



ISSUE  
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# THE INVESTOR

## PASSWORD SECURITY ALERT

A FEW SIMPLE CHECKS

Are you keeping up with the fast-paced, tech-automated, information free society that is driven by the concept of integration and simplicity for a better way of life?

Business transactions, banking, online purchases, the Internet, emails, websites, search engines, social media, the cloud, back-ups, mobile phones, AI and public databases have all been collecting and storing personal information.

Who can access your information?

What security processes do you have to protect your data?

Have you ever read the fine print for privacy, terms & conditions?

SIMPLE PASSWORD CHECK:

- Type 'password' into the search option of your emails sent and deleted folders
- Go to settings on the Internet browsers that you access and look at the information being stored for autofill that can include passwords, addresses, names and payment card details
- Go to settings on your mobile phone and look at the information being stored for 'Website & App Passwords'. It may even tell you how many passwords you have that are the same.

Protect your investment wealth.

Technology is great, however, always think twice before clicking on autofill or the option to remember or save a password. What can someone find if you were hacked?

Cybersecurity Ventures predicts cybercrime will cost the world in excess of \$6 trillion annually by 2021, up from \$3 trillion in 2015.

For further advice we recommend that you refer to your IT specialist.



## THE SEVEN COMMON MISTAKES COSTING LANDLORDS MONEY

Landlords (or more aptly known as 'property investors') are no different to most of us, where we want to negotiate a fair deal and save money where we can. However, experts have warned that cutting costs can lead to greater financial losses.

These are the 7 big cost cutting mistakes investors make:

**DIY property management.** Agent fees may seem like an unnecessary expense at times, but experts say it is a small price to pay to take the hassle out of the process in securing tenants, preparing paperwork, dealing with tenancy disputes, non-payment of rent and everything else in between that requires an understanding of legislation requirements, market conditions and negotiation skills. There have been many case scenarios where landlords who managed their own properties resulted in greater stress and paying more in the end.

**Poor tenant screening process.** If potential tenants are not screened properly landlords could end up with someone who fails to pay rent and doesn't look after the property. You need evidence that the tenant can afford to maintain the rent, have a good credit history, be of good character and provide references that they have previously maintained a property in good condition. Having access to national tenant database checks is very important.

**Failing to act on reasonable tenant requests.** If you don't act or fix urgent repairs in a timely manner your tenant may be able to break their lease and/or request compensation.

**Failing to comply with safety requirements.** Landlords are responsible for the safety and well-being of their tenants and can be fined if they fail to maintain the property, contract outside of the Act, don't meet legislated requirements such as installing smoke alarms and secure pool fencing, just to name a few.

**Discriminating against tenants.** You can choose a suitable tenant, but you can't discriminate based on race, status, age or gender. If found guilty of rejecting a tenant based on discrimination, landlords can face large fines under State anti-discrimination laws.

**Not taking out landlord insurance.** Building insurance may cover repairs to your property, but if the damage makes your home uninhabitable, or the tenant fails to pay rent only landlord insurance will cover you.

**Asking for a rent way above the market rate.** If the asking rent is too high, you may struggle to find a tenant, resulting in an extended vacancy period; or you may end up attracting short-term tenants, resulting in constant turnovers, potentially leading to higher maintenance costs, increased wear and tear or periods of vacancy with no rent coming in.

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## DID YOU KNOW ABOUT THIS LIFE INSURANCE TIP?

Have you been thinking about taking out life insurance, but don't want the increased responsibility of paying the annual premiums?

Most superannuation funds will cover you for life insurance and allow the annual premiums to be withdrawn from your super nest egg with no additional payments from your personal income. Depending on the superannuation fund, you can apply for their own life insurance or request your nominated insurer to withdraw directly from your super funds.

For more information, please refer to your super fund.

*'Smart investing is more than just understanding property'*



## IS NOW A BAD TIME TO INVEST IN PROPERTY?

The biggest drawbacks to wealth creation are misinformation, getting caught up in unjustified media-hype, procrastination, failure to have a plan, not seeking professional advice, fear of moving forward and not being investment savvy.

There is a common myth shared often across the decades that "Now is a bad time to invest in property". It is true that some markets around Australia have slowed and even gone backwards in some areas. However, this isn't a threat. It's a massive opportunity. The key to investing in property is simply to buy smart and hold on to enjoy massive capital gains over time.

## DEBT CONSOLIDATION

DO YOU KNOW ANYONE WHO IS STRUGGLING TO KEEP UP WITH BILLS & PAYMENTS?

Some investors and consumers, when faced with increasing bills and/or falling behind in payments can look at different options to stay afloat, such as redrawing against their home loan, applying for additional credit cards or increasing current limits, taking out personal loans, as well as *debt consolidation*, which is the process of combining all of your existing debts into one loan.

Debt consolidation may help you to better manage your repayments, however, it may also make your situation worse if the consolidated loan interest rate, term and fees end up being greater than your original debts.

When deciding on any financial solution it is important to be informed, do your research and understand what you are agreeing to.

Before signing on the dotted line it is important to compare the interest rate, repayment amount, fees, possible penalty charges, application fees, legal fees, stamp duty and other costs to ensure that they are not excessively greater than your original combined debt payments. You also need to be aware of longer loan terms. Even if the interest rate is lower on the consolidated loan, paying off a short-term debt (like a credit card or personal loan) over a very long-term means you will still pay more. Lastly, make sure the lenders or broker is licensed and not operating illegally. You can search ASIC's Connect Professional Registers to check your lender is licensed.

### THE PROS AND CONS

Debt Consolidation - PROS	Debt Consolidation - CONS
Combine several repayments to one regular payment	Potential for accruing more debt due to ongoing poor financial management in applying for more credit once debts have been consolidated
Contact with one creditor instead of several	Potential to be in debt for longer
Possible benefit from an overall lower interest rate	Potential to pay more in the long term
Possible benefit of less repayments	Potential to affect your credit score
	Potential of making a poor choice with undesirable terms due to financial stress

**DISCLAIMER** You should not act solely based on the material contained in this newsletter. Information herein are general comments only and do not constitute or convey advice per se. Seek your own independent professional advice before making any decision or acting. /Published by PPM Group

## PROPERTY MARKET

### INDUSTRY TRENDS

#### RENTED

##### HOUSES

87 TIMOR AVENUE WITH ONLY 1 INSPECTION!!! HAPPY OWNER1  
23B BENAUD STREET – NO VACANCY

6 PANAMA STREET – FIRST TIME RENTAL AT TOP \$\$\$  
20 ANAKIE – VACANT FOR 3 MONTHS WITH DIFFERENT AGENT – WE LET IT WITH ONLY A COUPLE OF INSPECTIONS

##### UNITS

1/65 HORATIO STREET  
2/65 HORATIO STREET  
BOTH RENTED TO GREAT TENANTS!!!

2/6 DEACON STREET - INCREASE \$\$\$ - ONLY 1 INSPECTION

## PM NEWS UPDATE

PLEASE STAY TUNED FOR PROPOSED LEGISLATION CHANGES IN THE RESIDENTIAL TENANCIES ACT!!!

## SUDOKU COFFEE BREAK

Every row & column, and 3X3 box, must contain the numbers from 1-9

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