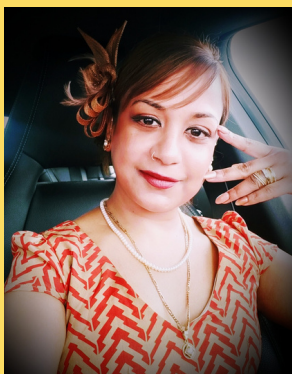


AUGUST VOL 1

# MORTGAGE MATTERS

THE LATEST Industry Updates At Your Doorstep



**Message From The  
Director  
Vee R-Byrne**

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## Facts and Figures Matters

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Thank you for your collaboration:  
Property Tax Accountant-Wilson  
Fung  
Property Strategist- Greg Egerton

## Coronavirus Temporary Policy Changes

On Monday 2 August some lenders will have a temporary changes to Policies due to coronavirus situation:

1. Income verification sources
2. Unacceptable types of income

Ref CBA\*\*\*

## Are you looking for a simple, low cost loan?

"Essential" - A variable rate home loan  
No extra features  
But ability to make extra repayments  
Access to redraw  
Competitive product

Ref AMP\*\*\*





## Small Business

### The Government SME Recovery Loan Scheme

REF BOQ\*\*\*

## Phase 3 of the SME Guarantee Scheme

### The SME Recovery Loan Scheme :

To support economic recovery

To provide continued assistance to eligible small and medium enterprises (SME) in a post JobKeeper environment

To support eligible flood-affected businesses



## Product Solutions for Commercial

1. No Doc - Boost (Genuine asset lend, no income declared or verified )\*
2. Low Doc (Income self-declared with accountant signoff + 2 BAS and trading account statements for the last 3 months )\*
3. LeaseStream / LeaseDoc (rent from third party tenant covers assessed interest – No Financials, No tax returns/group servicing)\*
4. Full Doc – Self-employed and PAYG options (2 years tax returns and Financials for all entities + 2 BAS and 3 months trading statements. PAYG 2 payslips)\*
5. SMSF (Resi – LVR up to 80% / Commercial securities – LVR up to 80% with no liquidity requirements)

REF Liberty\*\*\*

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*"Feel free to reach out for a chat!"*





Fears of a resurgence in inflation has been the big topic of conversation among bond and share market commentators lately. This may come as a surprise to many given our rate of inflation is just 1.1 per cent. Yet despite market rumblings, the Reserve Bank of Australia (RBA) appears quite comfortable about the outlook.

### HOW CAN I AVOID PAYING CAPITAL GAINS TAX?

Avoid problems and penalties by understanding how capital gains are taxed, what is exempt, and what happens if you fail to pay capital gains tax on time. We've put together a quick guide that answers most of the common questions about CGT in Australia.

The link below will take you to the article on our website.  
To read the full article visit [www.pfin.nl/lessegt](http://www.pfin.nl/lessegt)

### NEED TO REORGANISE YOUR INVESTMENTS?

House of Wealth can help you:

- Restructure your portfolio

- Minimise tax

- Find optimal ways of boosting your investment income

**Wilson Fung CPA, NTAA, MAICD, B.COM, DIP. FP**

Partner

House of Wealth - Reduce to 20% - White

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## **Greg Egerton**

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**We all know from what we read and hear in the media that the property market all over the country is on a rapid price upswing. We have record low interest rates, all sorts of different government incentives to aid purchasing property and therefore buyer sentiment is on a high. To aid sentiment, Australia seems to have the COVID-19 pandemic under a level of control few other countries have been able to achieve. All this is causing rapid price rises.**

**So with the rate of price growth so high, everyone is wondering when it will stop. Prices can not continue to go at 20% per annum for too long because at some stage houses become unaffordable. This is the main topic that seems to be bandied around between Buying Agents, Selling Agents, Vendors and Buyers. Everyone is saying it can't keep going like this and just maybe we are starting to see some reduction in the rate of growth. Where does it end?**

**More properties are flowing through onto the market as Vendors realise that price rises suggest it is a good time to sell. More available options are reducing the amount of competition on each property at auction, down from 6 plus bidders to maybe 3 or 4. Buyers are also saying they are becoming more and more cautious towards overpaying through the fear of missing out**

**Traditionally down south listing numbers drop off over the colder months and ramp up rapidly when weather improves for the spring selling season**

**Let our professionals at IDentity Property Buyers help you avoid all those costly mistakes and provide you with a fantastic experience and an exceptional end result.... Make contact today and schedule in a Free, No Obligation chat with one of our Buyers Agents & Property Strategists. Don't get left behind when the market is moving, take control with your very next steps in a professional way today!**





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understanding..

*"You Matter"*