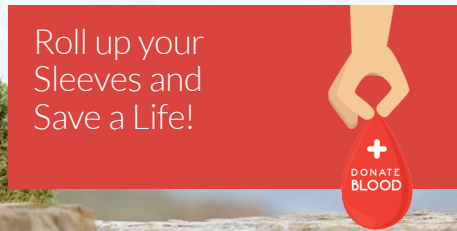


PROFESSIONALS NEWS



How to Break into the Real Estate Market for less.



Roll up your Sleeves and Save a Life!



It's Tax Time Again!

The new financial year has arrived and that means that it's time for everyone to get their documents in order for their annual income tax return.

To help maximise your tax return it pays to know where deductions can be made so that you can keep clear and accurate records to help make your claim.

If you have incurred expenses over the last financial year for any of the following categories, then you may be able to claim these back when you submit your tax return:

- Strata levies
- Insurances
- Agent statements
- Bank fees
- Repairs and maintenance
- Interest on loans
- Travel expenses
- Land tax
- Renovations or improvements
- Borrowing costs
- Council and water rates
- Depreciation and special building write-off

"It pays to know where deductions can be made."

If you are unsure if you have incurred any of the above expenses then get in touch with your property manager who will be able to send you a statement of any expenses that have been paid on your behalf, as well as a statement of your rental income if this hasn't been sent to you already.

If you don't have a solid understanding of where deductions can be made and what needs to be claimed in terms of income then it is well worth speaking to an accountant before you put in your tax return to make sure that you completely understand your tax obligations.

A good accountant can help save you money and a visit from the taxman, and best of all their fees are tax deductible!

How to Break into the Real Estate Market for Less



Saving up for a home loan can be challenging, especially when you consider the rising cost of real estate. But if you look a little harder, there are still plenty of affordable properties available and many first time buyers may be able to enter the property market sooner than they think if they look outside the box a little.

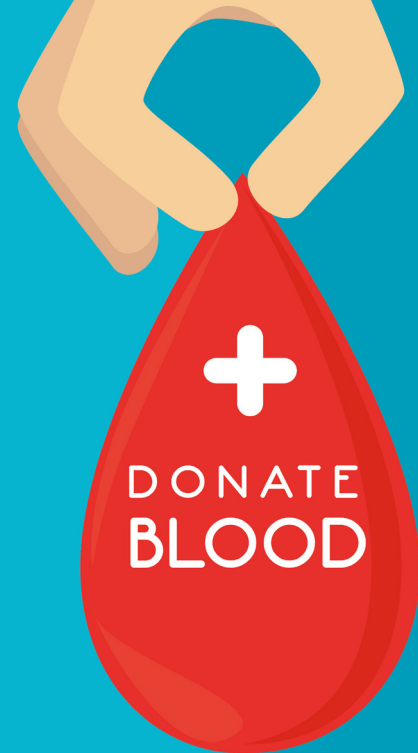
Look at cheaper suburbs: Many first homebuyers want to buy in neighbourhoods that are close to city centres or their favourite café hub, but unfortunately these suburbs are usually the most expensive. Consider looking at suburbs a little further afield and maybe down the track you will have enough equity to be able to afford to buy in your “dream” suburb.

Find a fixer-upper: If you absolutely don't want to compromise on your favourite suburb, then another affordable option is to find a property that is ripe for renovation. Be mindful if you go down the renovation road as you don't want to overcapitalise. Add up how much renovations will cost you and add this to the sale price to figure out if you are getting a bargain or not.

Don't go it alone: If you want to get into the property market right away but don't have the funds yet then you could invest in a property with your partner or friends to help reduce your outlay. Just make sure that you seek legal advice before buying with another party, and ensure that they are financially stable.

There are always plenty of great property bargains out there, but you need to start looking for them or you won't be there at the right time to snatch them up.

Roll up your Sleeves and Save a Life



The Australian Red Cross Blood Service is urging all Australians who are eligible to give blood to help give the gift of life.

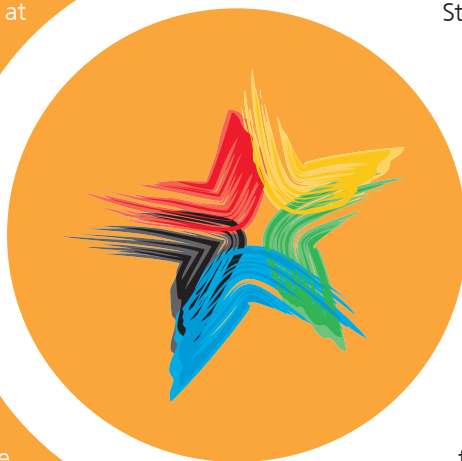
Statistics show that one in three people will need blood in their lifetime and yet only one in 30 people donate and that is why blood donations are always desperately needed.

Blood donations are used to help save the lives of cancer patients, road trauma victims, pregnant mothers, unborn babies and people undergoing major surgery.

The majority of donated blood (34%) is used for cancer patients who rely on blood donors to make it through their treatment and many wouldn't be in remission today if it wasn't for the generosity of donors.

Donating blood doesn't take much time and by donating you could help save the lives of up to three people in just one hour.

To find out more about donating blood, and to find the nearest blood donor centre or mobile service, visit www.donateblood.com.au.



VISIT US ONLINE AT WWW.PROFESSIONALS.COM.AU