heater less efficient. If you have open fire places, ensure the chimney is cleaned at least once a year.
- **Insulation:** Make sure your home or investment property is properly insulated. This includes checking window and door frames and redoing the caulk if necessary.
- **Smoke Detectors:** Test your smoke detectors and where necessary, change the batteries.

Properties for Sale

217 Drummond Street Ballarat Central

\$740,000—\$770,000



This solid red brick residence offers all the charm of yesterday nestled in a private garden sanctuary of 1049m² with well established English trees setting the scene. The home certainly boasts size and features a return veranda, soaring 13" ceiling heights, deep coved cornice, amazing leadlighting, wide hallway, open fire places and many more. Accommodation is well catered for by providing 4 very spacious bedrooms with open fire places, a sewing room or study, formal living areas include lounge room, family room, and kitchen/meals. An excellent property in a fabulous location close to the Lake, suited perfectly for any inner-city dweller seeking a grand home in a first class position or possible medical use to work from home.

Call Rob Cunningham on 0418 543 634

Conjunctural Agents Hocking Stuart

TAX TIPS FOR PROPERTY INVESTORS

Now, in the last quarter of the financial year, it's a good time to start to think about getting the best return out of your investment property. Here's a couple of things to consider:

Keep things separate: All personal, living and family expenses separate from your business and investment expenses so you too can be a claimant.

Get a Tax Depreciation Schedule: Claiming depreciation is one of the easiest & most valuable ways to save money at tax time, and yet 80% of property investors don't claim it.

Interest Payments Interest payments represent one of the largest single cost areas so it is not surprising that this is also an area where many investors make incorrect claims. It's important you claim interest correctly on all of your investment related bank accounts.